

# Quality renovated top floor Office Space - For Lease

*“Class “A” amenities  
in a seismically  
renovated historic  
structure, with open  
beamed ceilings”*



**THE DUNCAN BLDG. - 315 2ND AVE. S.**

**ENTIRE 3RD FLOOR CONTAINING 6,000 RSF**

- Skylights & windows provide lots of natural light.
- Full HVAC, elevator, & building security system.
- Space has brick walls & open beamed ceilings.
- Located 2 blocks from Light Rail & Union Station.
- Full floor tenancy offers security, control & identity.
- Ideal for high tech, architectural and design firms.

**MaKensay**  
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REAL ESTATE SERVICES INC.

The information contained herein has been provided by the owner or obtained from sources we deem reliable, but all tenants and purchasers should fully investigate all relevant information before entering into a lease or a purchase of the building.

# Entire 3rd Floor - For Lease



DISPLAY WALL IN GLASS ENTRY



LARGE SKYLIGHTS

**THE DUNCAN BUILDING - 315 2ND AVE. S.**  
**ENTIRE 3RD FLOOR CONTAINING 6,000 RSF**

- 4 private offices, & 2 large conference rooms.
- Two ADA bathrooms - one with an large shower.
- Open plan w/ large kitchen, & tall ceilings.
- Separate printer/copier room & file storage room.
- 2 very large skylights provides bright natural light.
- Iconic Duncan Bldg. "HORSE" on front exterior.

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