

FOR LEASE

1359 & 1371 FLETCHER ROAD^{MLS®}



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PROPERTY HIGHLIGHTS

- ± 16,533 SF of contiguous, ready-for-occupancy office space available on the main floor
- ± 11,945 SF of finished office and shell space available on the second floor
- High quality finish in developed areas including washrooms and showers
- Over 160 paved and electrified parking stalls
 - One (1) stall per 256 SF
- ± 0.6 AC bare land development site offers warehouse, office or compound expansion option
- 12,966 SF leased to three (3) tenants
- Ease of access and egress to Circle Drive from the rapidly developing South West Industrial area
- Tenant improvement allowance available for qualified tenants

Occupying a prominent corner on Fletcher Road overlooking the Holiday Park Golf Course, this multi-tenant office building combines flexible, open office concepts with ample parking and ease of access to all areas of the City.

1359 & 1371
Fletcher
Road

Idylwyld Dr Fwy

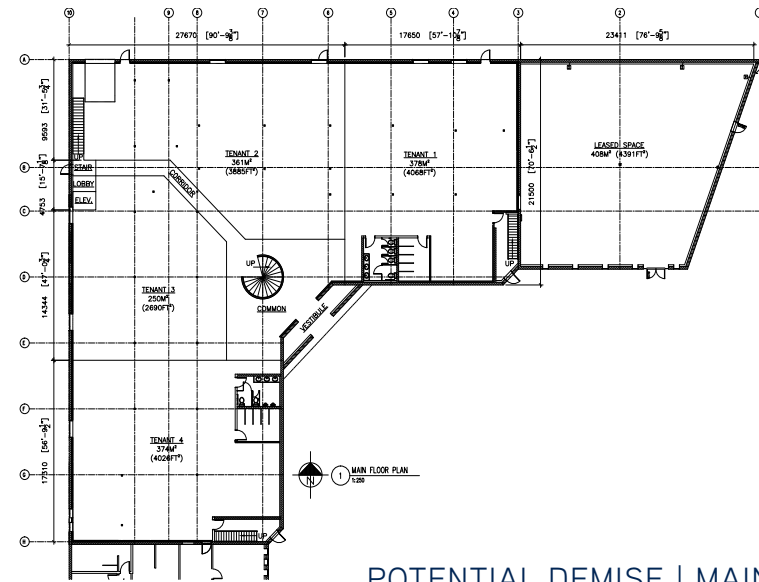
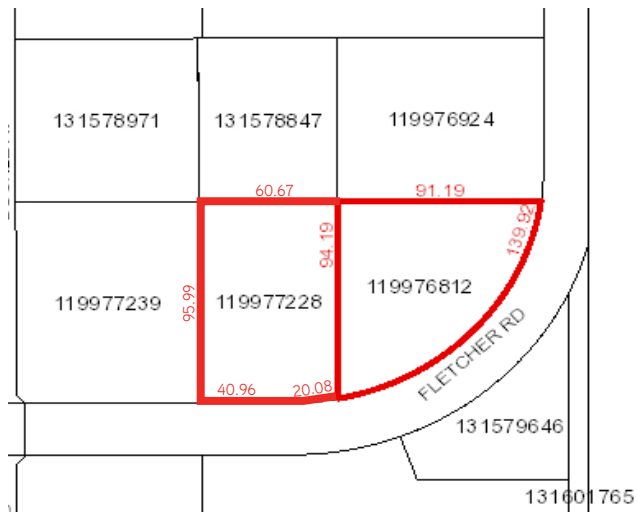
Circle Dr



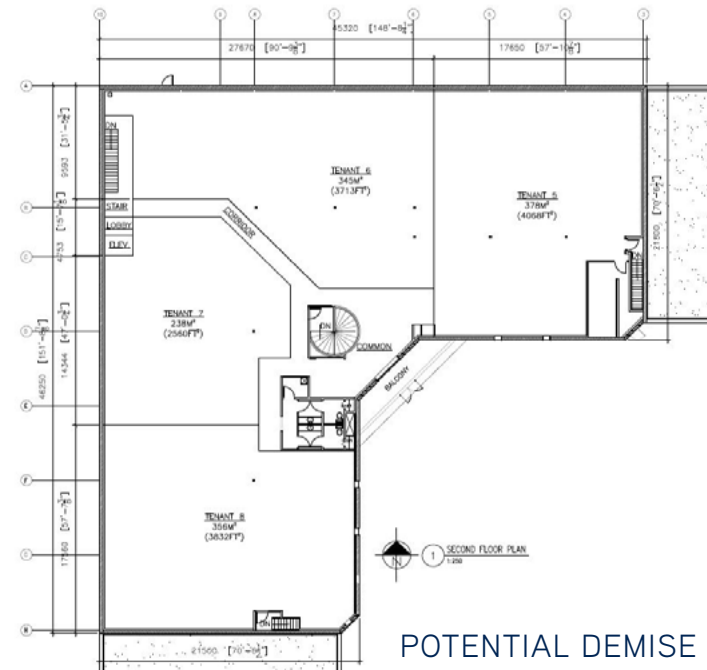
PROPERTY SPECIFICATIONS

AVAILABLE	Main Floor ± 3,000 SF to ± 16,553 SF Second Floor ± 6,000 SF to ± 11,945 SF Total 28,498 SF
BUILDING	42,547 SF
SITE	3.00 AC
ZONING	IL1 (Light Industrial)
PARCELS	119977228, 119976812
POSSESSION	Immediate
OCCUPANCY COSTS	\$6.00/SF (est.)
NET LEASE RATE	Main Floor \$14.00/SF Second Floor \$11.00/SF

LEGAL MAP



POTENTIAL DEMISE | MAIN FLOOR



POTENTIAL DEMISE | SECOND FLOOR

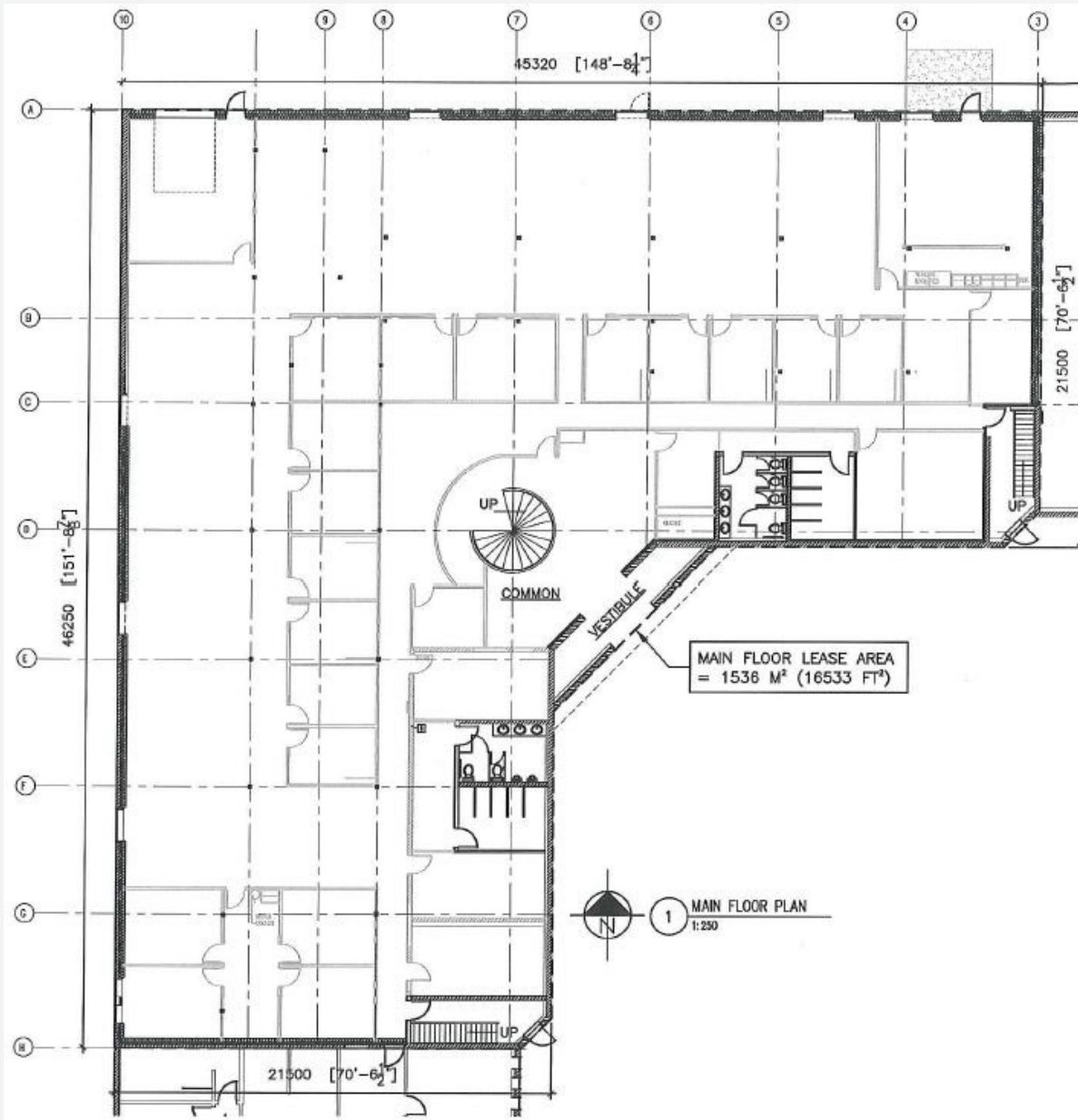
MULTI-TENANT OFFICE

MAIN FLOOR

- Flexible office sizes available starting at 3,000 SF for long-term tenancies
- Main floor can accommodate a single user up to 16,533 SF or up to 28,478 SF over two (2) floors
 - Landlord has preliminary plans to accommodate rear stairwell and elevator as required
- Main floor office improvements include reception, lobby, washrooms, showers, eighteen (18) offices, open work areas, boardrooms, lunch room and grade loading door in the northwest corner

SECOND FLOOR

- Flexible office sizes available starting at 6,000 SF for long-term tenancies
- Second floor can accommodate a single user up to 11,945 SF
 - Landlord has preliminary plans to accommodate rear stairwell and elevator as required
- Second floor space includes \pm 4,400 SF of executive offices, boardrooms and washrooms and \pm 7,500 of shell, flex space ready for improvements



CURRENT OFFICE CONFIGURATION

FUTURE DEVELOPMENT

1371 FLETCHER ROAD

- 1.47 AC lot is part paved with electrified parking stalls and part bare land
- \pm 0.60 AC bare land can accommodate a compound requirement or an additional \pm 13,000 SF office or warehouse expansion
- Potential for private rear entrance for second floor tenant from parking lot



PHOTO GALLERY





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