

# 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: \$38  
Second Floor: \$20  
TMI only \$8.35

Many configurations possible. Call Listing Broker for more details.

## CURRENT TENANT AREA BREAKDOWN, SQ FT:

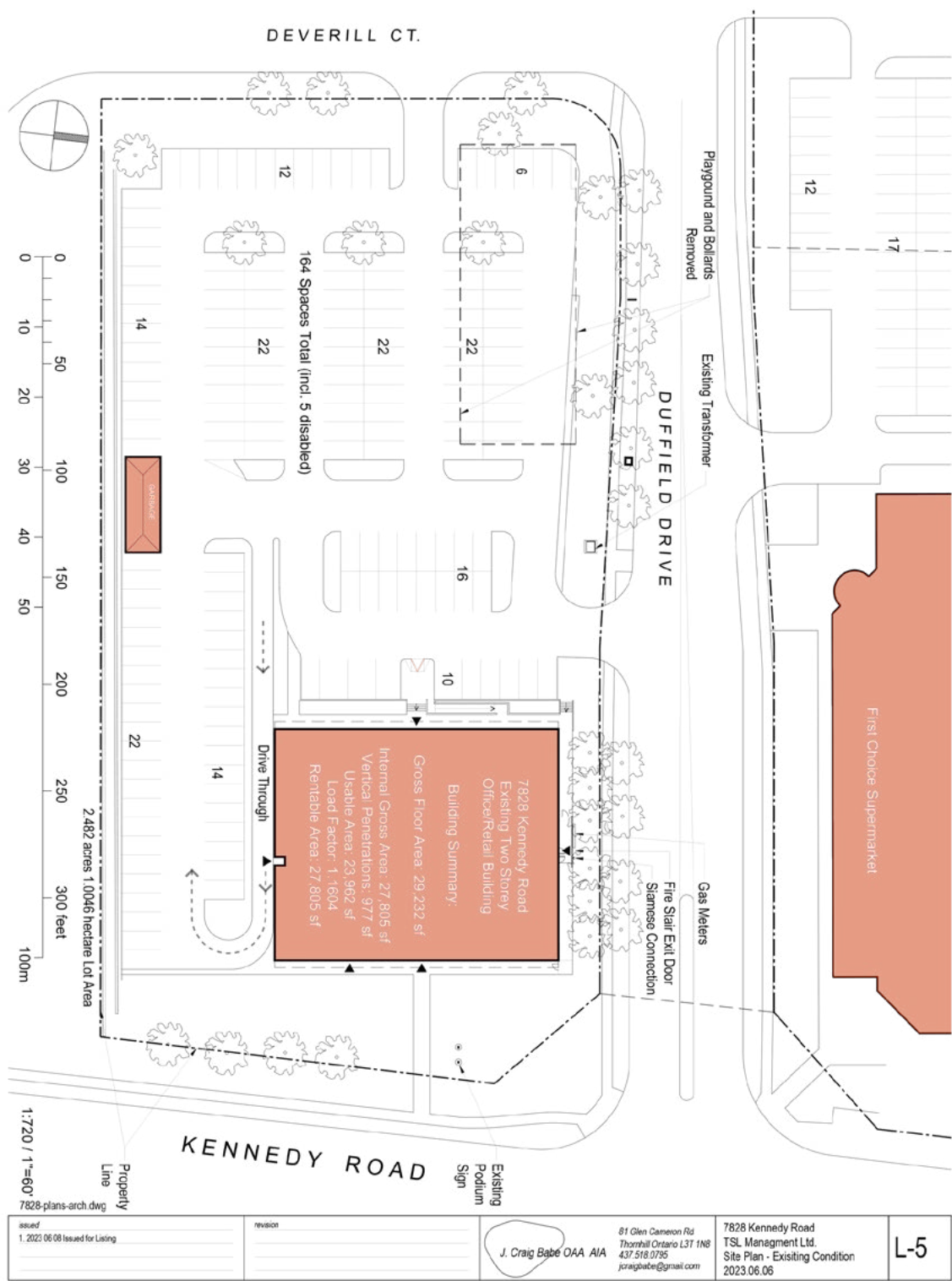
	Useable	Rentable	% TMI	Annual TMI	
101 (DUFFIELD HEALTH)	1,726	2,003	7.20%	\$16,730	AVAILABLE
102 (TIM HORTON'S)	LEASED WITH DRIVE THROUGH		12.19%	\$28,312	NOT AVAILABLE
103 (VACANT)	1,015	1,178	4.24%	\$9,838	AVAILABLE
104 (AVITERN HEALTH)	2,780	3,226	11.60%	\$26,946	AVAILABLE
105 (EVERGREEN)	2,739	3,178	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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Hospitality & Investment Real Estate*

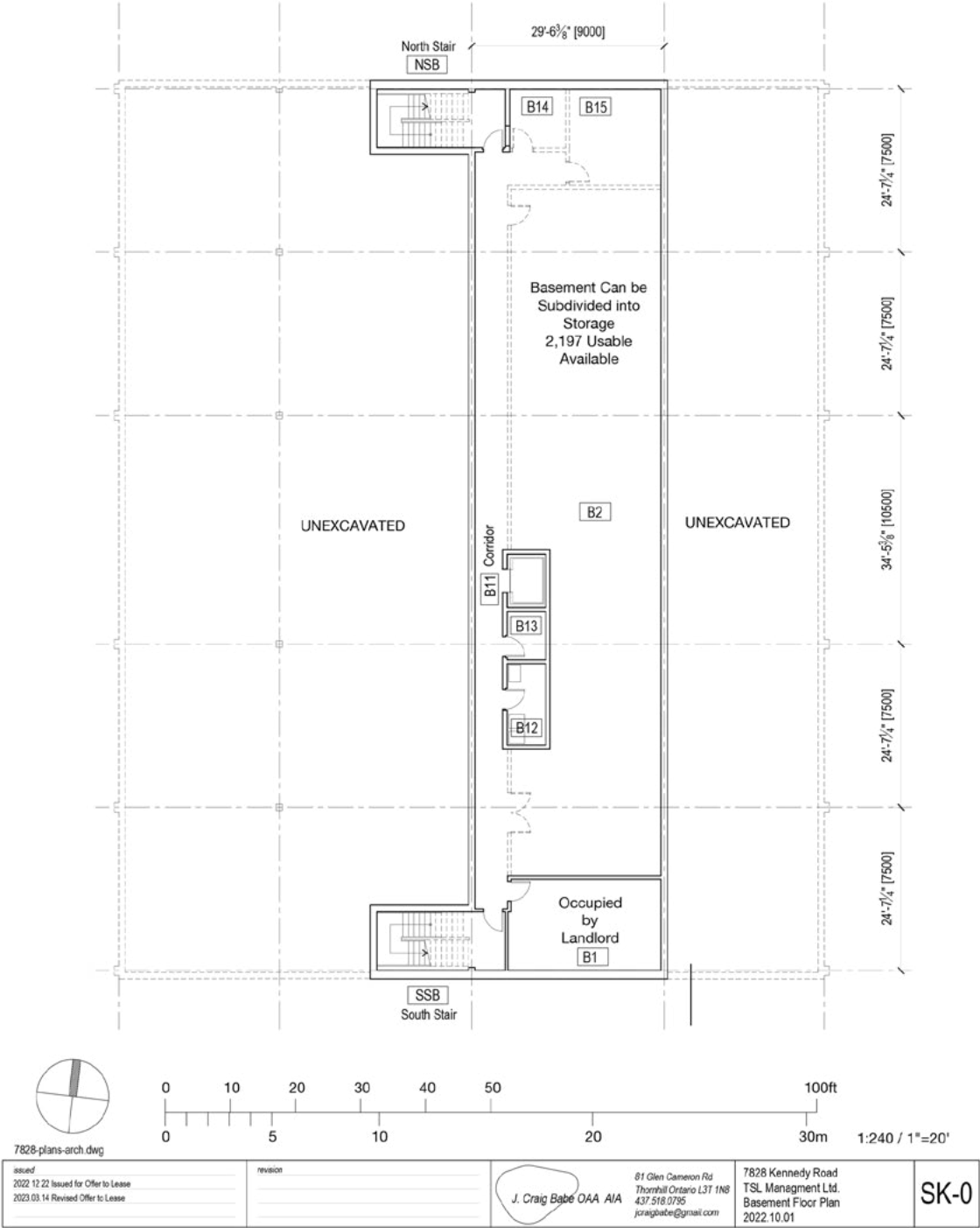


Floor Plans



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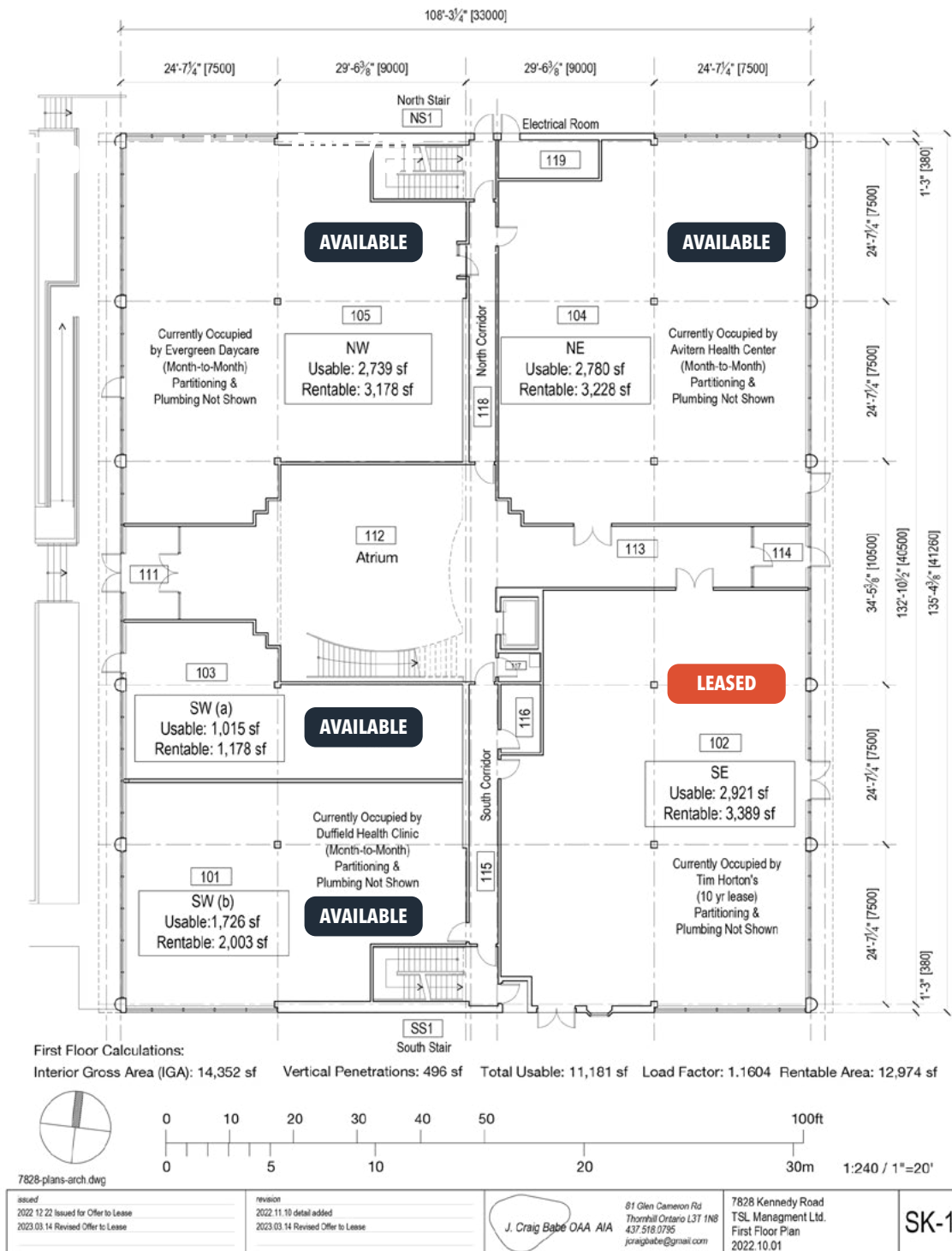
# Floor Plans



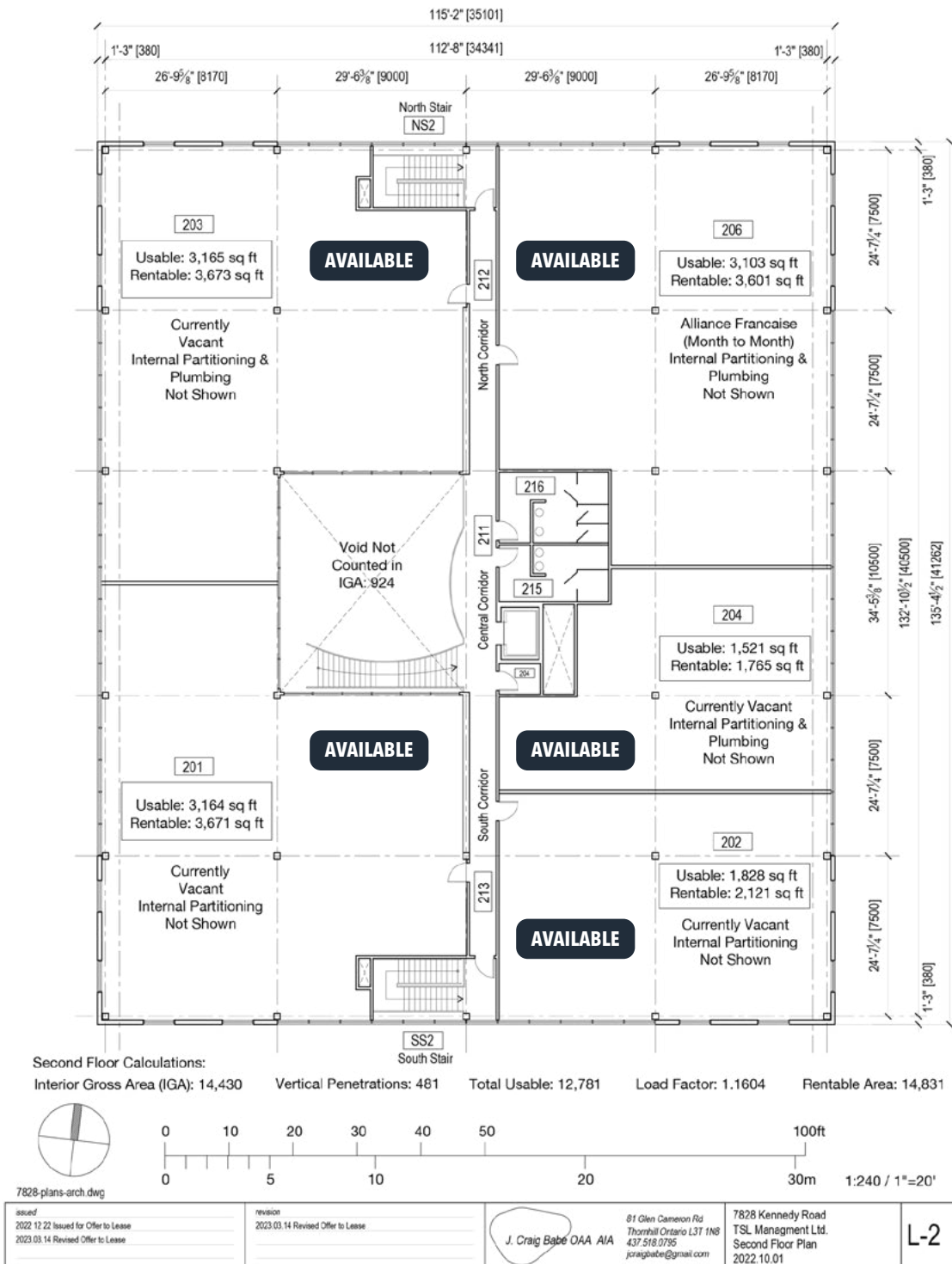
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# Floor Plans

First Floor - Asking \$30/SF



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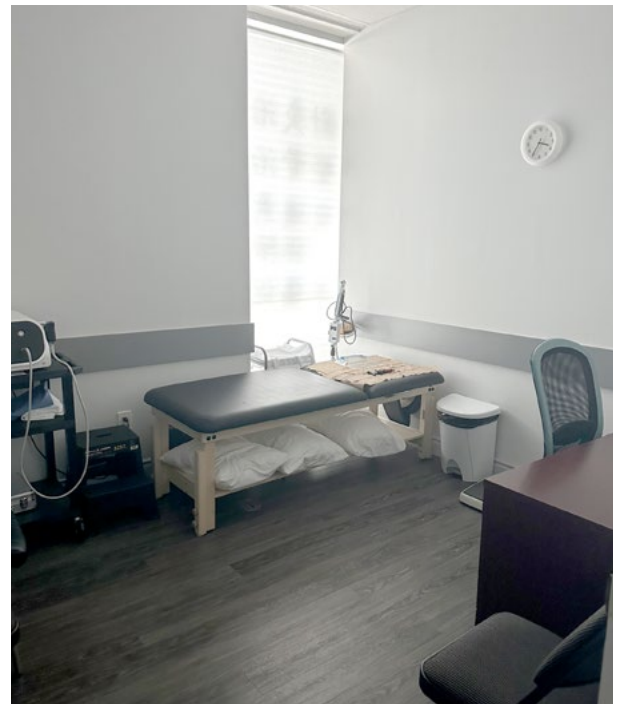
# Photos



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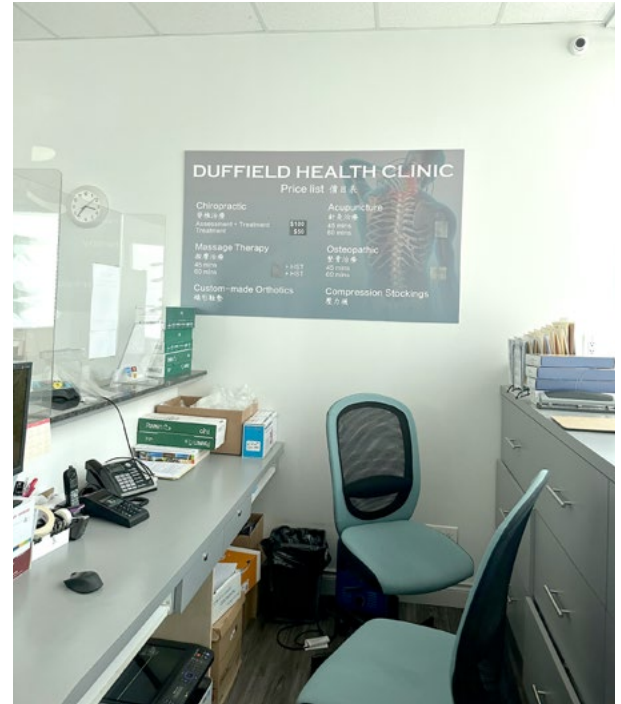
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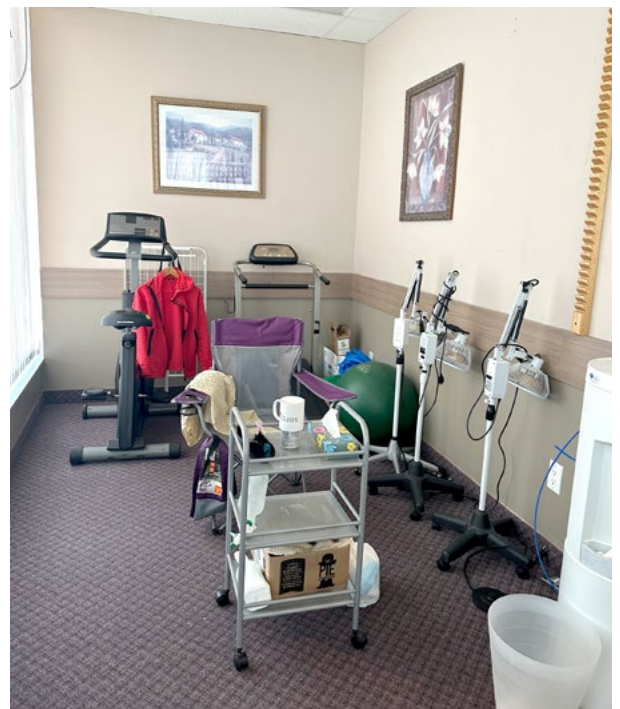
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