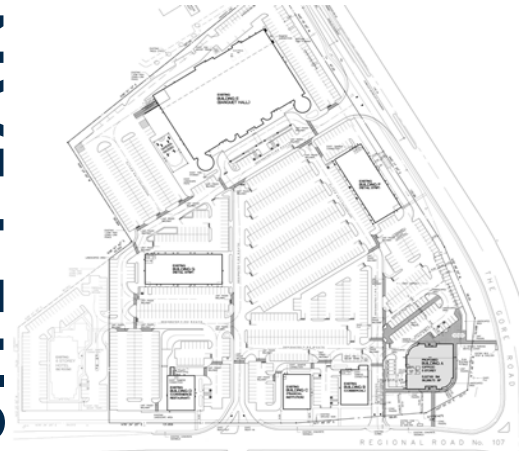


NEW OFFICE BUILDING BRAMPTON

8750 THE GORE ROAD
BRAMPTON, ON

SITE PLAN



BRAND NEW 5-STOREY OFFICE BUILDING FOR LEASE HIGHWAY 7 WEST AND THE GORE ROAD

- ⇒ ABUNDANT FREE SURFACE PARKING
 - ⇒ ON-SITE AMENITIES INCLUDE: HOTEL, TIM HORTON'S, BANQUET HALL/ CONFERENCE CENTRE
 - ⇒ NET RENTAL RATE: \$25.00 PER SQ. FT. P/A (YRS. 1-5)
 - ⇒ ADDITIONAL RENT \$13.95 PER SQ. FT. P/A (2024 EST.) INSUITE JANITORIAL NOT INCLUDED
- 5 FLOORS - APPROXIMATELY 11,000 RENTABLE SQ. FT. ON EACH FLOOR
(TOTAL 55,000 RENTABLE SQ. FT. AVAILABLE)

**Capital
North**

**FOR MORE INFORMATION
PLEASE CONTACT:**

Danny Rizzo

Broker of Record – President
dannyr@capitalnorthrealty.com

Frank Mastracci

frankm@capitalnorthrealty.com

**Capital North Realty
Corporation., Brokerage**

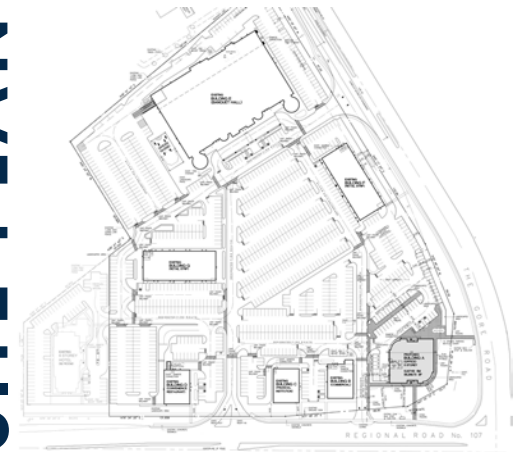
8555 Jane Street, Suite #200
Vaughan, ON L4K 5N9
T 416.987.7500 F 416.987.6600
www.capitalnorthrealty.com

8750

THE GORE ROAD BRAMPTON, ON

NEW OFFICE BUILDING - BRAMPTON

SITE PLAN



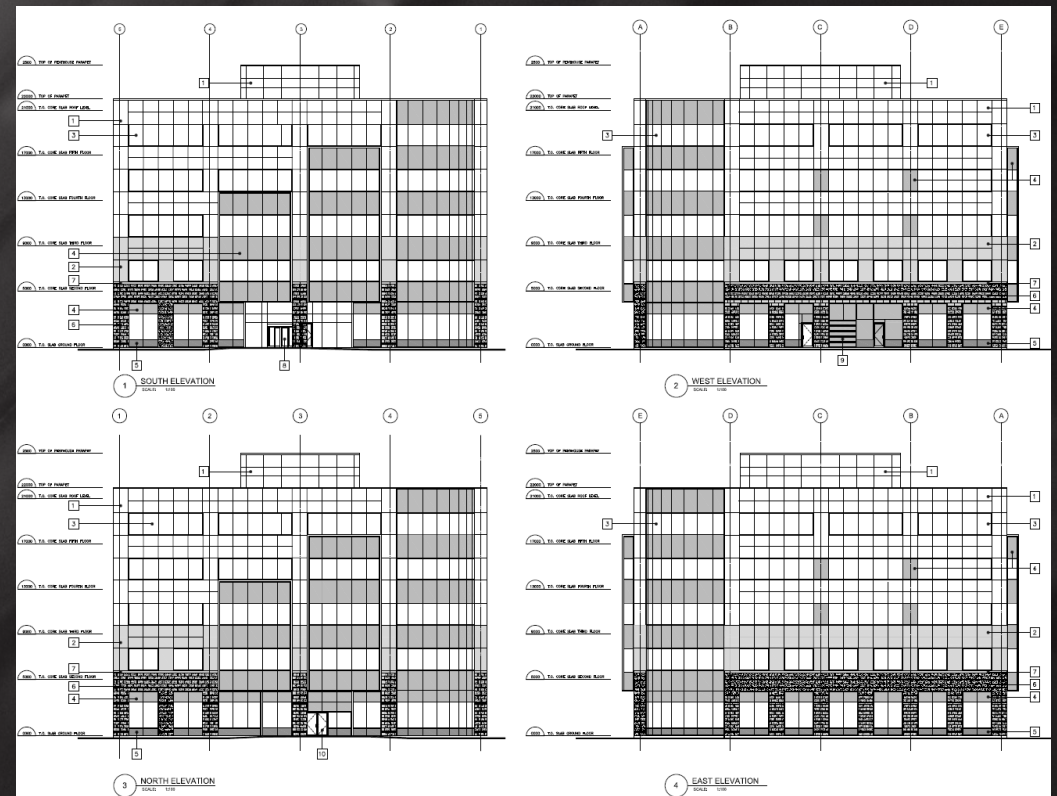
FEATURES

- Ceiling height of 10 feet
- Ample surface parking
- Full sprinkler system
- Abundance of windows
- Elevator service
- Monitored security system
- Multi-Zoned and energy efficient HVAC system
- Monitored fire system

SETTING HIGHER STANDARDS FOR BUSINESS

Capital North is pleased to present 8750 The Gore Road, a stunning blend of architectural beauty and function. This impressive structure features prestige architectural design, with clean, strong lines and generous applications of sleek pre-cast and reflective glass.

ELEVATIONS



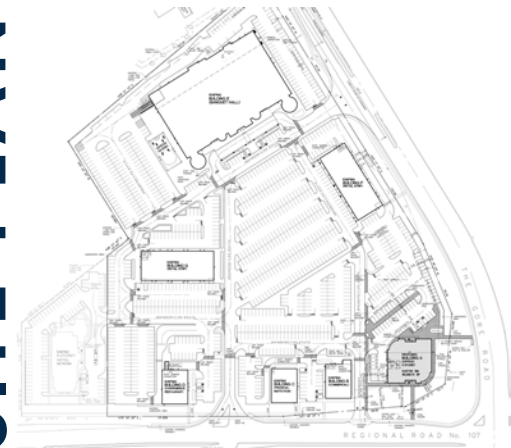
8750

THE GORE ROAD

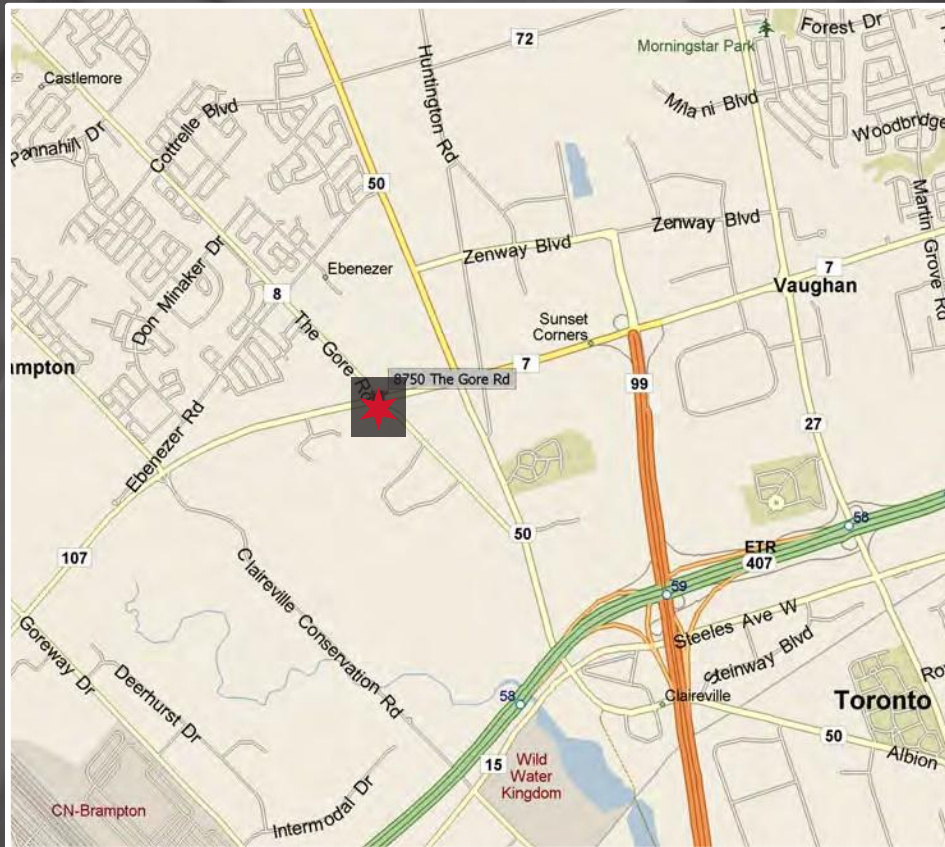
BRAMPTON, ON

NEW OFFICE BUILDING - BRAMPTON

SITE PLAN



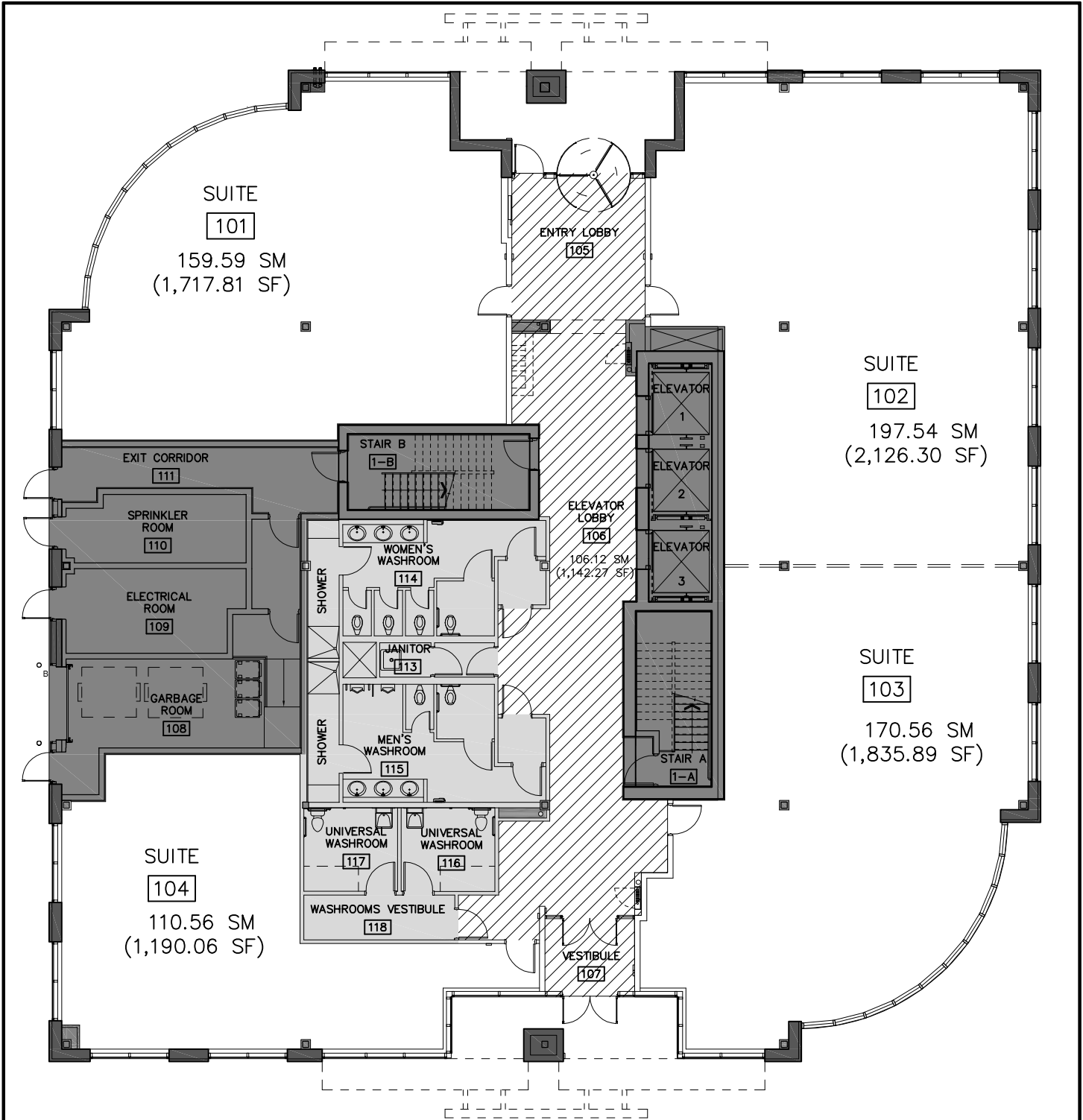
LOCATION MAP



AERIAL MAP



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GROUND FLOOR PLAN

TOTAL GROSS FLOOR AREA = 1,006.49 S.M. 10,833.77 S.F.

TOTAL SUITE AREAS = 638.25 S.M. 6,870.07 S.F.

- 106.12 S.M. - GROUND FLOOR ELEVATOR LOBBY AREA
1,142.27 S.F.
- 100.70 S.M. - GROUND FLOOR TOTAL WASHROOM AREAS
1,083.92 S.F.
- 161.42 S.M. - GROUND FLOOR TOTAL EXIT STAIRS, ELEVATORS, AND SERVICE ROOMS AREAS
1,737.51 S.F.

MANORBAY ESTATES INC.
GORE BUSINESS CENTRE

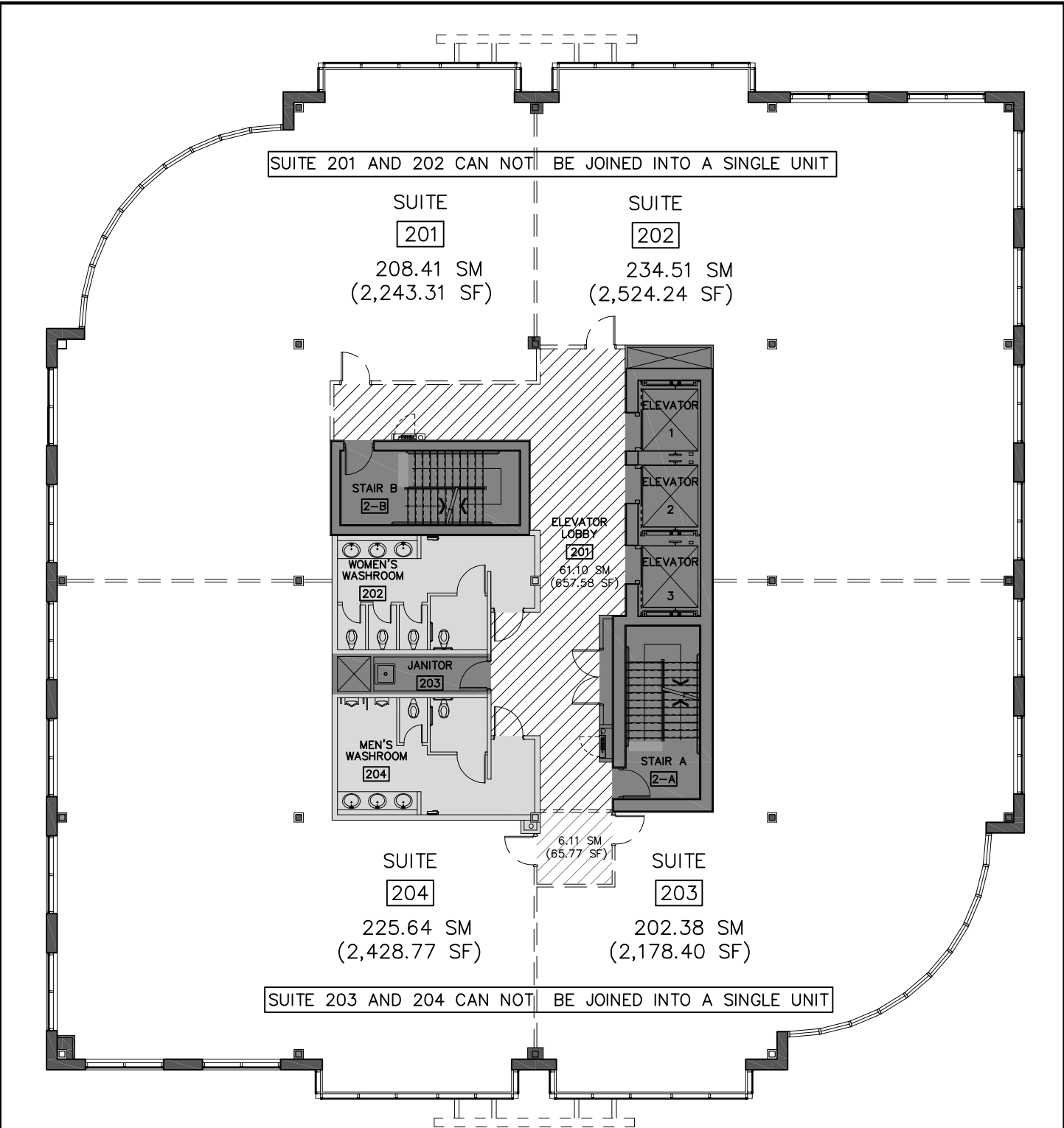
8750 THE GORE ROAD – BUILDING A
BRAMPTON, ONTARIO

TRINistar
*** CORPORATION

ALL AREAS ARE APPROXIMATE AND ARE SUBJECT TO
CHANGE RELATIVE TO FINAL CONSTRUCTION DRAWINGS.



NOVEMBER 03, 2022



2nd FLOOR PLAN

TOTAL GROSS FLOOR AREA = 1,066.31 S.M. 11,477.67 S.F.

TOTAL SUITE AREAS = 870.94 S.M. 9,374.72 S.F.



67.21 S.M. - SECOND FLOOR ELEVATOR LOBBY AREA
723.45 S.F.



52.15 S.M. - SECOND FLOOR TOTAL WASHROOM AREA
561.34 S.F.



76.01 S.M. - SECOND FLOOR TOTAL EXIT STAIRS, ELEVATORS, AND JANITOR'S ROOM AREA
818.16 S.F.

MANORBAY ESTATES INC.

GORE BUSINESS CENTRE

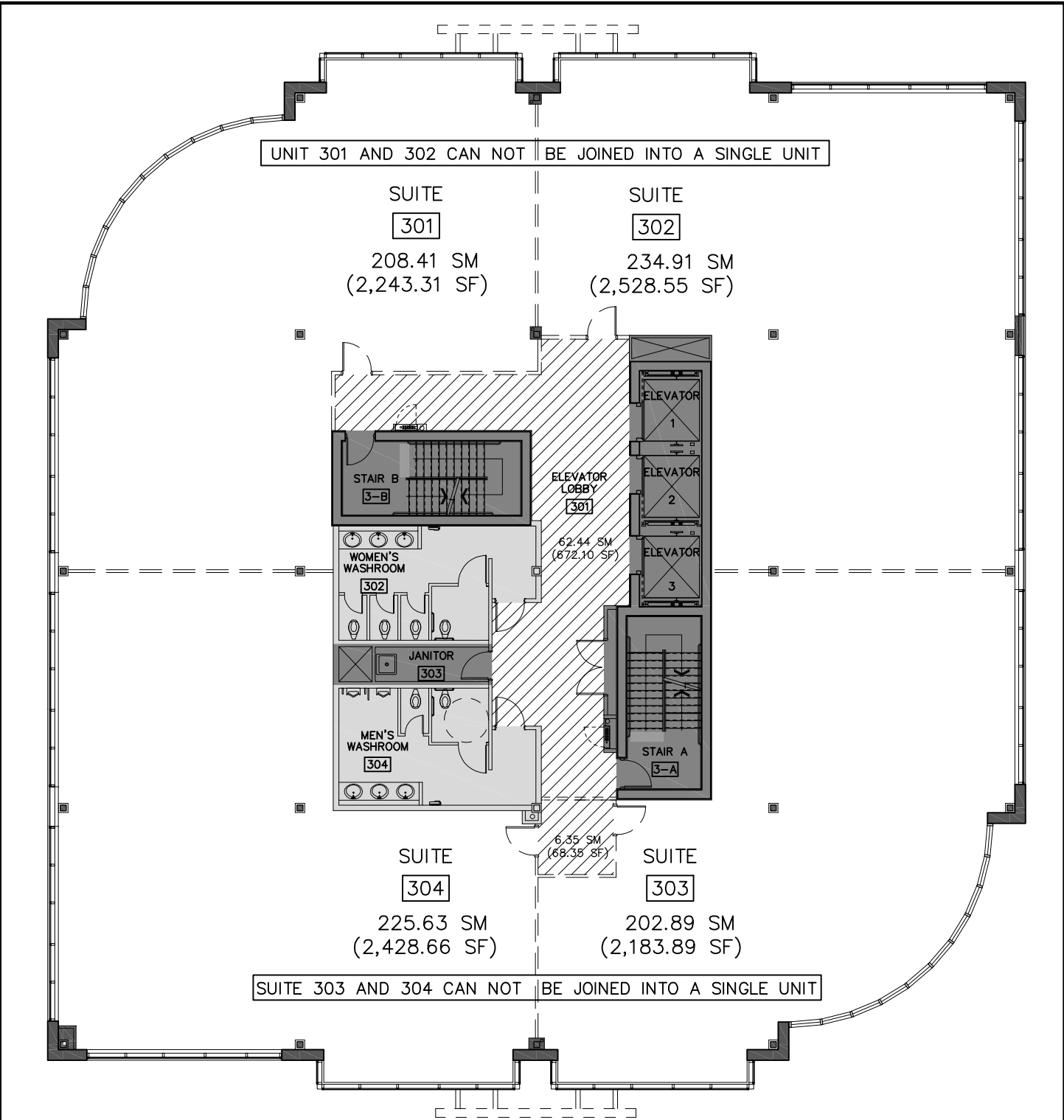
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3rd FLOOR PLAN

TOTAL GROSS FLOOR AREA = 1,066.31 S.M. 11,477.67 S.F.

TOTAL SUITE AREAS = 871.84 S.M. 9,384.41 S.F.

- 68.79 S.M. - THIRD FLOOR ELEVATOR LOBBY AREA
740.45 S.F.
- 53.15 S.M. - THIRD FLOOR TOTAL WASHROOM AREAS
572.10 S.F.
- 73.55 S.M. - THIRD FLOOR TOTAL EXIT STAIRS, ELEVATORS, AND JANITOR'S ROOM AREA
791.69 S.F.

MANORBAY ESTATES INC.
GORE BUSINESS CENTRE

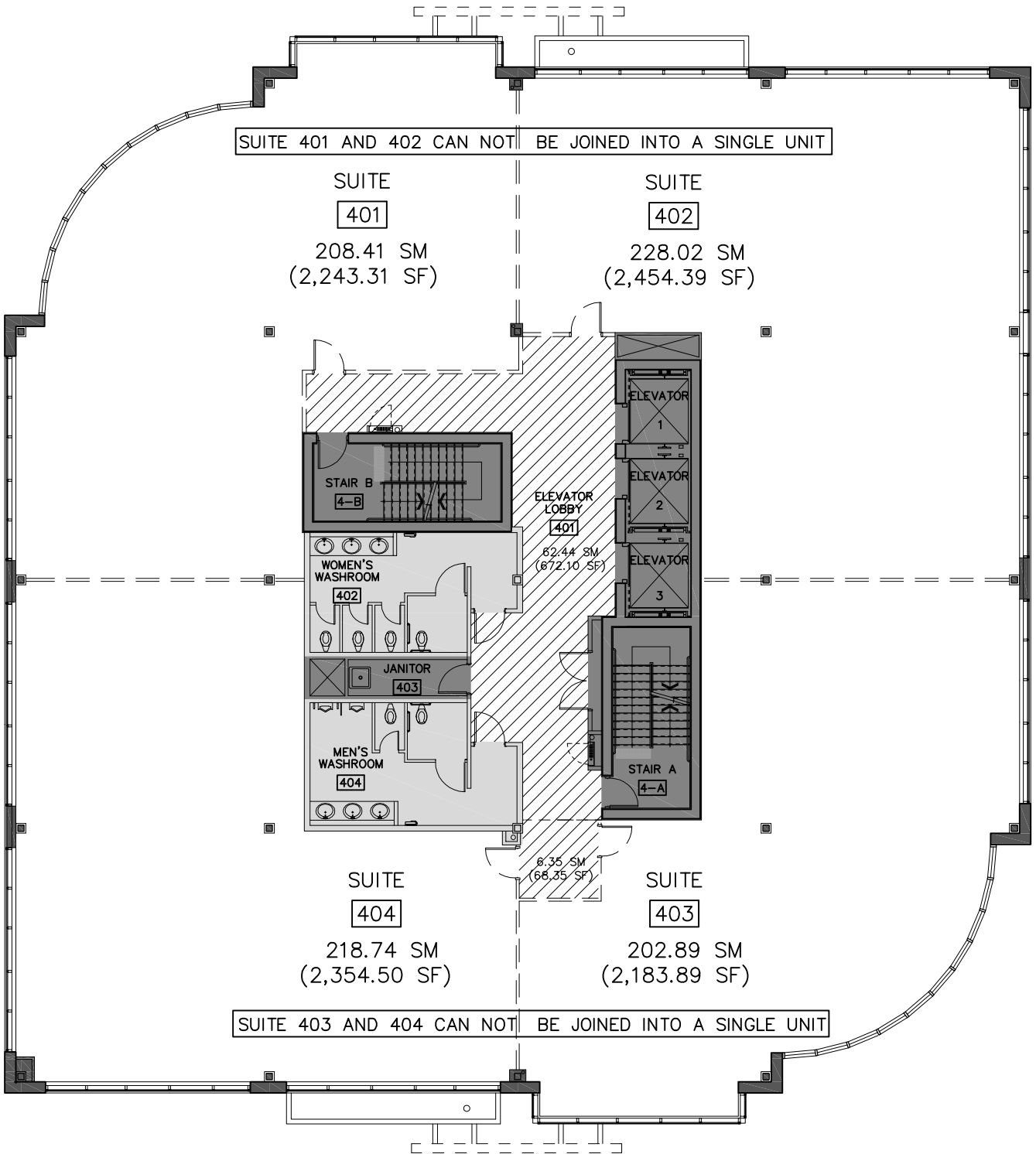
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4th FLOOR PLAN

TOTAL GROSS FLOOR AREA = 1,052.52 S.M. 11,329.23 S.F.

TOTAL SUITE AREAS = 858.06 S.M. 9,236.08 S.F.

- 68.79 S.M. - FOURTH FLOOR ELEVATOR LOBBY AREA
740.45 S.F.
- 52.15 S.M. - FOURTH FLOOR WASHROOM AREA
561.23 S.F.
- 73.52 S.M. - FOURTH FLOOR TOTAL EXIT STAIRS, ELEVATORS, AND JANITOR'S ROOM AREA
791.36 S.F.

MANORBAY ESTATES INC.
GORE BUSINESS CENTRE

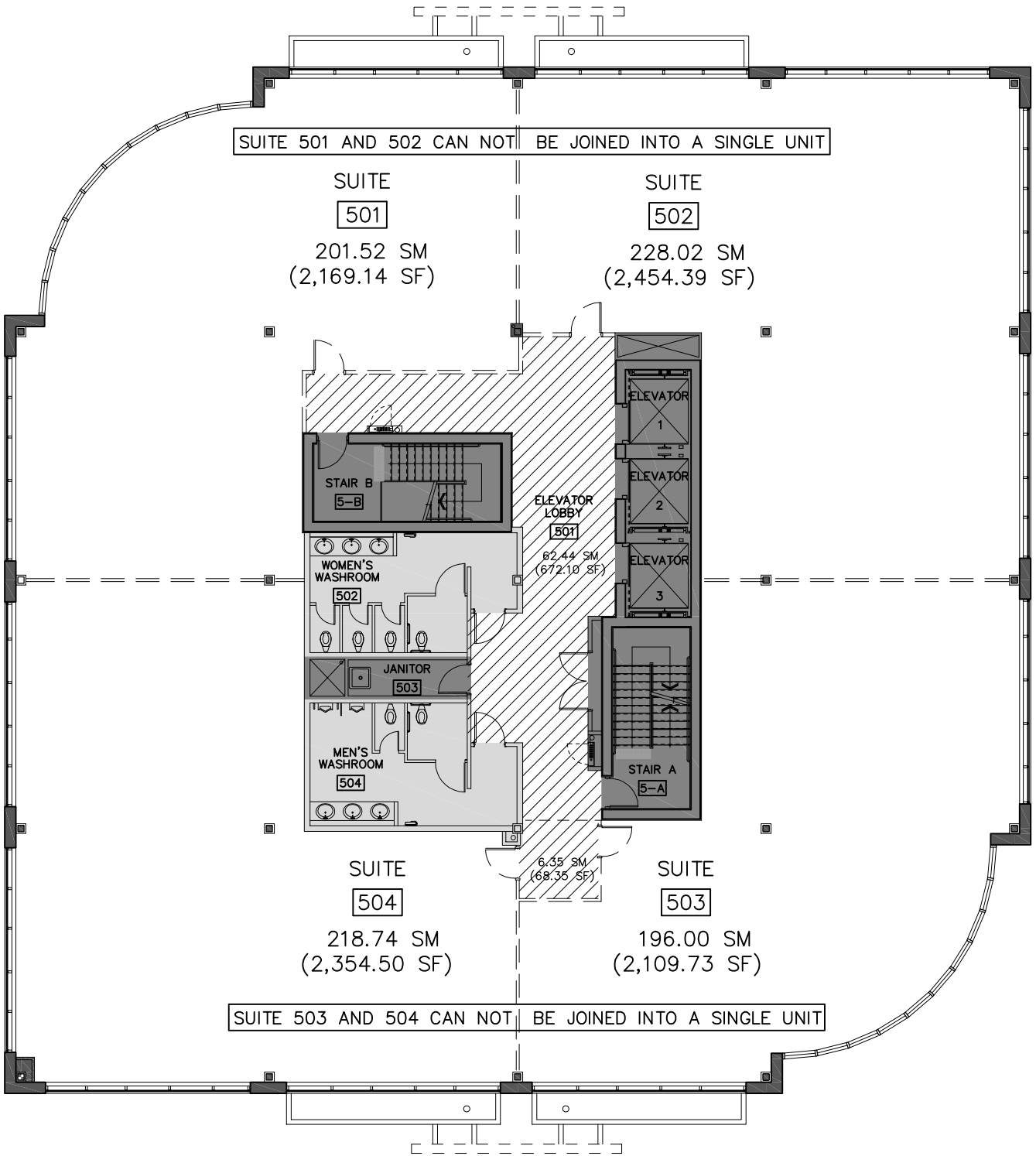
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5th FLOOR PLAN

TOTAL GROSS FLOOR AREA = 1,038.74 S.M. 11,180.90 S.F.

TOTAL TENANT AREAS = 844.28 S.M. 9,087.75 S.F.



68.79 S.M. - FIFTH FLOOR ELEVATOR LOBBY AREA
740.45 S.F.



52.15 S.M. - FIFTH FLOOR WASHROOM AREA
561.34 S.F.



73.52 S.M. - FIFTH FLOOR TOTAL EXIT STAIRS, ELEVATORS, AND JANITOR'S ROOM AREA
791.36 S.F.

MANORBAY ESTATES INC.

GORE BUSINESS CENTRE

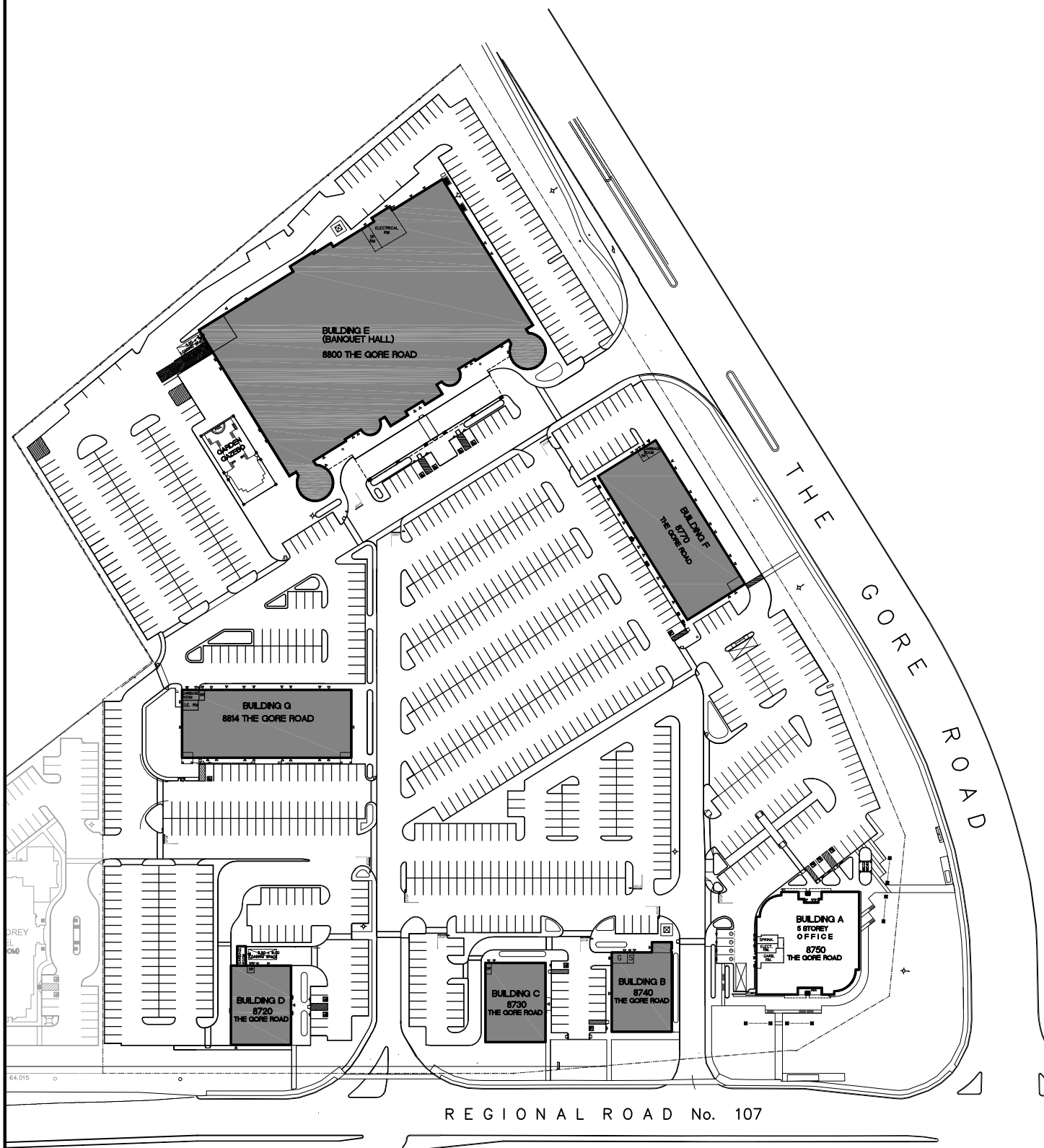
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SITE PLAN

MANORBAY ESTATES INC.

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