

**PROFESSIONAL  
BUILDING SPACE**

**FOR LEASE**



Attractive and well maintained  
3 storey professional building  
with easy access to HWY 401 and  
downtown Trenton.



**LOCATION**

- Located in the City of Quinte West
- 1.5 hours east of Toronto
- Close proximity to HWY 401
- Greater Bay of Quinter Population 223,000
- City of Quinte West located on the Bay of Quinte



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# PROFESSIONAL OFFICE SPACE FOR LEASE

**Total Available Space:** 7,052 SF

- +/- 3,660 SF on Lower Level
- +/- 3,398 SF on Upper Level

**Building Age:** 11 - 15 Years

**Zoning:**

SM-8 Service Industrial Special Zone

**Driveway:** Surfaced, Exclusive, Ample

**Construction:** Steel & Concrete

**Roof:** Rubber and Tar & Gravel

**Flooring:** Carpet wall to wall

**HWY Access:** HWY 401

**Distance to HWY:** Within 5 km

**Gas:** Enbridge Gas

**Water:** Quinte West (Municipal)

**Sewage:** Quinte West (Municipal)

**Electricity:** Hydro One

**Heating/Cooling:**

Forced Air-Gas / Central Air



**Comments:**

Attractive and well maintained 3 storey professional building with easy access to HWY 401 and downtown Trenton. Ideal for medical practitioners and other health related businesses. Landlord would consider subdividing the space.

**Included in Lease Costs:**

- Common Area Costs
- Exterior Maintenance
- Heat, Hydro, Water
- Taxes - Property
- Snow Removal

**LEASE RATES**

**Lower Level**

\$8.00 PSF, net, plus TMI (estimated at \$5.00 PSF for 2020), plus HST, utilities included.

**Upper Level**

\$10.00 PSF, net, plus TMI (estimated at \$5.00 psf for 2020), plus HST, utilities included.

**PROPERTY CONTACT**

Allan H. Lunenfeld, Broker

Royal LePage Proalliance Realty

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**COMMUNITY CONTACT**

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