

# 84 MARKET STREET

FOR LEASE

**1,630sf - 9,717sf**

**Delivery 4th Quater 2023**

**ED DOUCET**

Broker

**RE/MAX**  
COMMERCIAL

515 Park Road N, Brantford, ON

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# THE SPACE

## Shell Condition Specifications:

1. **Primed painted suite perimeter walls** (*partitions & doors by Tenant*)
2. **Prime painted open ceiling structure**
3. **Smooth bare concrete floor throughout** (*floor finishes by Tenant*)
4. **Separately metered suite HVAC equipment** (*distribution ductwork & diffusers by Tenant*)
5. **Separately metered suite electrical panel** (*distribution by Tenant*)
6. **Separately metered 3/4 inch domestic water service** (*distribution by Tenant*)
7. **Under floor sanitary drain** (*Tenant to tie in thr*)
8. **2 inch empty communication conduit from suite to DMARC utility room**



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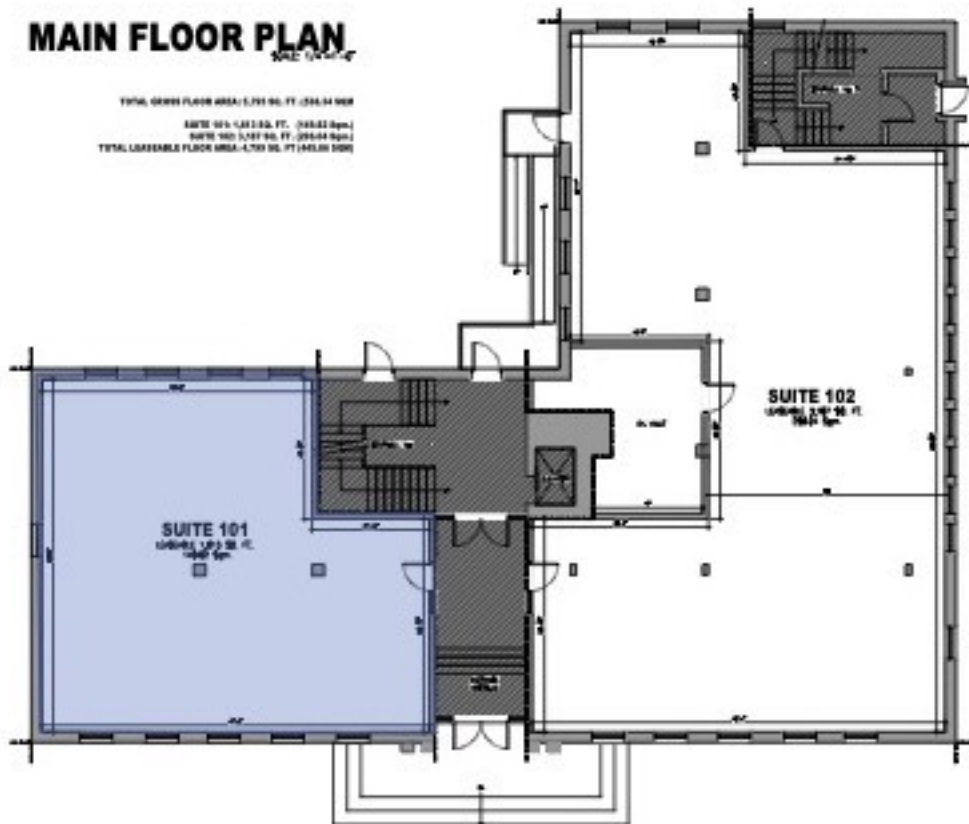
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Suite 101 1,613 sq.ft.



### MAIN FLOOR PLAN

TOTAL GROSS FLOOR AREA: 5,791 SQ. FT. (261.34 SQM)  
SUITE 101: 1,613 SQ. FT. (149.83 SQM)  
SUITE 102: 3,278 SQ. FT. (303.44 SQM)  
TOTAL LEASABLE FLOOR AREA: 4,791 SQ. FT. (443.28 SQM)



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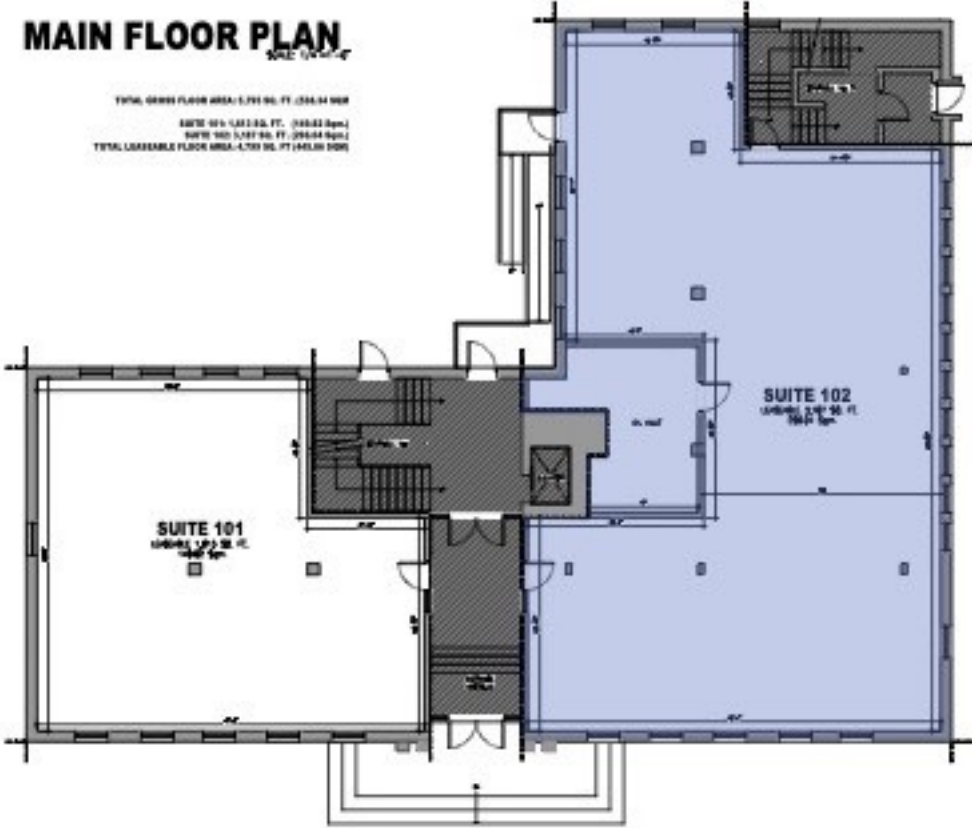
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Suite 102 3,187 sq.ft.



**MAIN FLOOR PLAN**

TOTAL GROSS FLOOR AREA: 5,791 SQ. FT. (536.34 SQM)  
SUITE 101: 1,421 SQ. FT. (132.62 SQM)  
SUITE 102: 3,187 SQ. FT. (295.64 SQM)  
TOTAL LEASABLE FLOOR AREA: 4,708 SQ. FT. (438.26 SQM)



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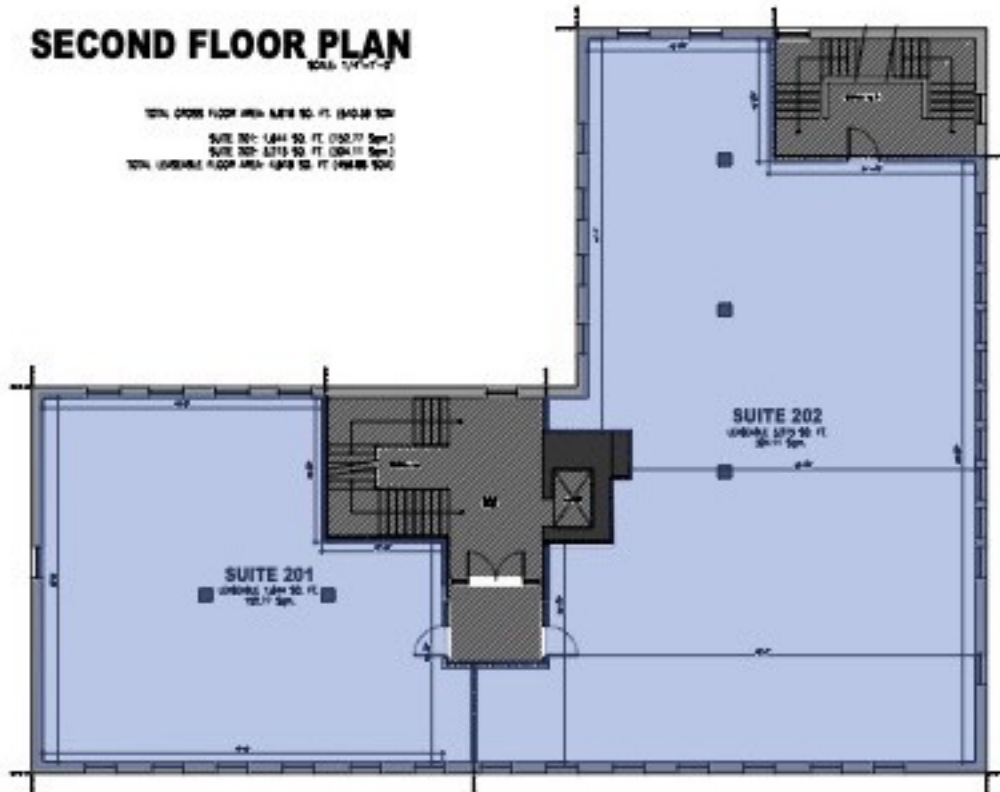


**Second Floor 5,816 sq.ft.**



## SECOND FLOOR PLAN

TOTAL GROSS FLOOR AREA: 15,400 SQ. FT.  
SUITE 201: 1,844 SQ. FT. (150.33 SQ. M.)  
SUITE 202: 3,972 SQ. FT. (366.11 SQ. M.)  
TOTAL LEASABLE FLOOR AREA: 5,816 SQ. FT. (540.44 SQ. M.)



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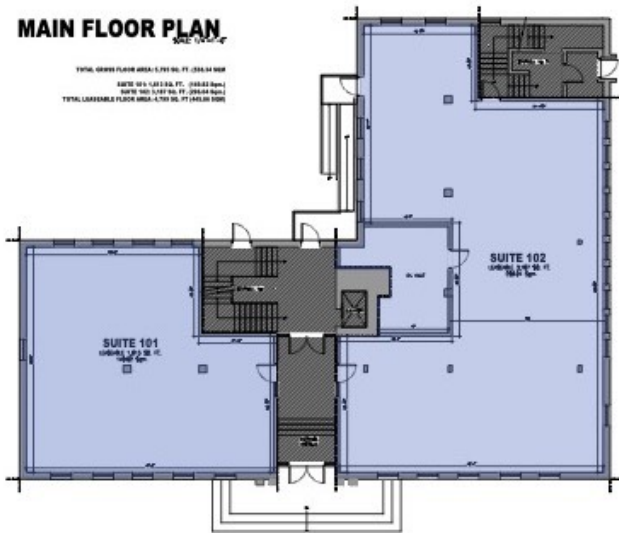
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**First & Second Floor 10,616 sq.ft.**



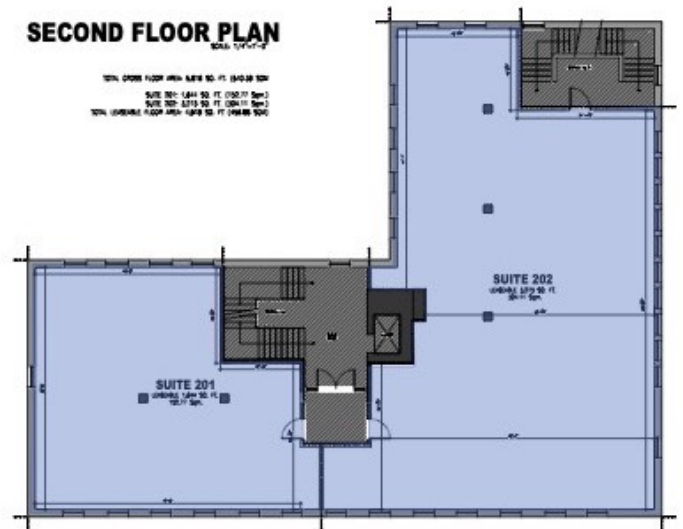
**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

TOTAL GROSS FLOOR AREA: 5,761 SQ. FT. (258.14 SQM)  
SUITE 101: 1,432 SQ. FT. (132.82 SQM)  
SUITE 102: 1,129 SQ. FT. (104.44 SQM)  
TOTAL LEASABLE FLOOR AREA: 2,561 SQ. FT. (237.28 SQM)



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

TOTAL GROSS FLOOR AREA: 4,876 SQ. FT. (450.88 SQM)  
SUITE 201: 1,434 SQ. FT. (132.87 SQM)  
SUITE 202: 1,129 SQ. FT. (104.44 SQM)  
TOTAL LEASABLE FLOOR AREA: 2,563 SQ. FT. (237.38 SQM)



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