



For Lease: Office

72 Baldwin Street

Brand New Office Suites in Brooklin, Ontario

Lennard:

Here is where your business will *grow*.

lennard.com

72 Baldwin Street

Office suites available for lease along Baldwin Street (Highway 7) in the heart of Old Brooklyn.



Suites

201: 3,912 SF

204: 3,591 SF



Net Rent

\$15.00 PSF

Additional Rent

\$12.00 PSF



Availability

Immediate



Listing Agents

Mark McLaughlin*

Senior Vice President

416.419.5080

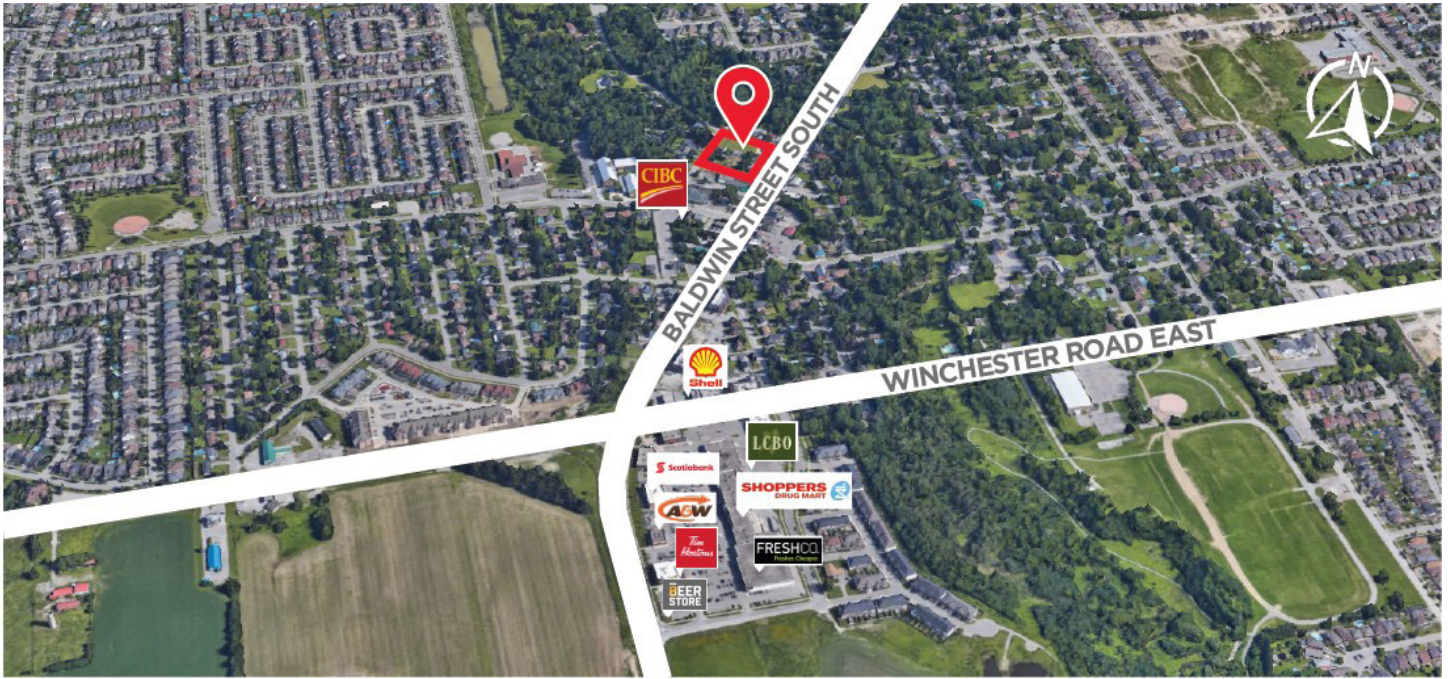
mmclaughlin@lennard.com

*Sales Representative

Property Highlights

- 2nd Floor Office Suites
- Quality Landlord
- Great parking
- Pylon and Building Signage available
- Many permitted uses
- Various amenities within a walking distance or short drive
- Just over 1 km drive to Highway 407

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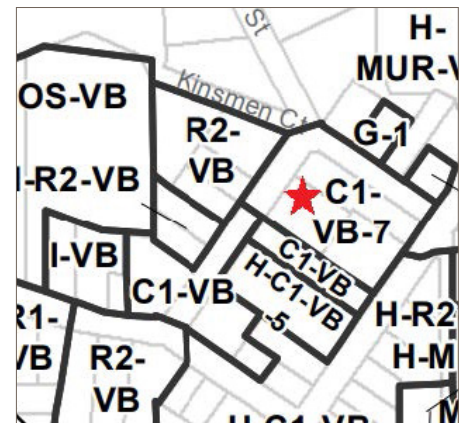
What's Near By

The new development is located approximately ten minutes away from Durham College and Ontario Tech University. The property is situated in the heart of Brooklin with nearby tenants such as Home Hardware, Ida Pharmacy, Shoppers Drug Mart, and much more. Approximately a five-minute drive to Highway 407 - Baldwin Street south interchange.

Zoning & Permitted Uses

Commercial 1 - Village Of Brooklin Zone (C1-VB-7)

- Artist or photographic studio
- Bakeshop
- Bed and Breakfast
- Establishment in a single detached dwelling
- Catalogue store
- Commercial school
- Convenience retail store
- Clinic
- Crisis centre
- Eating establishment
- Funeral home
- Financial institution
- Health club
- Hotel
- Office
- Public parking lot
- Personal service establishment
- Place of entertainment
- Postal station
- Private club
- Retail store
- Service/repair shop
- Veterinary clinic
- Public service
- and more



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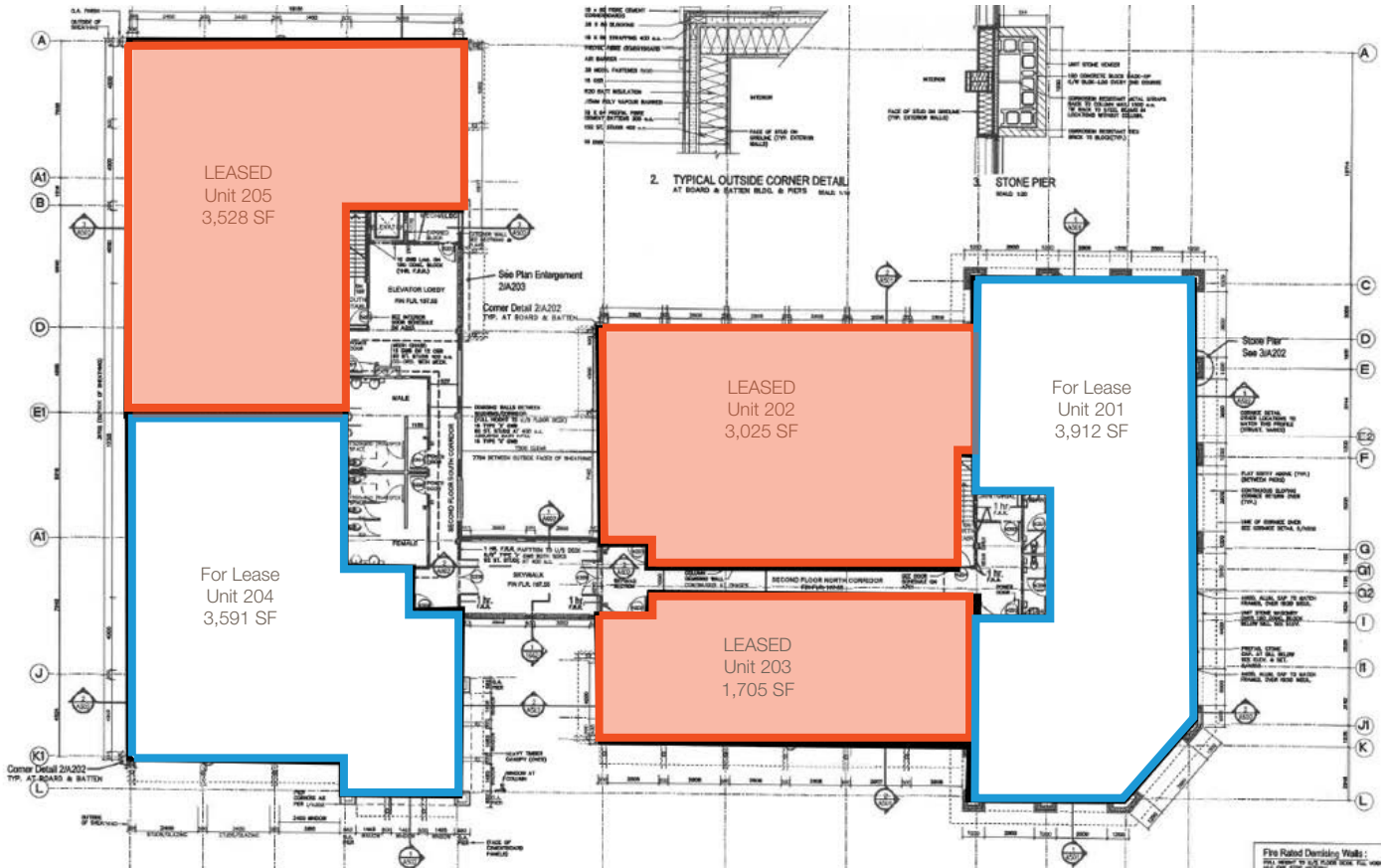
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Floor Plan



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*A bright future
for your business
is right here.*



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