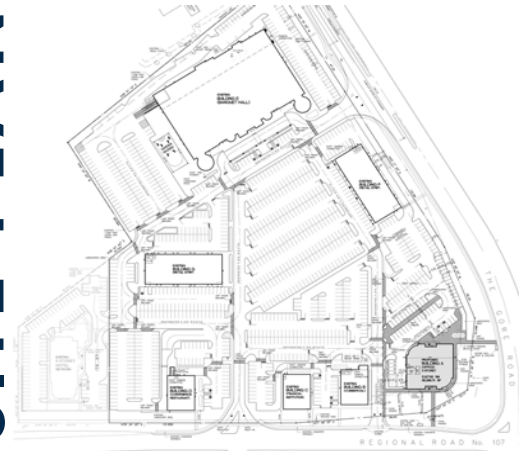


# NEW OFFICE BUILDING BRAMPTON

**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**

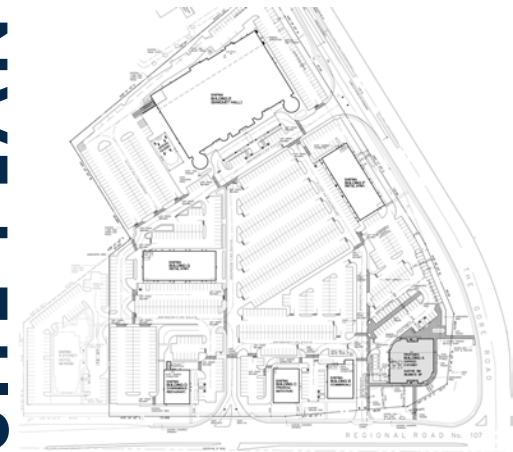
8555 Jane Street, Suite #200  
Vaughan, ON L4K 5N9  
T 416.987.7500 F 416.987.6600  
www.capitalnorthrealty.com

# 8750

## THE GORE ROAD BRAMPTON, ON

### NEW OFFICE BUILDING - BRAMPTON

# SITE PLAN



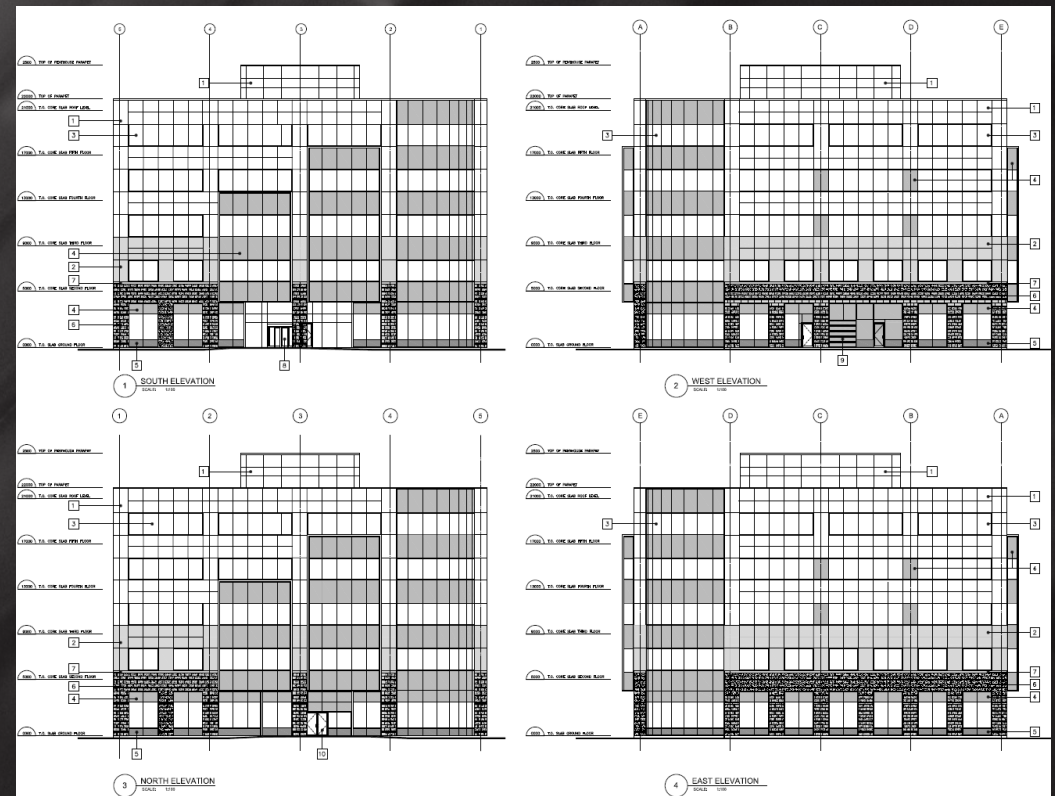
#### FEATURES

- 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



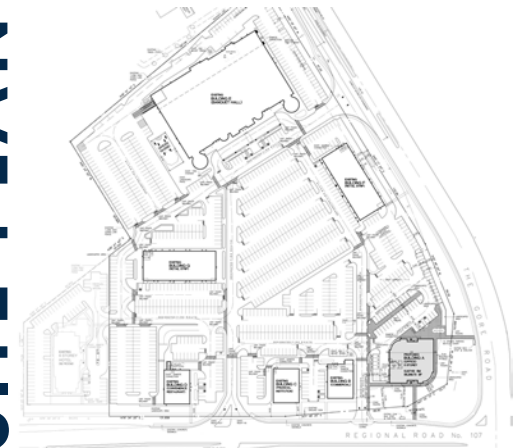
# 8750

# THE GORE ROAD

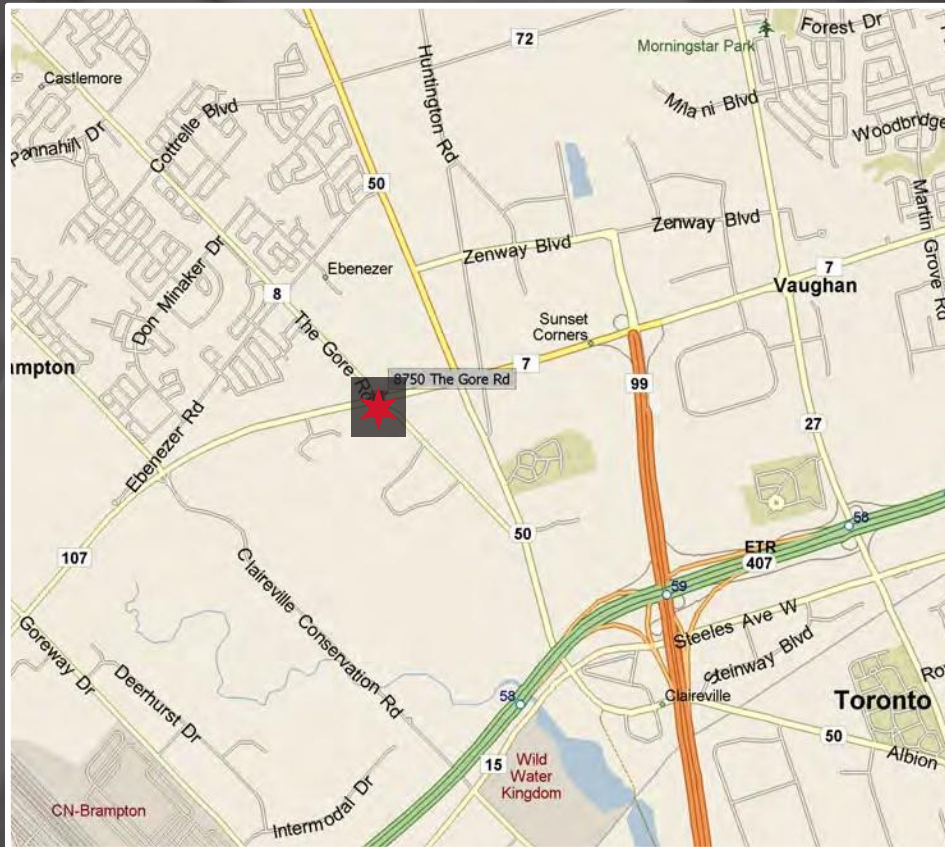
BRAMPTON, ON

## NEW OFFICE BUILDING - BRAMPTON

# SITE PLAN



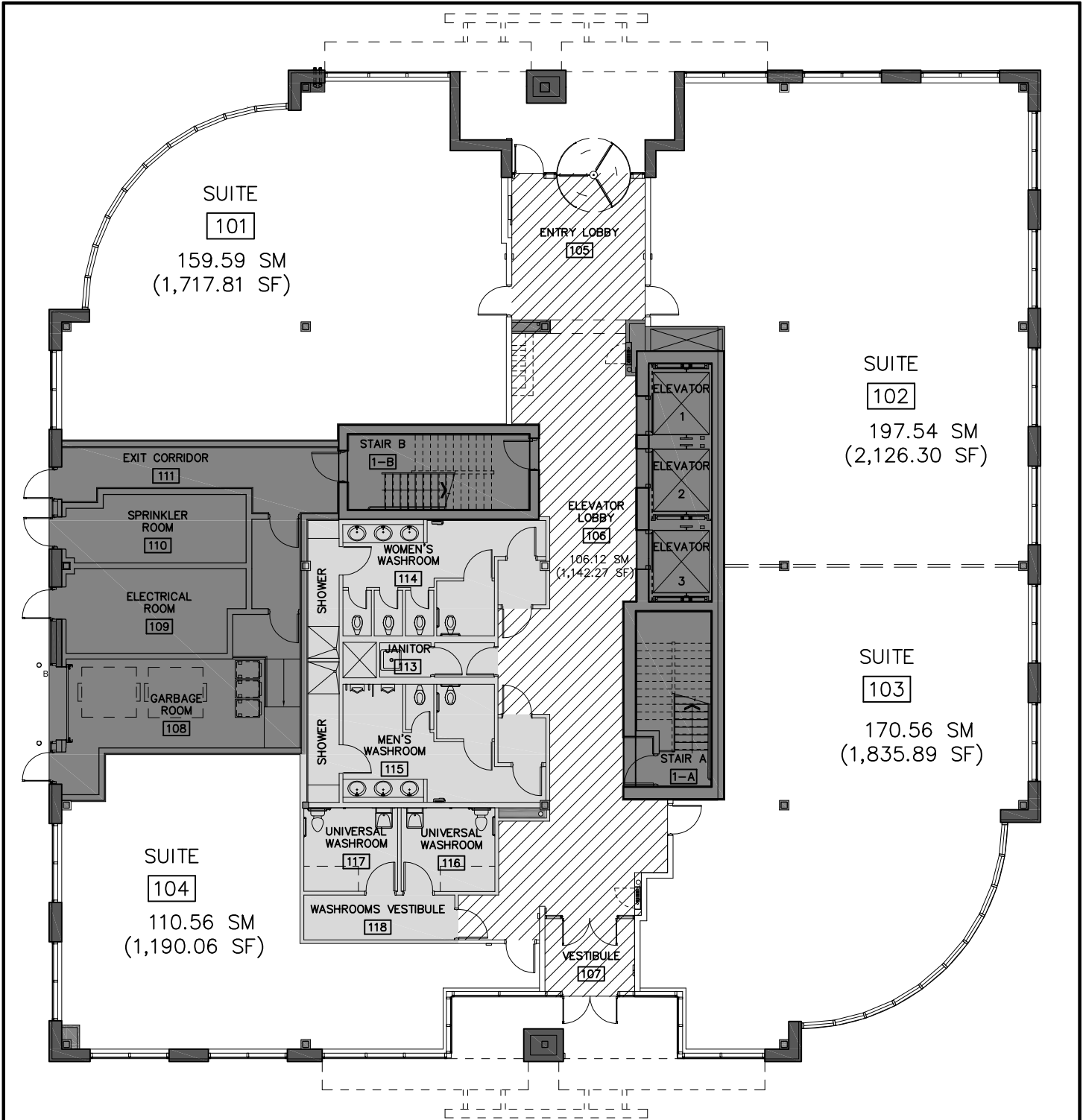
### LOCATION MAP



### 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

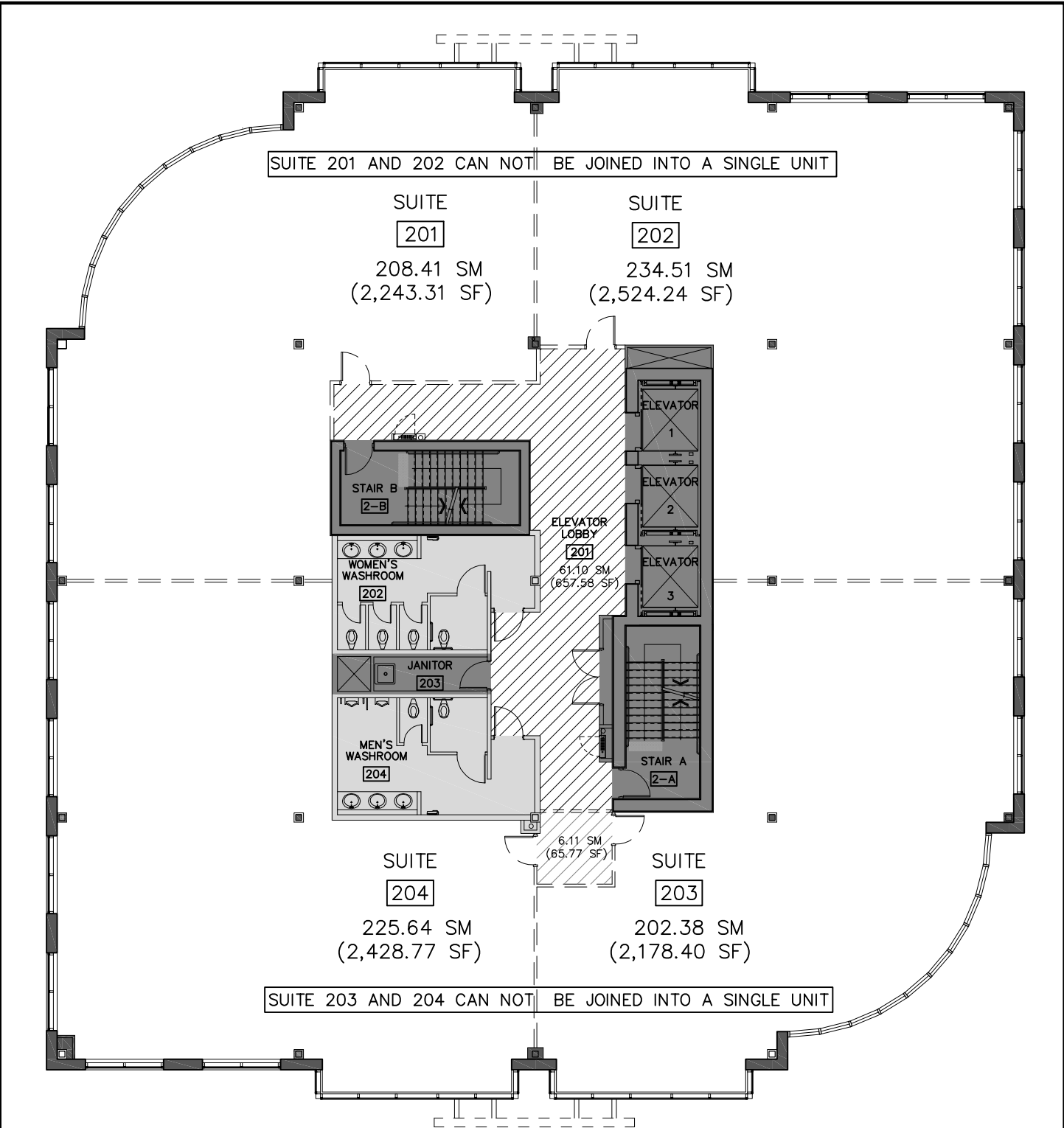
8750 THE GORE ROAD – BUILDING A  
BRAMPTON, ONTARIO

**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

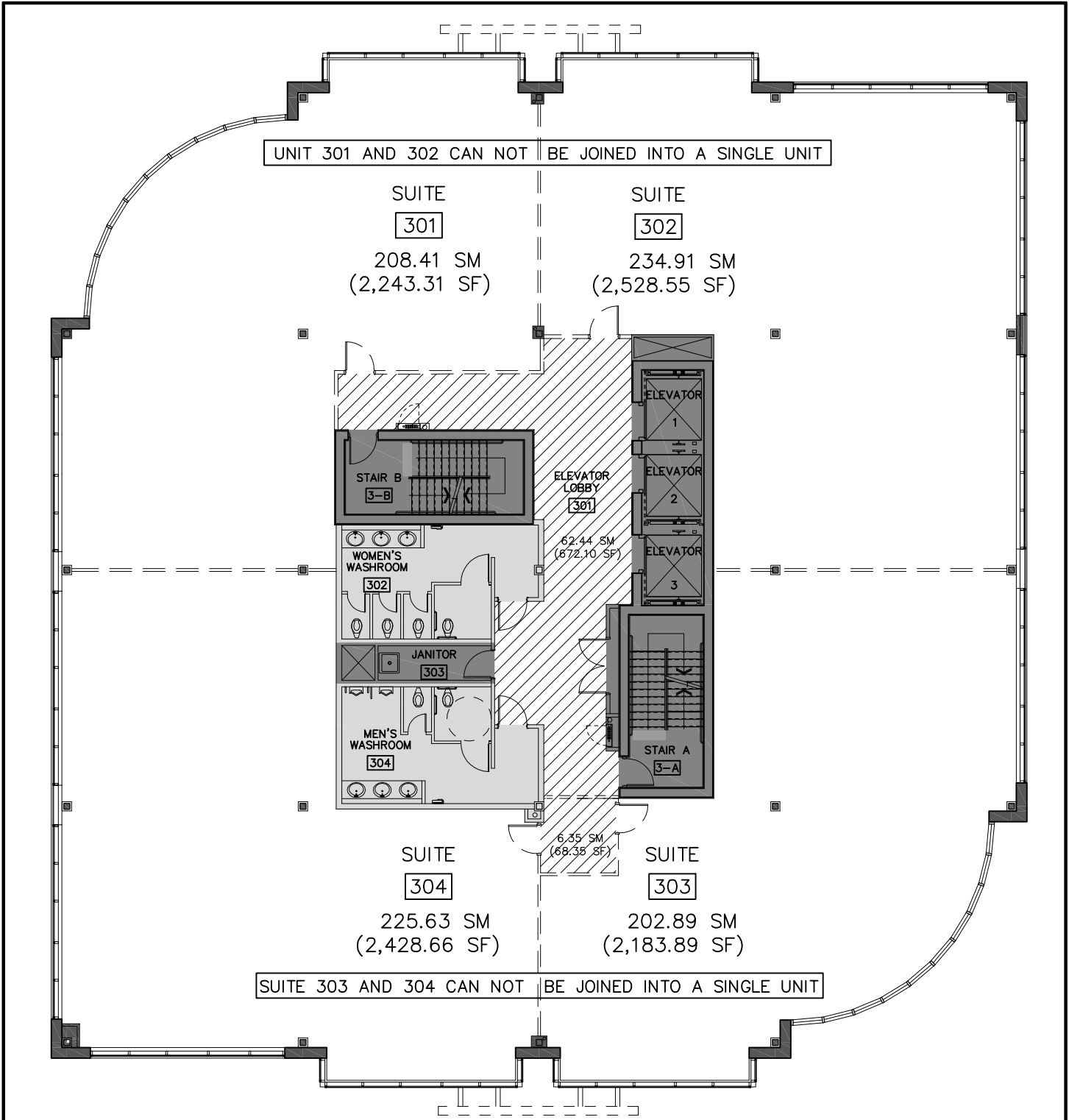
8750 THE GORE ROAD - BUILDING A  
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3rd FLOOR PLAN

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

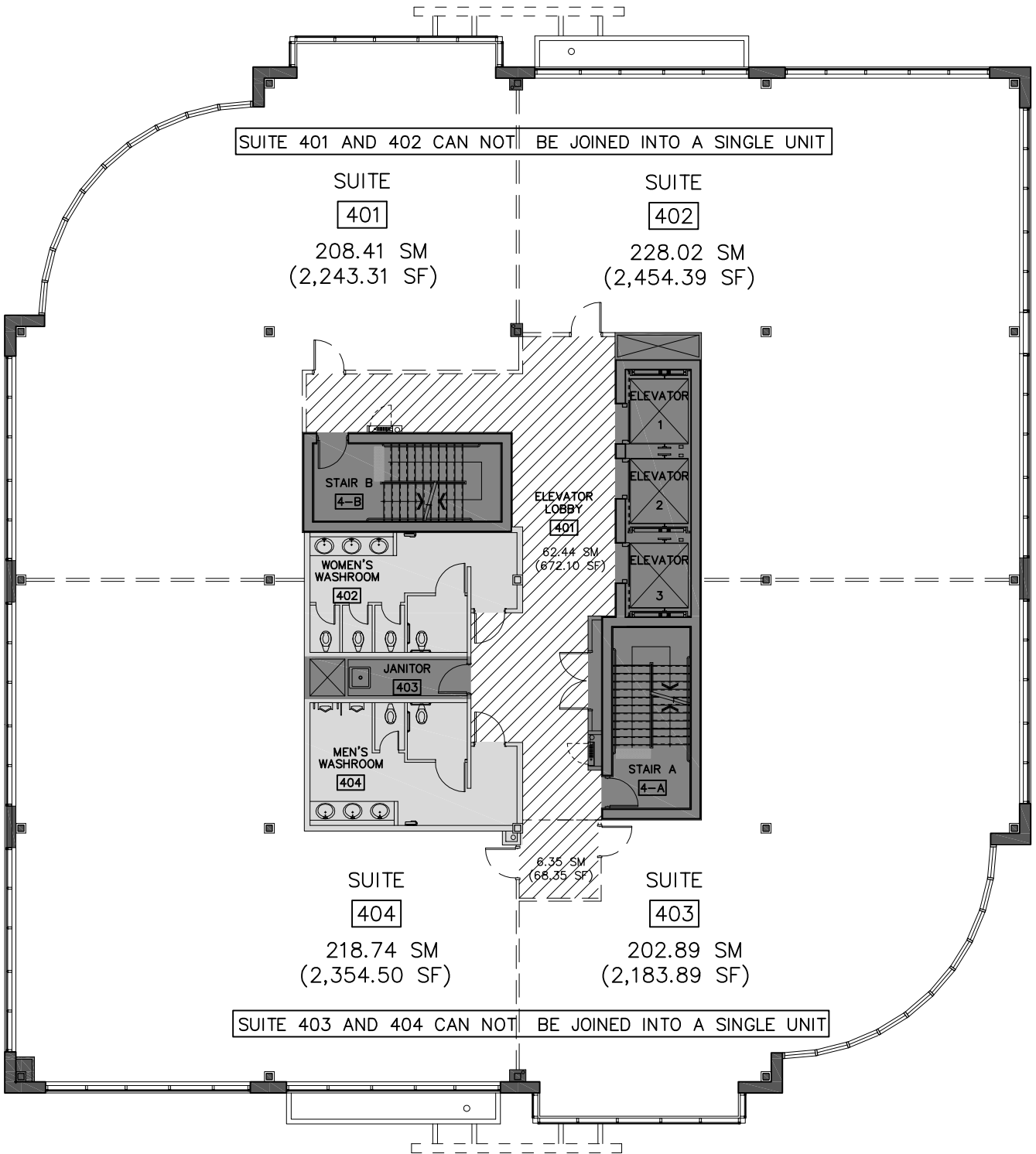
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4th FLOOR PLAN

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

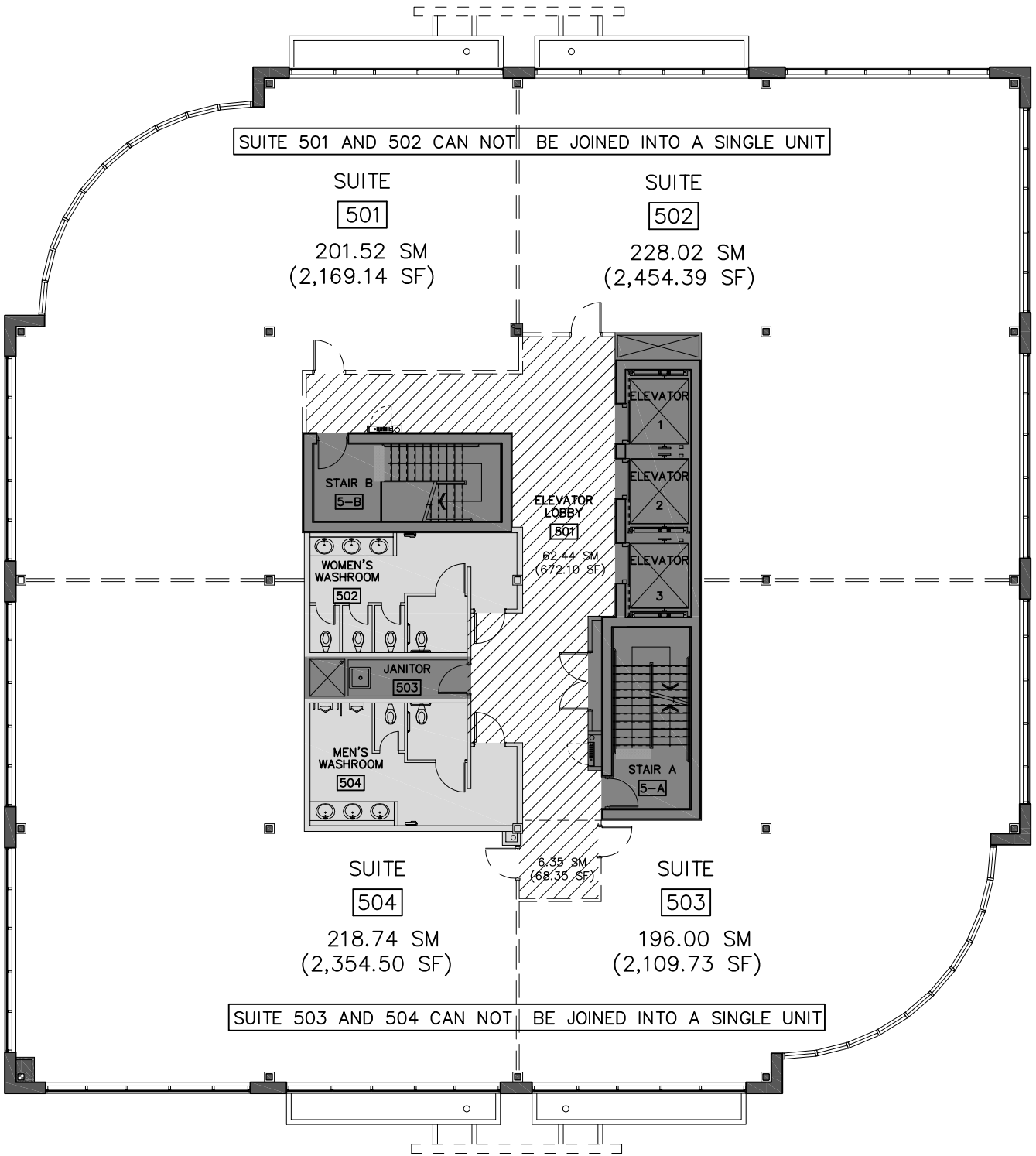
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5th FLOOR PLAN

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

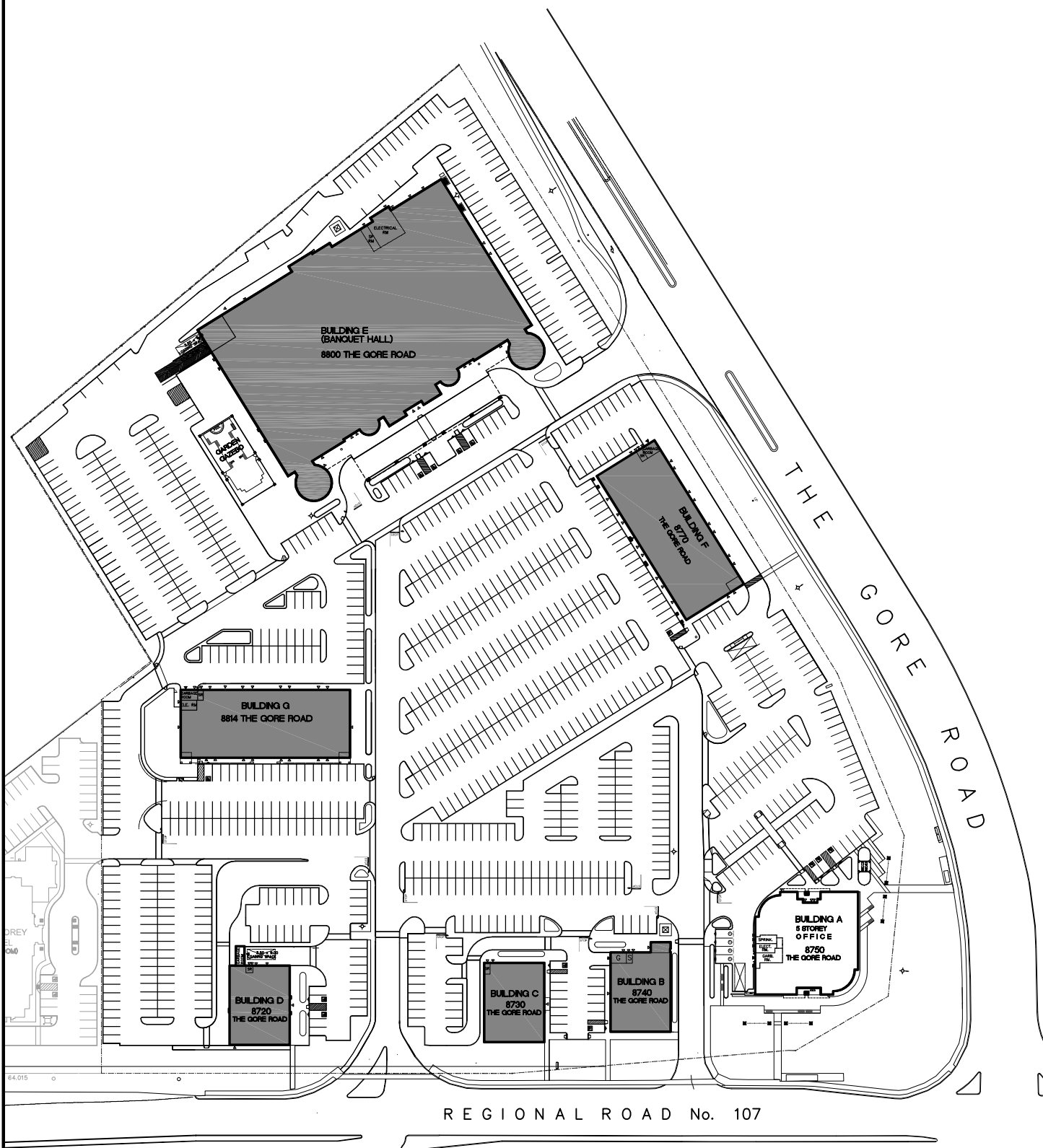
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## SITE PLAN

# MANORBAY ESTATES INC.

## GORE BUSINESS CENTRE

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