\$2.00 PSF Cash back to Tenant & \$2.00 PSF Bonus Commission

See disclaimer for more details





Multiple office units for lease



Bryan Faldowski*, CNE
Senior Vice President
+1 289 266 1009
bryan.faldowski@colliers.com



Kennedy Banks
Senior Sales Representative
+1 289 266 1002
kennedy.banks@colliers.com



PropertyOverview

Key Features

- Multiple units available on first and second floors (from 824 SF - 1,999 SF)
- · Well maintained multi-tenant, two-storey building
- Excellent location in close proximity to the QEW/ Highway 403
- Combination of office and service-related retail
- Common area washrooms on the second floor
- Plenty of surface parking (195 spaces)
- · Upgraded HVAC, parking lot and roof
- Many shops, restaurants and other amenities nearby

*Disclaimer:

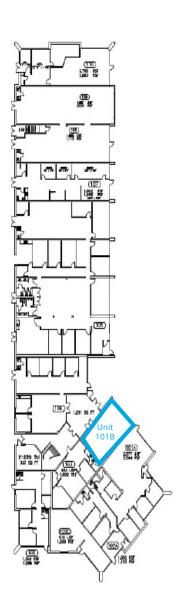
\$2.00 PSF cash back to tenant on occupancy for second floor space. Deal must be over \$10.00 PSF Net, 4% annual net increases on at minimum a 5 year term. No Tenant Improvement Allowance or Landlord work.

BONUS COMMISSION: Now \$2.00 PSF PA on a 3+ YR deal only. \$1.20 PSF PA on deals of less than 3 YRS.





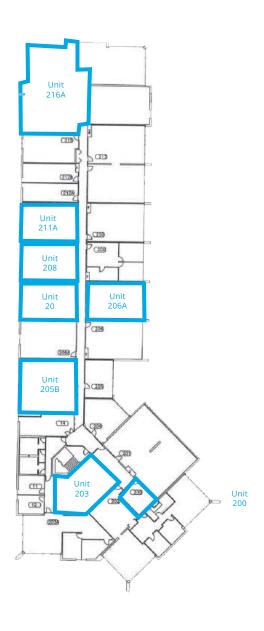
First Floor



Available Units

Unit #	Size SF	NET Price PSF	TMI PSF
<u>Unit 101B</u>	764 SF	\$17.78	\$10.03

Second Floor



Available Units - Click Unit for Virtual Tour

Unit #	Size SF	NET Price PSF	TMI PSF
Unit 20	824 SF	\$10.00	\$10.77
Unit 200	1600 SF	\$10.00	\$10.77
<u>Unit 203</u>	954 SF	\$10.00	\$10.77
<u>Unit 205B</u>	1,268 SF	\$10.00	\$10.77
<u>Unit 206A</u>	901 SF	\$10.00	\$10.77
<u>Unit 208</u>	940 SF	\$10.00	\$10.77
<u>Unit 211A</u>	905 SF	\$10.00	\$10.77
<u>Unit 216A</u>	1,999 SF	\$10.00	\$10.77











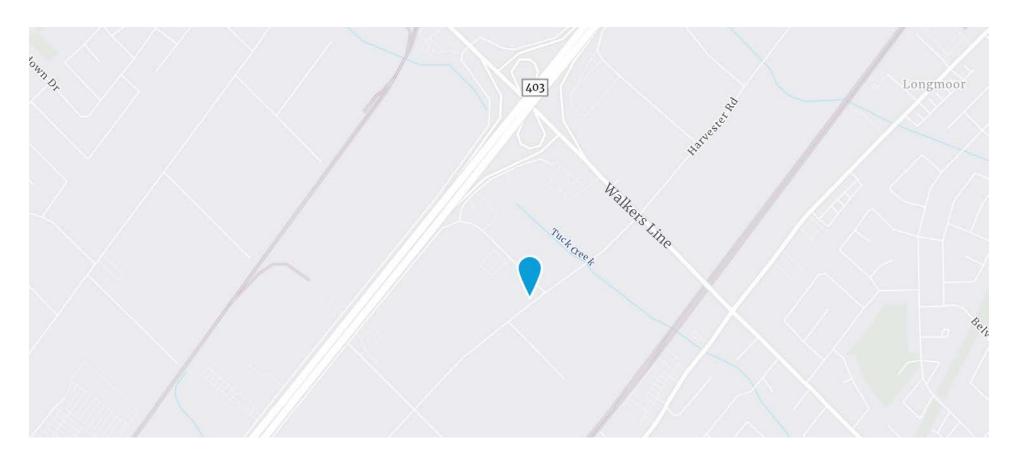






Location

Overview



Demographics



Population



Avg Household Income

13,702 \$143,637 (2019)



Post Secondary Education

55% (2019)



Drive Time 10 mins to Downtown



bryan.faldowski@colliers.com

kennedy.banks@colliers.com

*Sales Representative **Broker

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