

FOR LEASE

RETAIL & MEDICAL, EDUCATIONAL, SERVICE



ORI GRAD

MANAGING DIRECTOR & BROKER

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7828 Kennedy Rd



CHirealestate.ca

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Property Information

ASKING RENT:

Main Floor: \$30
Second Floor: \$20
TMI only \$8.35

Many configurations possible. Call Listing Broker for more details.

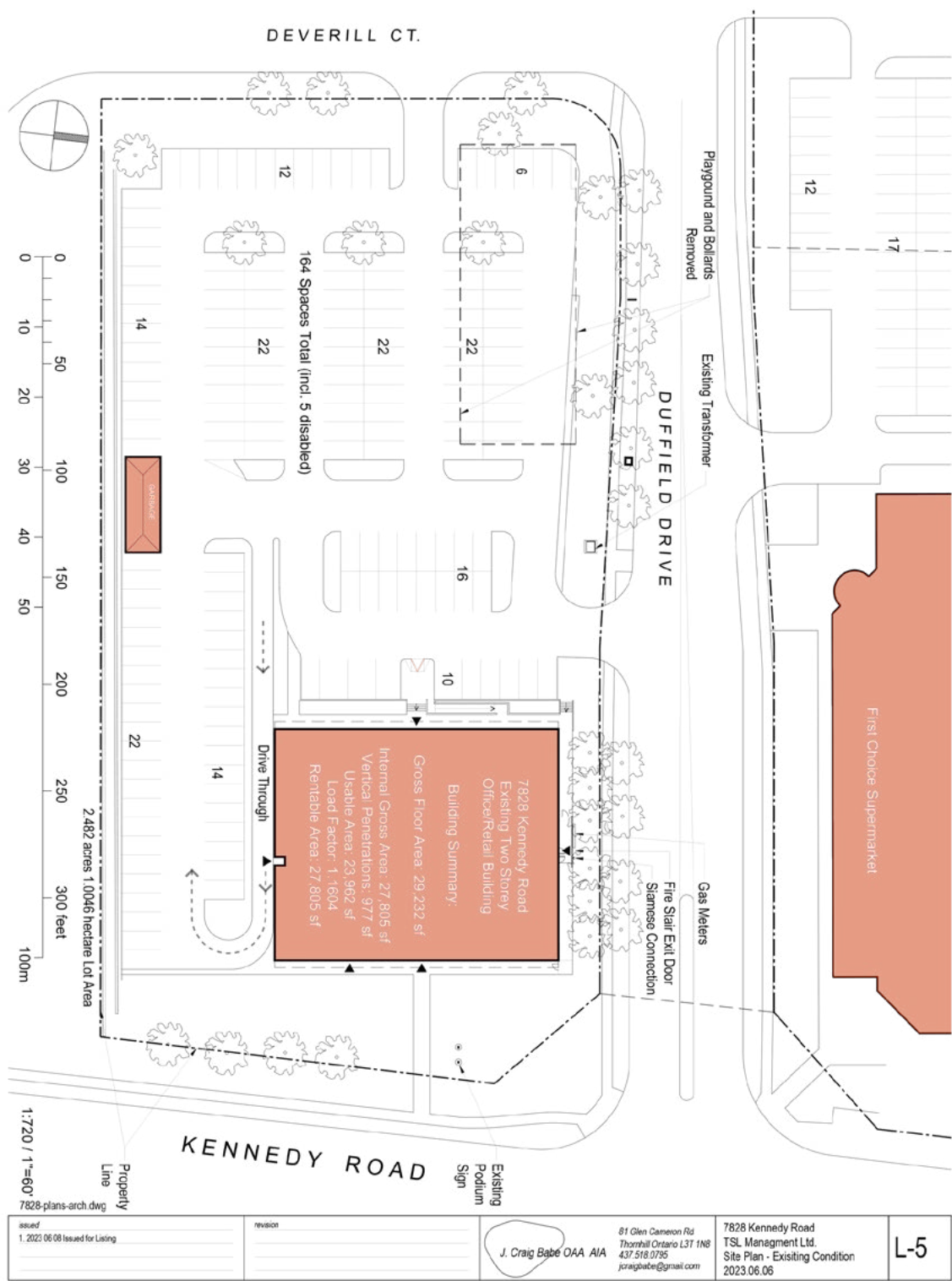
CURRENT TENANT AREA BREAKDOWN, SQ FT:

	Useable	Rentable	% TMI	Annual TMI	
101 (DUFFIELD HEALTH)	1,726	2,003	7.20%	\$16,730	AVAILABLE
102 (TIM HORTON'S)	LEASED WITH DRIVE THROUGH		12.19%	\$28,312	NOT AVAILABLE
103 (VACANT)	1,015	1,178	4.24%	\$9,838	AVAILABLE
104 (AVITERN HEALTH)	2,780	3,226	11.60%	\$26,946	AVAILABLE
105 (EVERGREEN)	2,739	3,178	11.43%	\$26,548	AVAILABLE
201 (VACANT) - S/W QUADRANT	3,164	3,671	13.20%	\$30,668	AVAILABLE
202 (VACANT) - S/E QUADRANT	1,828	2,121	7.63%	\$17,718	AVAILABLE
203 (VACANT) - N/W QUADRANT	3,165	3,673	13.21%	\$30,677	AVAILABLE
204 (VACANT) - E MID	1,521	1,765	6.35%	\$14,743	AVAILABLE
206 (ALLIANCE FRANCE) - N/E QUADRANT	3,103	3,601	12.95%	\$30,076	AVAILABLE
TOTALS	23,962	27,805	100.00%	\$232,256	



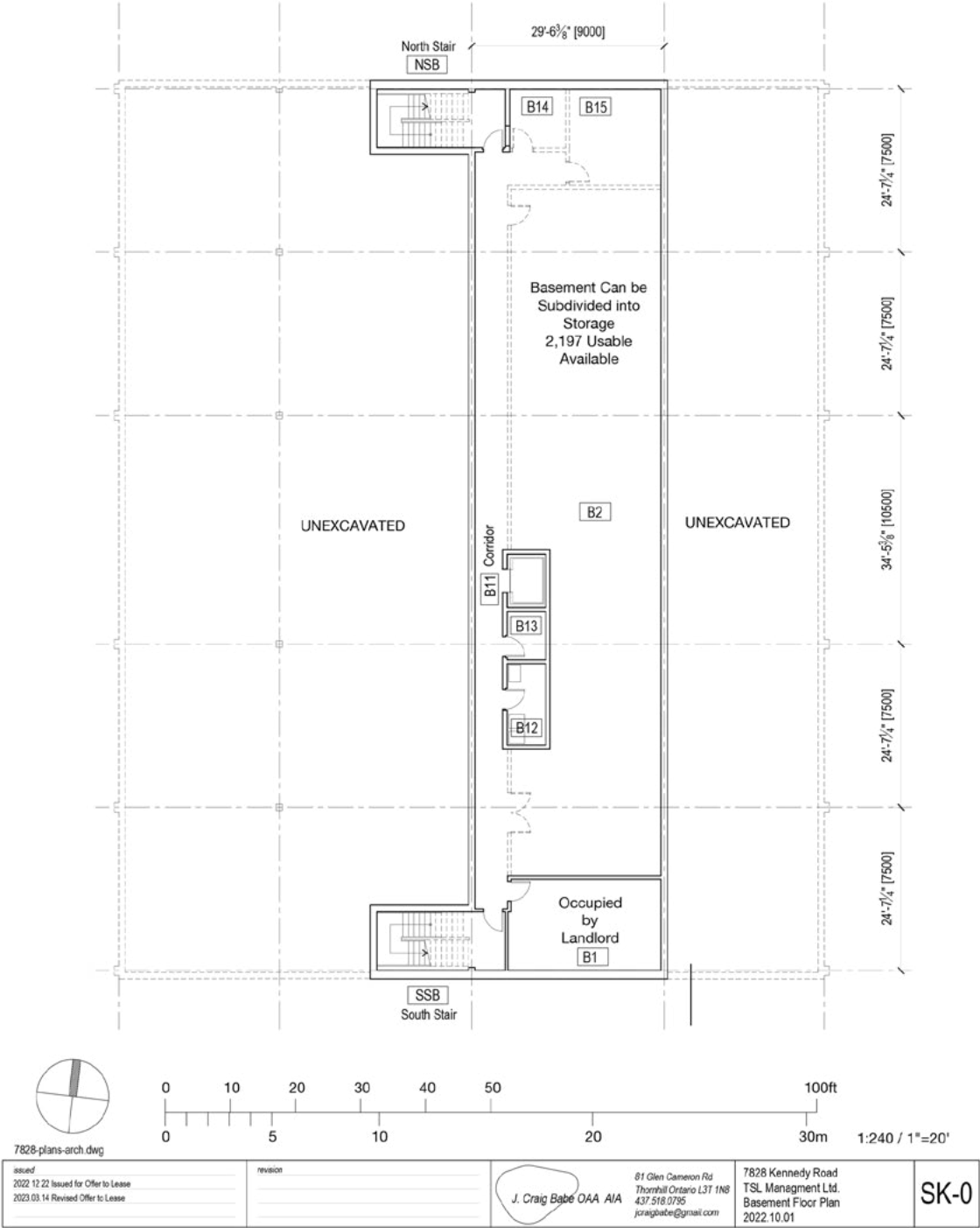
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Floor Plans



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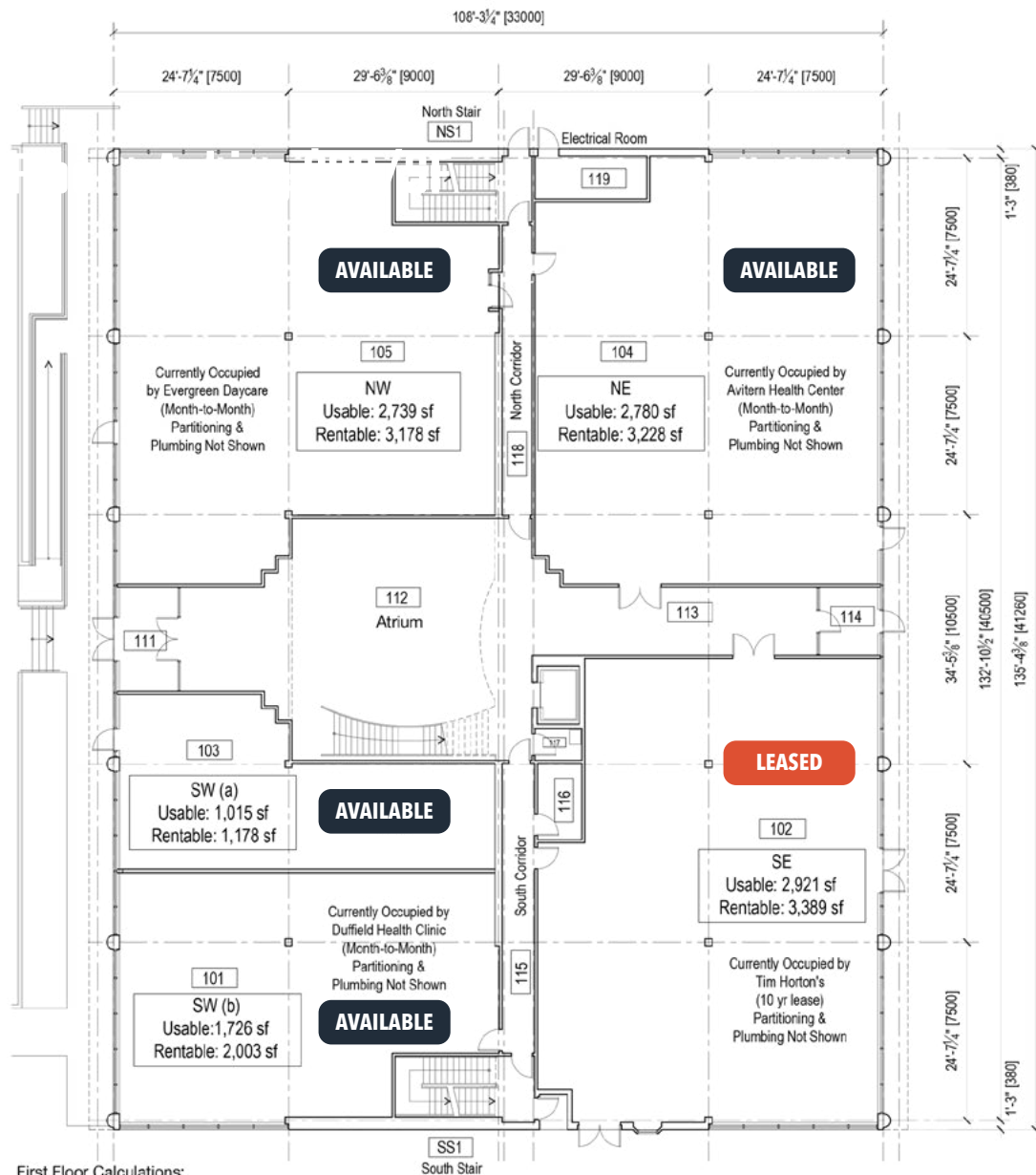
Floor Plans



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Floor Plans

First Floor - Asking \$30/SF



First Floor Calculations:

Interior Gross Area (IGA): 14,352 sf Vertical Penetrations: 496 sf Total Usable: 11,181 sf Load Factor: 1.1604 Rentable Area: 12,974 sf



7828-plans-arch.dwg

issued
2022.12.22 Issued for Offer to Lease
2023.03.14 Revised Offer to Lease

revision
2022.11.10 detail added
2023.03.14 Revised Offer to Lease

J. Craig Bate OAA AIA

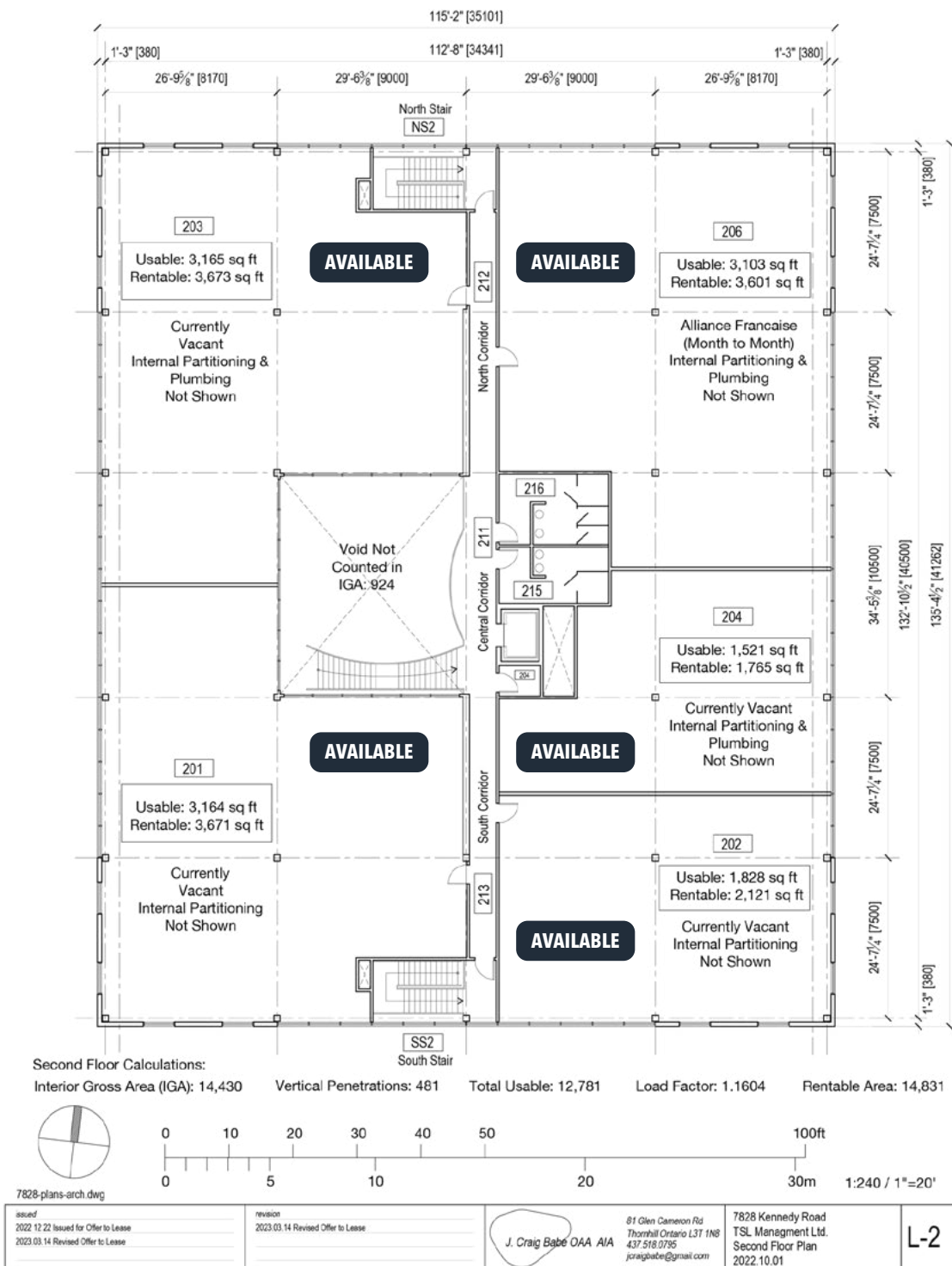
81 Glen Cameron Rd
Thornhill Ontario L3T 1N8
437.518.0795
jrcraigbate@gmail.com

7828 Kennedy Road
TSL Management Ltd.
First Floor Plan
2022.10.01

SK-1



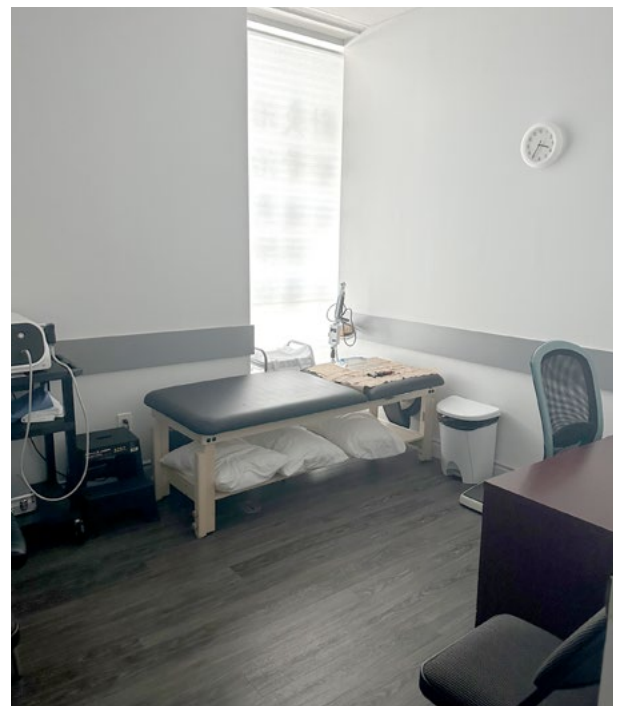
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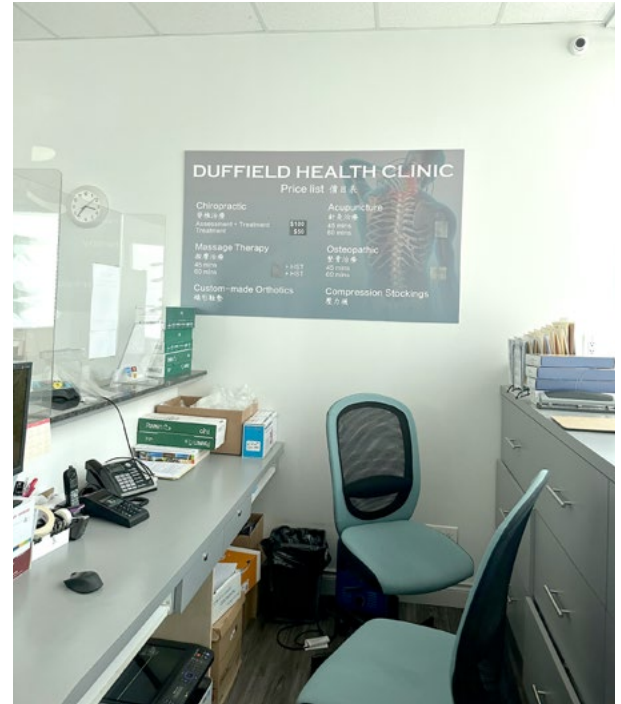
Photos



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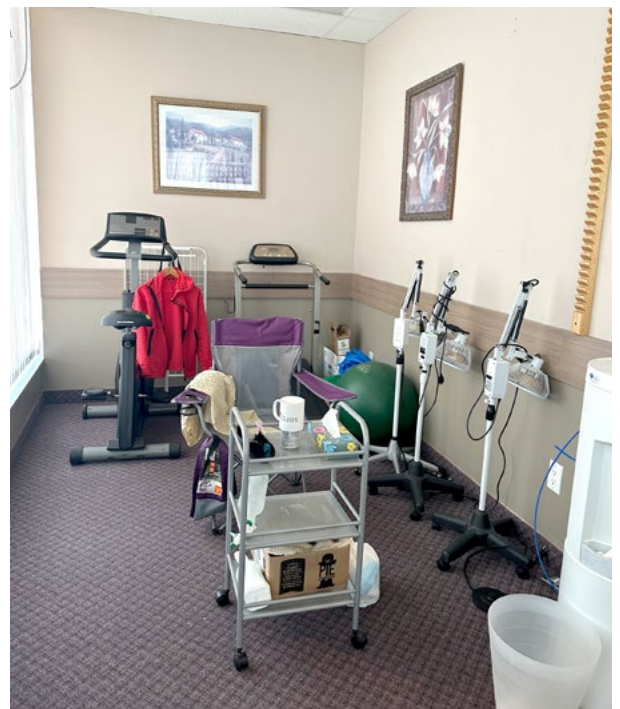


Photos



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