



COMMERCIAL

OFFICE/RETAIL SPACE FOR LEASE

CEDAR POINTE BUSINESS PARK, BARRIE, ON

RATE:

\$12.00 - \$17.00 PSF

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**ED
LOWE**
LIMITED BROKERAGE

PROPERTY OVERVIEW

ADDRESS	4-75 CEDAR POINTE DRIVE, BARRIE, ON
LOCATION	DUNLOP ST W & HIGHWAY 400
PROPERTY	13 BUILDING SINGLE STORY, MULTI-USE COMPLEX
PARKING	AMPLE PARKING
HEATING	CENTRAL HEATING & COOLING
UTILITIES	TENANT PAYS GAS & HYDRO
PYLON SIGN	ADDITIONAL \$60/MTH PER SIGN
ZONING	C4-GENERAL COMMERCIAL
ADDITIONAL INFORMATION	· VARIETY OF SPACE OPTIONS · SOME UNITS HAVE HIGH VISIBILITY TO HIGHWAY 400 OR DUNLOP ST. W. · KITCHENETTES IN SOME UNITS · ADDITIONAL MEZZANINE SPACE IN SOME UNITS · FIBRE INTERNET LINES AVAILABLE · SHOPPING, RESTAURANTS NEARBY · PUBLIC TRANSIT



4 CPD-UNIT B1



4 CPD-UNIT B2



4 CPD-UNIT D



4 CPD-UNIT F



4 CPD-UNIT I



4 CPD UNITS K1-L



4 CPD UNIT O



14 CPD UNIT 1504



15 CPD UNIT 24



35 CPD UNIT 33 -34



35 CPD UNIT 37



35 CPD UNIT 38



55 CPD UNIT 606A



55 CPD # 613 HWY ENTRANCE



64 CPD-UNIT 1409



74 CPD UNIT 1014/1015



74 CPD UNIT 1016



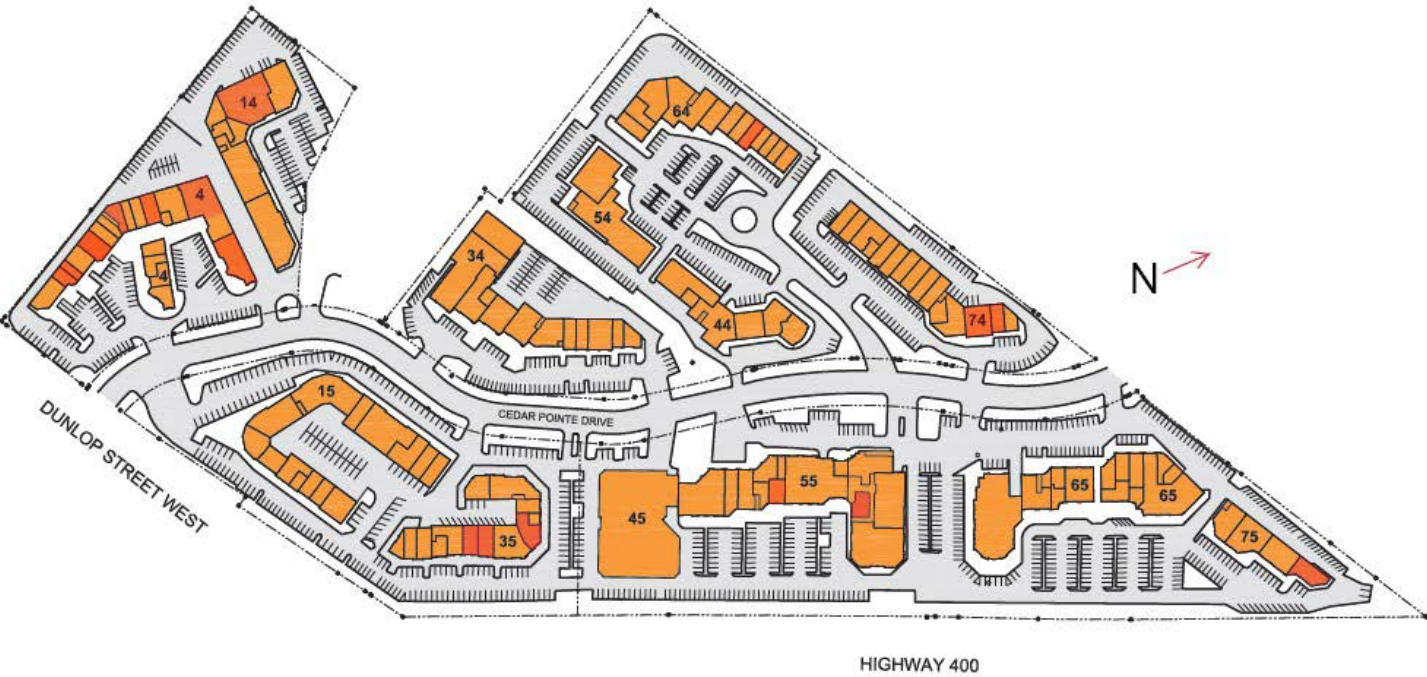
75 CPD-UNIT 907-908

Units Available

UNITS	UNIT AREA	NET RENT	TMI	MONTHLY RENT*
4 CEDAR POINTE DR #B1	896 SF	\$12.00/SF	\$9.09/SF	\$1574.72
4 CEDAR POINTE DR #B2	661 SF	\$12.00/SF	\$9.09/SF	\$1,161.71
4 CEDAR POINTE DR #B1 & B2	1557 SF	\$12.00/SF	\$9.09/SF	\$2,736.43
4 CEDAR POINTE DR #D	1884 SF	\$12.00/SF	\$9.09/SF	\$3,311.13
4 CEDAR POINTE DR #F	1177 SF	\$12.00/SF	\$9.09/SF	\$2,068.58
4 CEDAR POINTE DR I	1509 SF	\$12.00/SF	\$9.09/SF	\$2,652.07
4 CEDAR POINTE DR K - L	4340 SF	\$12.00/SF	\$9.09/SF	\$7,627.55
4 CEDAR POINTE DR O	2603 SF	\$12.00/SF	\$9.09/SF	\$4,574.77
14 CEDAR POINTE DR #1504	6772 SF	\$16.50/SF	\$9.16/SF	\$14,480.79
15 CEDAR POINTE DR #24	1567 SF	\$17.00/SF	\$9.05 SF	\$3,401.70
35 CEDAR POINTE DR. #33 - 34	2010 SF	\$16.50/SF	\$9.08/SF	\$4,284.65
35 CEDAR POINTE DR. #37	1748 SF	\$16.50/SF	\$9.08/SF	\$3,726.15
35 CEDAR POINTE DR. #38	1590 SF	\$16.50/SF	\$9.08/SF	\$3,389.35
35 CEDAR POINTE DR. #37 & 38	3338 SF	\$16.50/SF	\$9.08/SF	\$7,115.50
55 CEDAR POINTE DR. #606A	1374 SF	\$16.50/SF	\$9.20/SF	\$2,942.65
55 CEDAR POINTE DR. #613	1715 SF	\$16.50/SF	\$12.72/SF	\$4,176.03 UTIL INCL)
64 CEDAR POINTE DR. #1409	1265 SF	\$16.50/SF	\$9.15/SF	\$2,703.94
74 CEDAR POINTE DR 1014/1015	2825 SF	\$16.50/SF	\$9.15/SF	\$6,038.44
74 CEDAR POINTE DR 1016	1292 SF	\$16.50/SF	\$9.15/SF	\$2,761.65
75 CEDAR POINTE DR #907-908	2175 SF	\$16.50/SF	\$9.21/SF	\$4,659.94
				* + HST, UTILITIES

Site Plan

SITE PLAN



HIGHWAY 400

All information furnished regarding property for sale rent or financing is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof, and same is submitted, subject of errors, omissions, change of price prior to sale, leasing or financing or withdrawn without notice.

Floor Plan

4 CEDAR POINTE DR UNIT #B1

896 SF Available

NET RENT

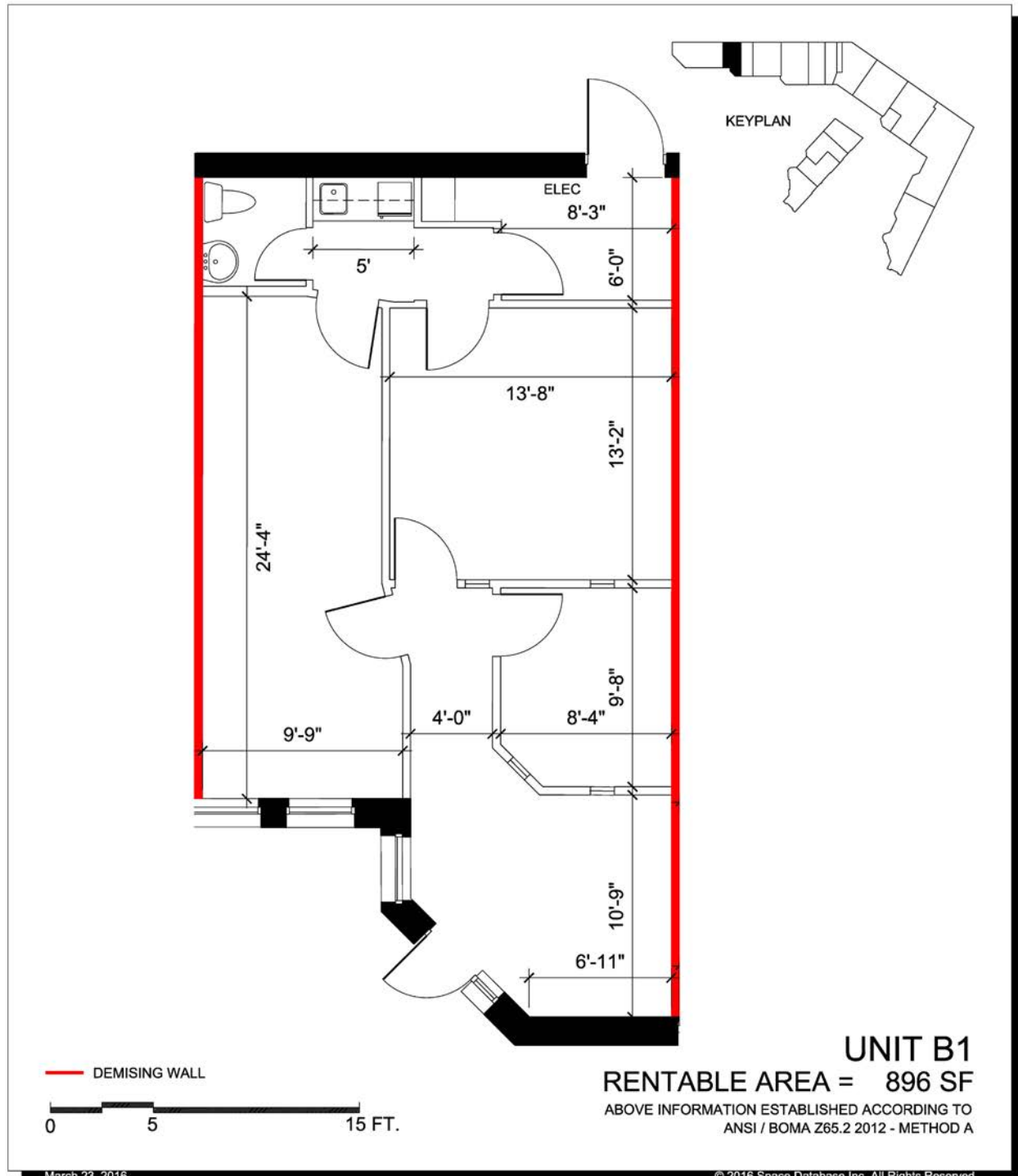
TMI

MONTHLY RENT

\$12.00/SF

\$9.09/SF

\$1,574.72



4 Cedar Pointe Drive
Barrie, ON
Unit B1

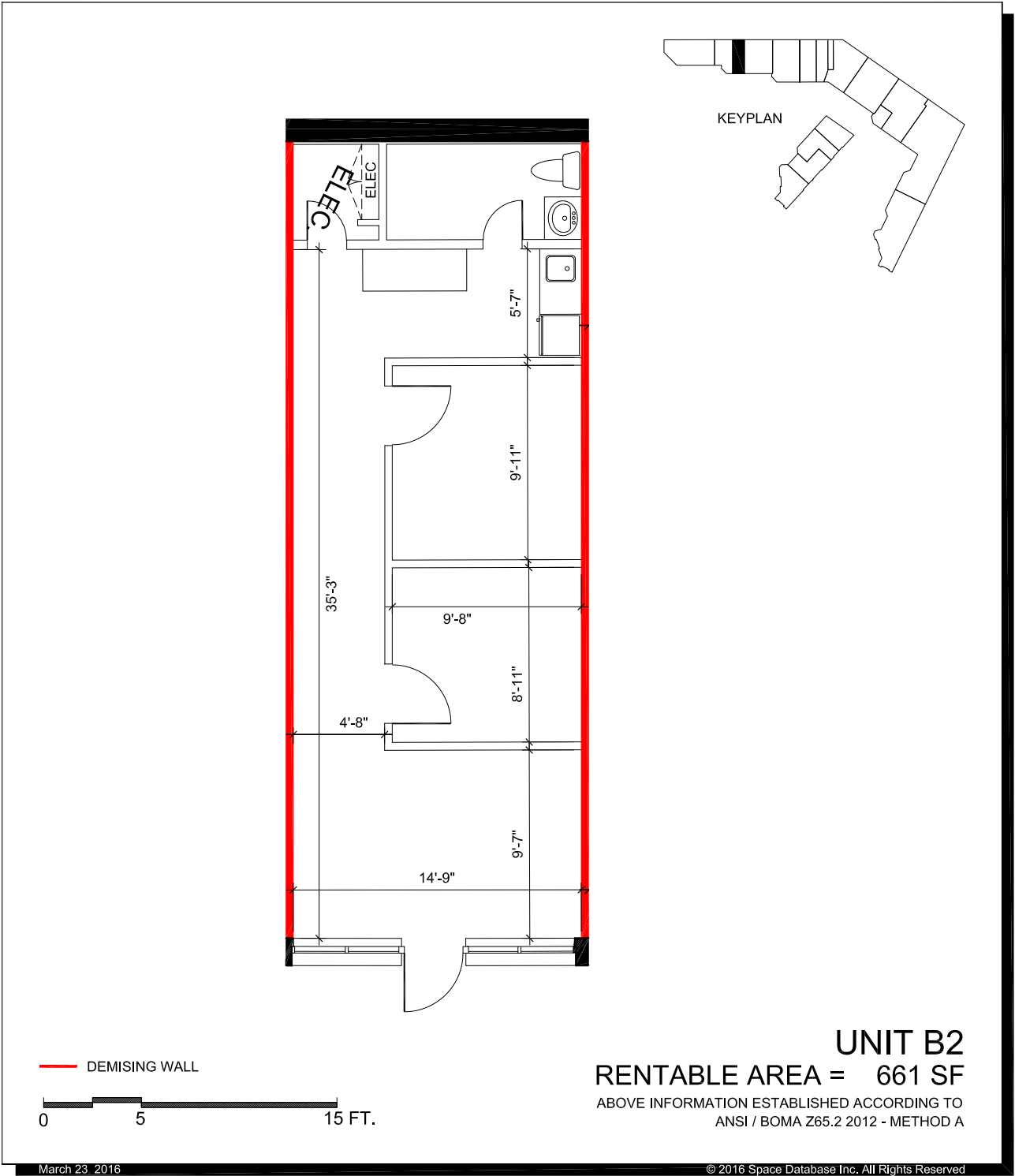


Floor Plan

4 CEDAR POINTE DR UNIT #B2

661 SF Available

NET RENT	TMI	MONTHLY RENT
\$12.00/SF	\$9.09/SF	\$1,161.71



March 23, 2016

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4 Cedar Pointe Drive
Barrie, ON
Unit B2



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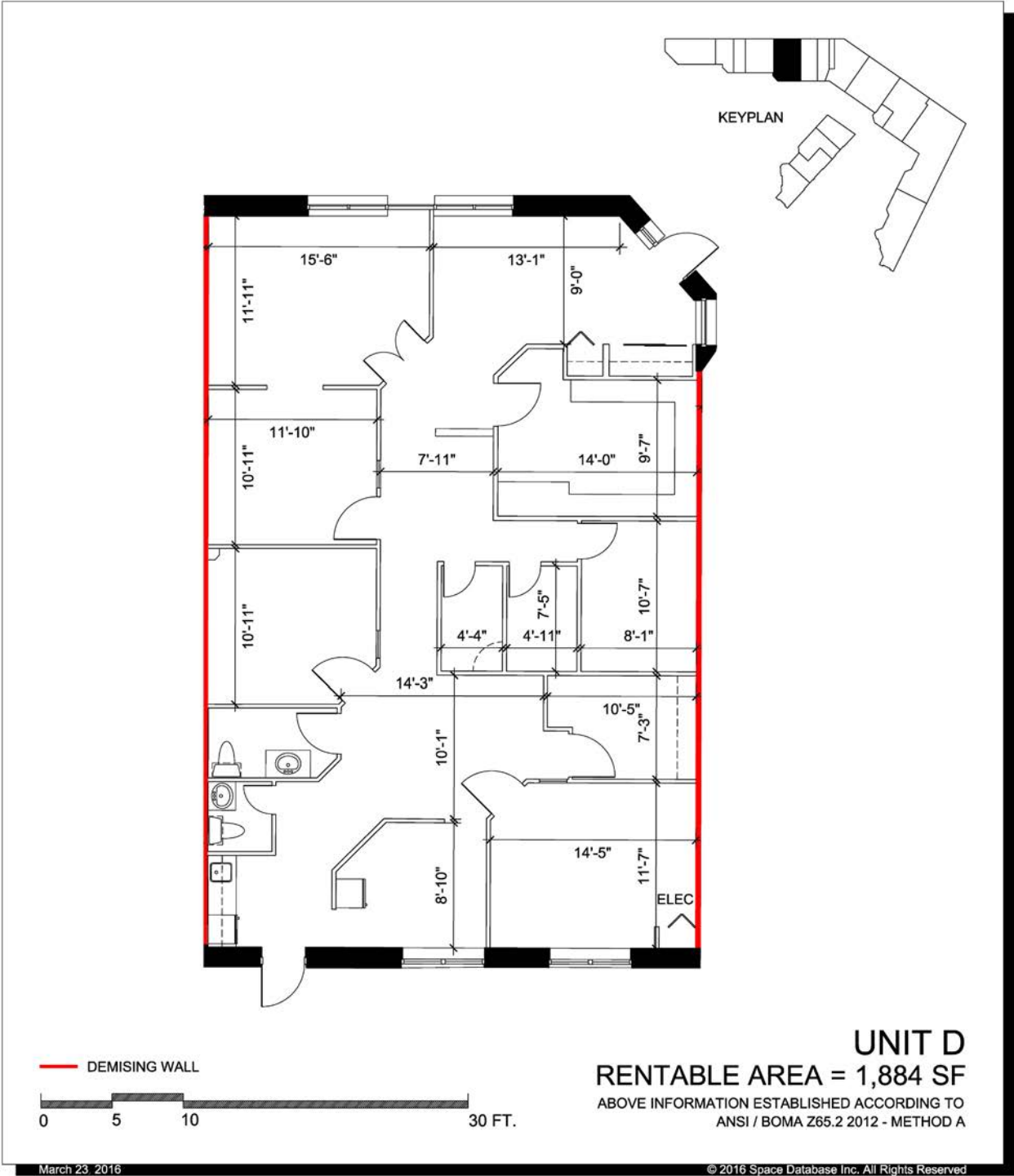


Floor Plan

1884 SF Available

4 CEDAR POINTE DR UNIT #D

NET RENT	TMI	MONTHLY RENT
\$12.00/SF	\$9.09/SF	\$3,311.13



4 Cedar Pointe Drive
Barrie, ON
Unit D



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Floor Plan

4 CEDAR POINTE DR UNIT #F

1177 SF Available

NET RENT

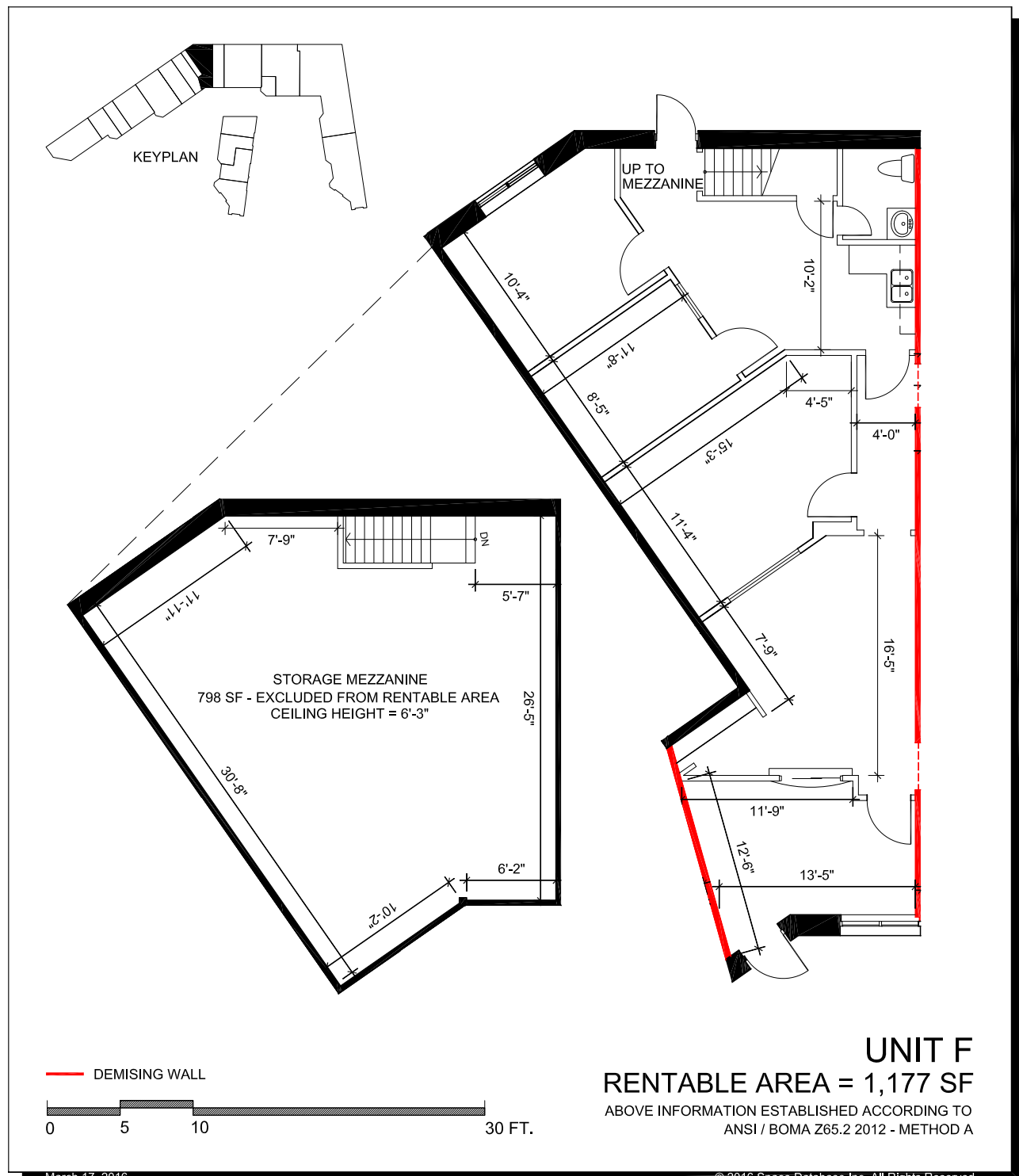
TMI

MONTHLY RENT

\$12.00/SF

\$9.09/SF

\$2,068.58

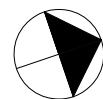


March 17, 2016

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4 Cedar Pointe Drive
Barrie, ON
Unit F



Floor Plan

4 CEDAR POINTE DR UNIT #i

1509 SF Available

NET RENT

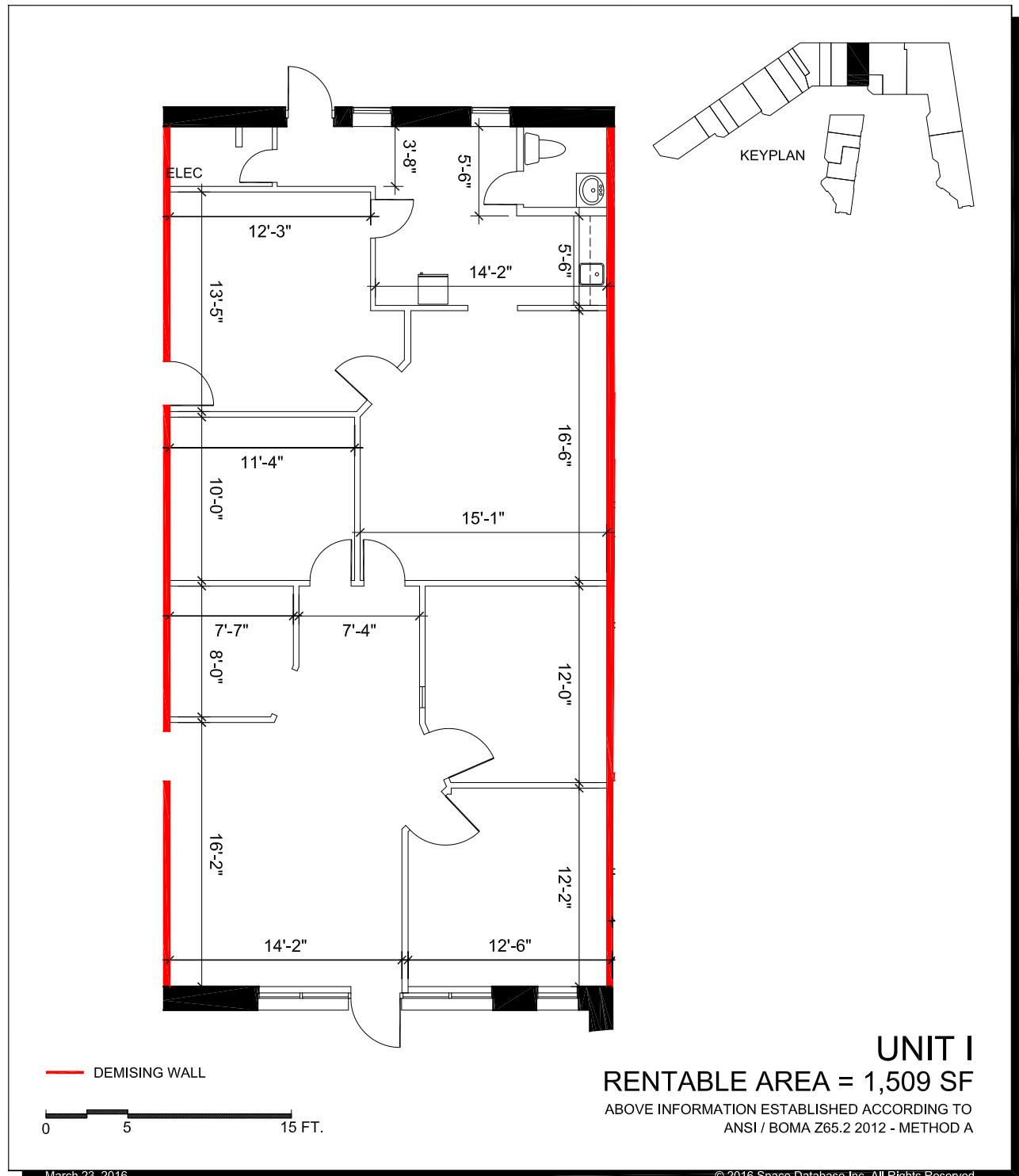
TMI

MONTHLY RENT

\$12.00/SF

\$9.09/SF

\$2,652.07

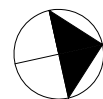


March 23, 2016

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4 Cedar Pointe Drive
Barrie, ON
Unit I

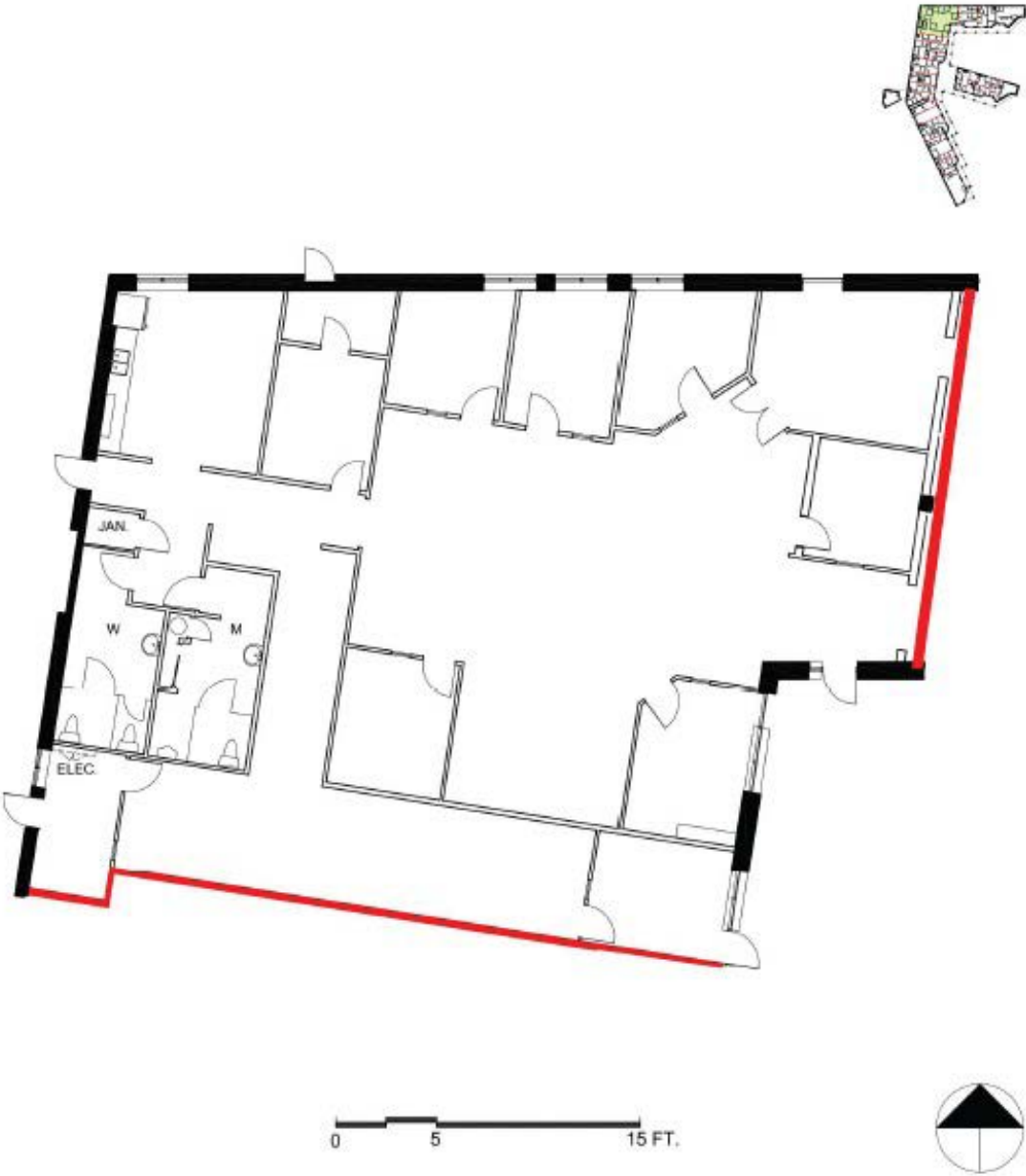


Floor Plan

4340 SF Available

4 CEDAR POINTE DR UNIT #K - L

NET RENT	TMI	MONTHLY RENT
\$12.00/SF	\$9.09/SF	\$7,627.55



Floor Plan

4 CEDAR POINTE DR UNIT #O

2603 SF Available

NET RENT

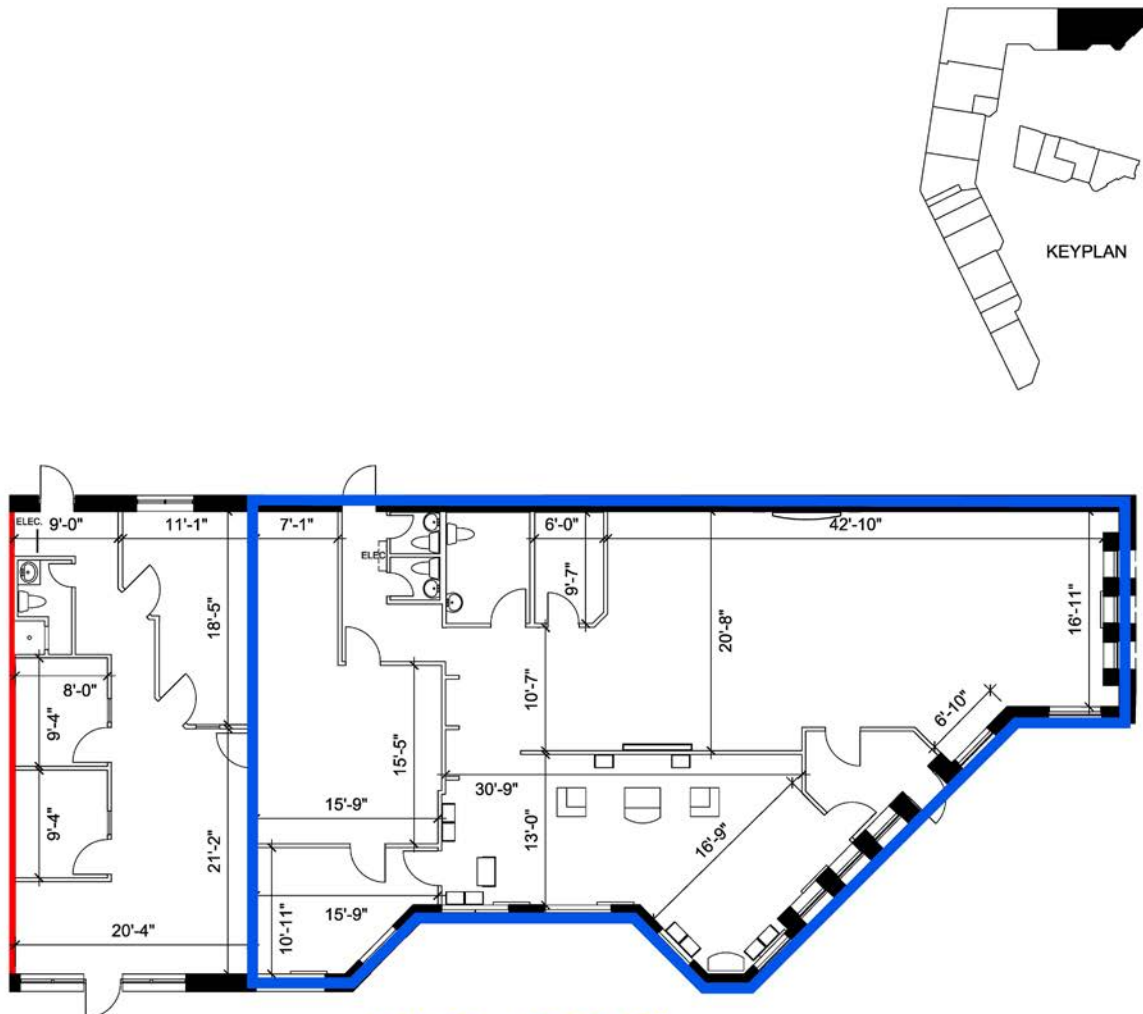
TMI

MONTHLY RENT

\$12.00/SF

\$9.09/SF

\$4,574.77



Unit O = 2,603 SF

DEMISING WALL

0 10 50 FT.

UNIT N-O
RENTABLE AREA = 3,503 SF

ABOVE INFORMATION ESTABLISHED ACCORDING TO
ANSI / BOMA Z65.2 2012 - METHOD A

March 23, 2016

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4 Cedar Pointe Drive
Barrie, ON
Unit N-O



Floor Plan

14 CEDAR POINTE DR UNIT #1504

6772 SF Available

NET RENT

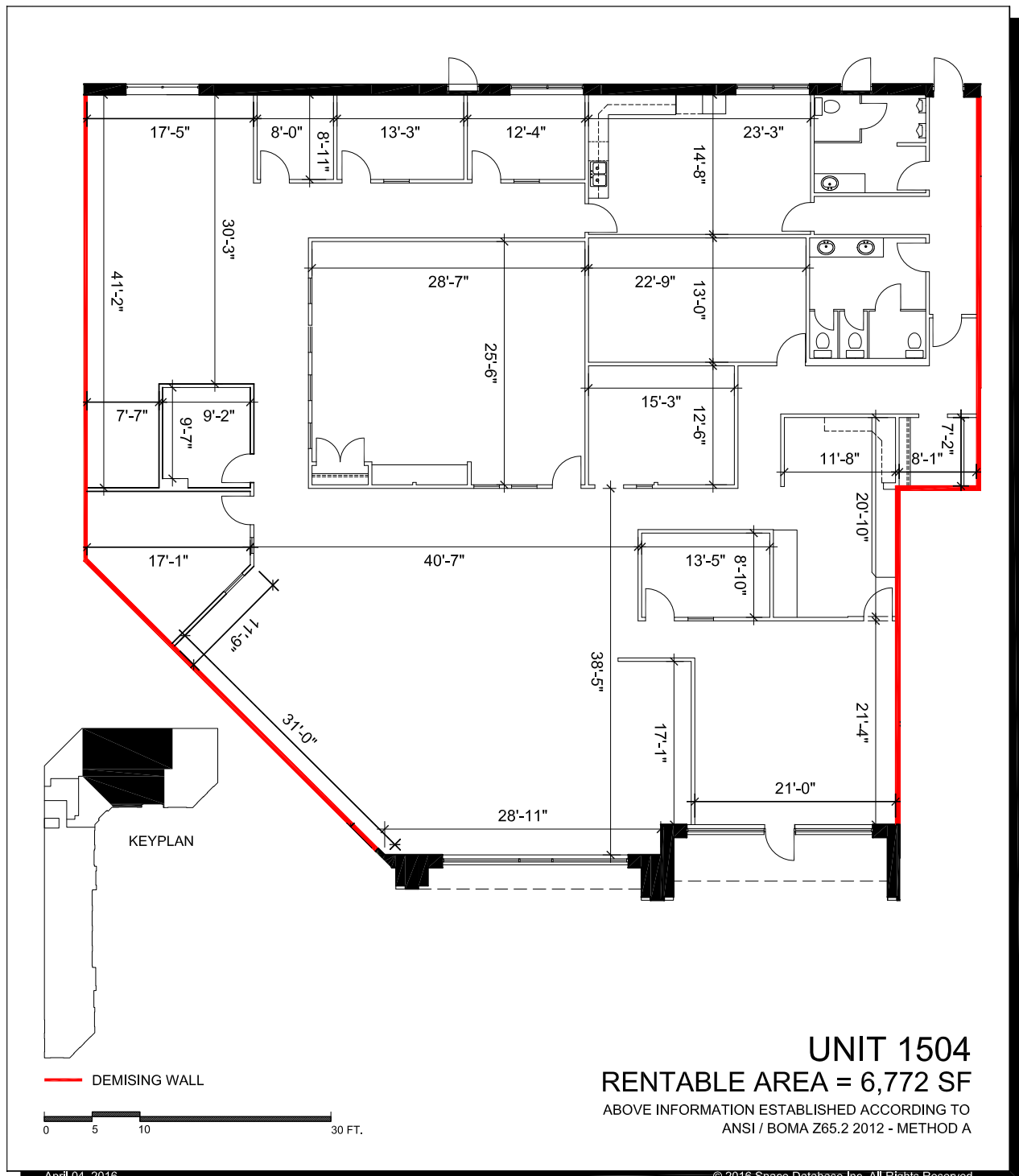
TMI

MONTHLY RENT

\$16.50/SF

\$9.16/SF

\$14,480.79

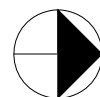


April 04, 2016

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14 Cedar Pointe Drive
Toronto, ON
Unit 1504



Floor Plan

15 CEDAR POINTE DR UNIT #24

1567 SF Available

NET RENT

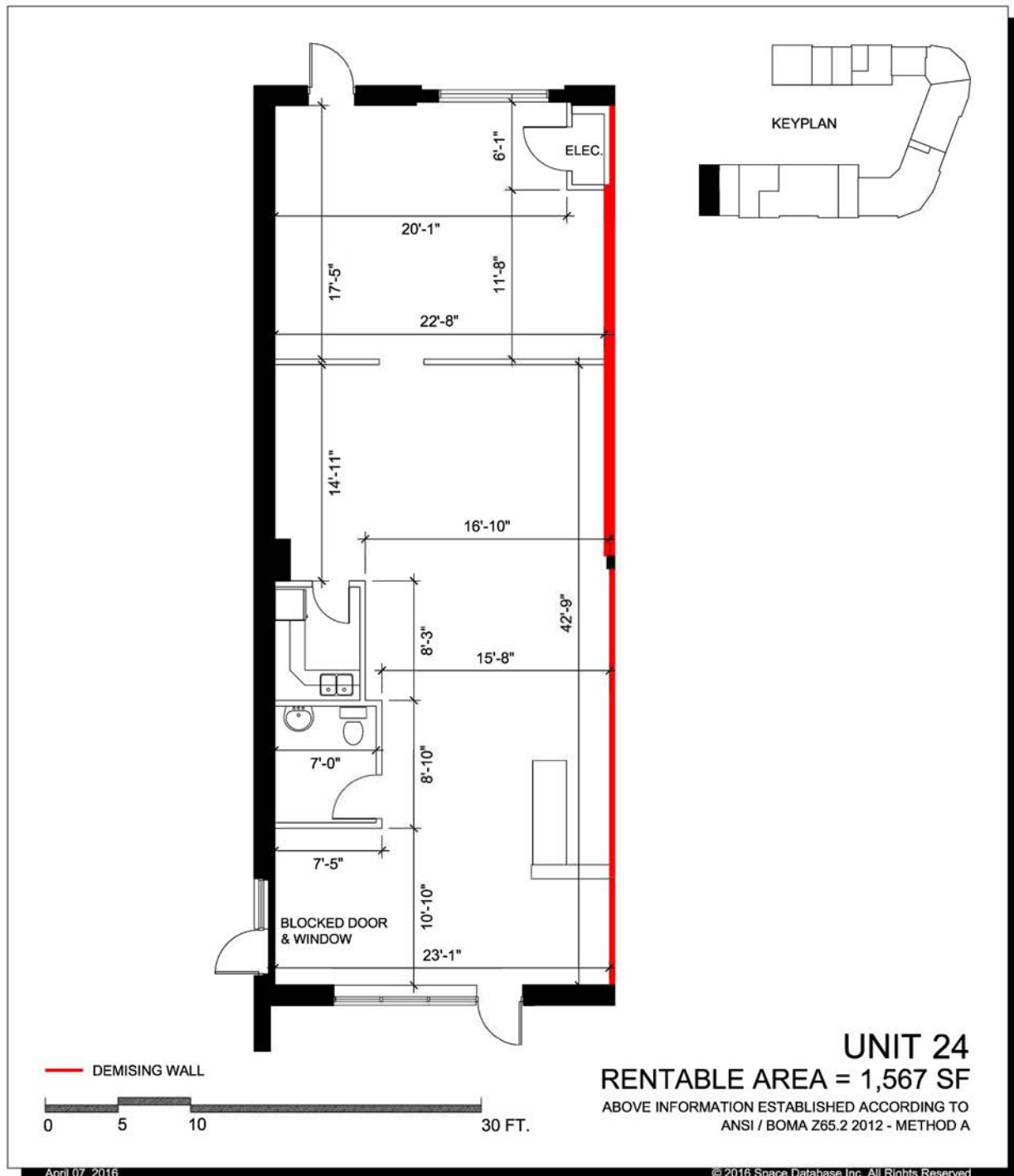
TMI

MONTHLY RENT

\$17.00/SF

\$9.05/SF

\$3,401.70



15 Cedar Pointe Drive
Barrie, ON
Unit 24



Floor Plan

35 CEDAR POINTE DR UNIT #33-34

2010 SF Available

NET RENT

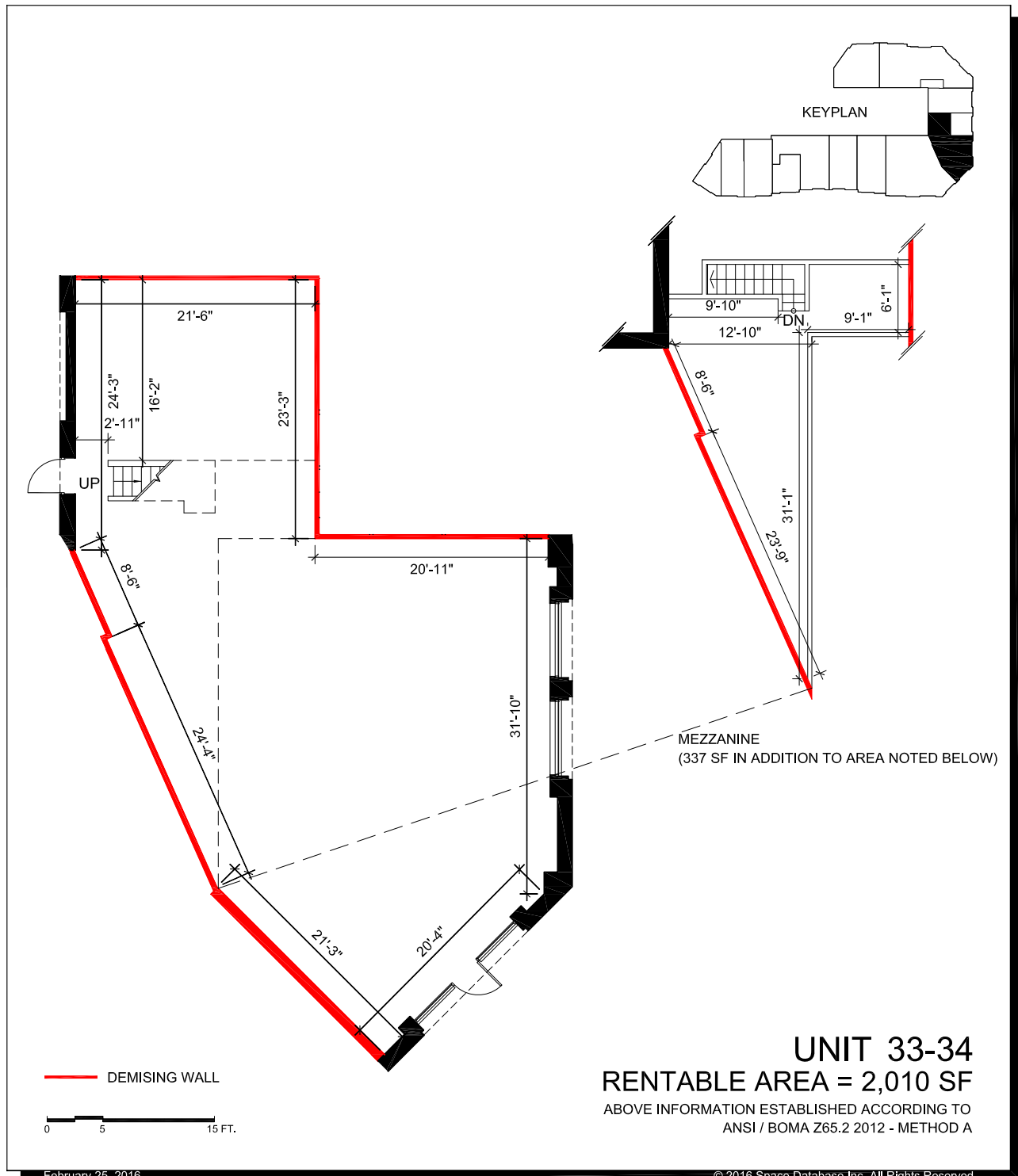
TMI

MONTHLY RENT

\$16.50/SF

\$9.08/SF

\$4,284.65

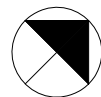


February 25, 2016

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35 Cedar Pointe Drive
Barrie, ON
Unit 33-34

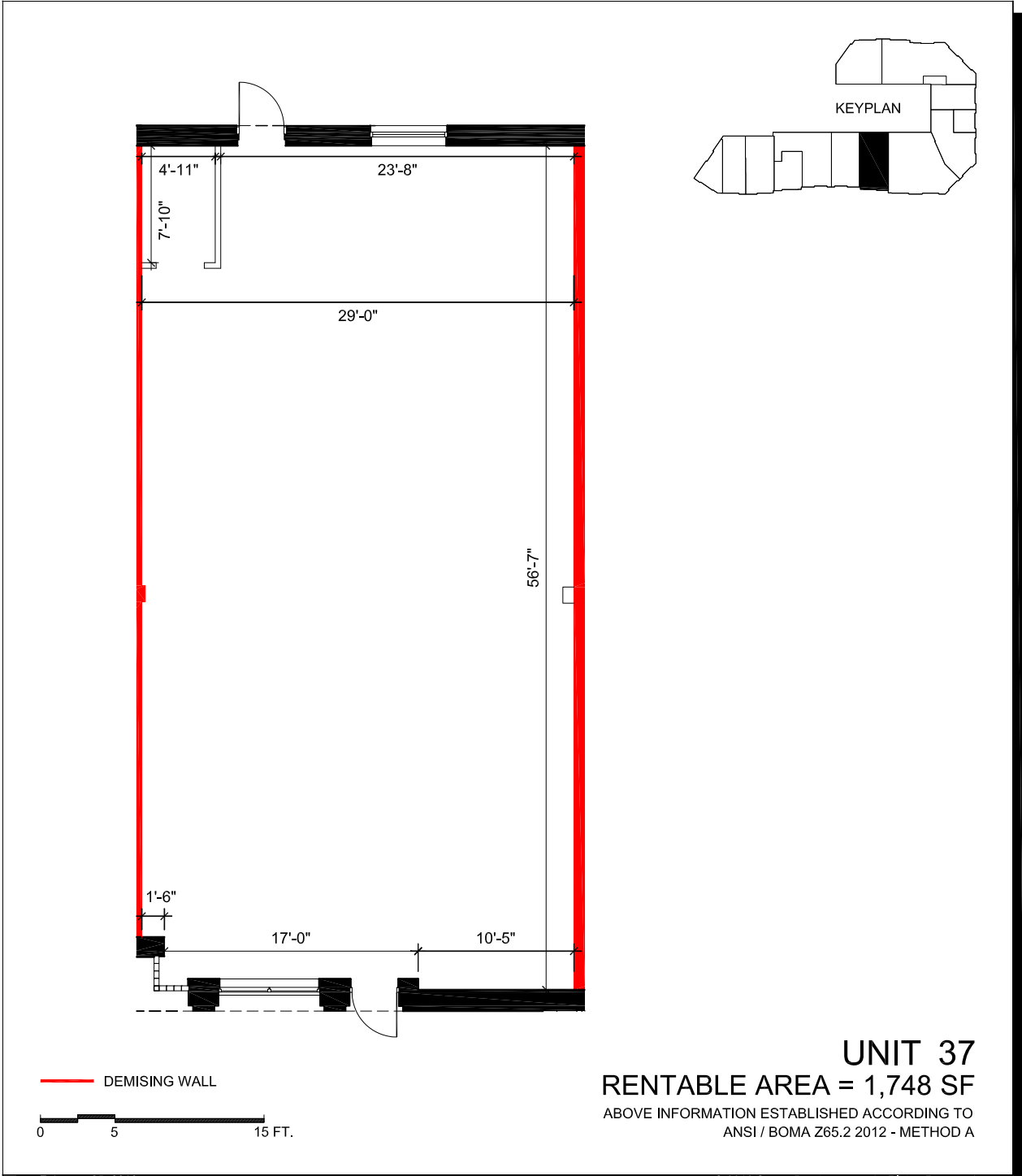


Floor Plan

35 CEDAR POINTE DR UNIT #37

1748 SF Available

NET RENT	TMI	MONTHLY RENT
\$16.50/SF	\$9.08/SF	\$3,726.15



February 25, 2016

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35 Cedar Pointe Drive
Barrie, ON
Unit 37



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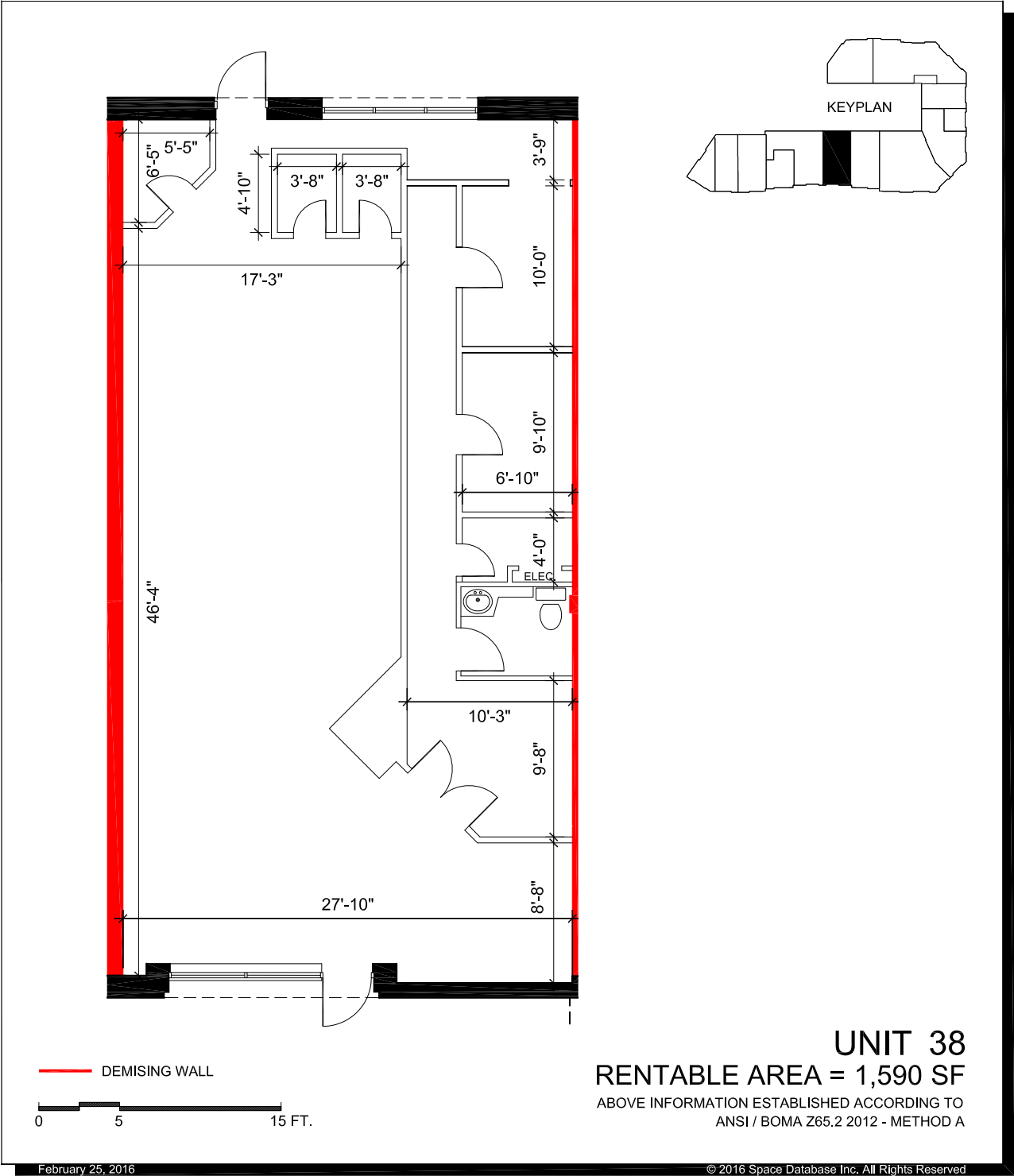


Floor Plan

35 CEDAR POINTE DR UNIT #38

1590 SF Available

NET RENT	TMI	MONTHLY RENT
\$16.50/SF	\$9.08/SF	\$3,389.35



35 Cedar Pointe Drive
Barrie, ON
Unit 38



Floor Plan

55 CEDAR POINTE DR #606A

1374 SF Available

NET RENT

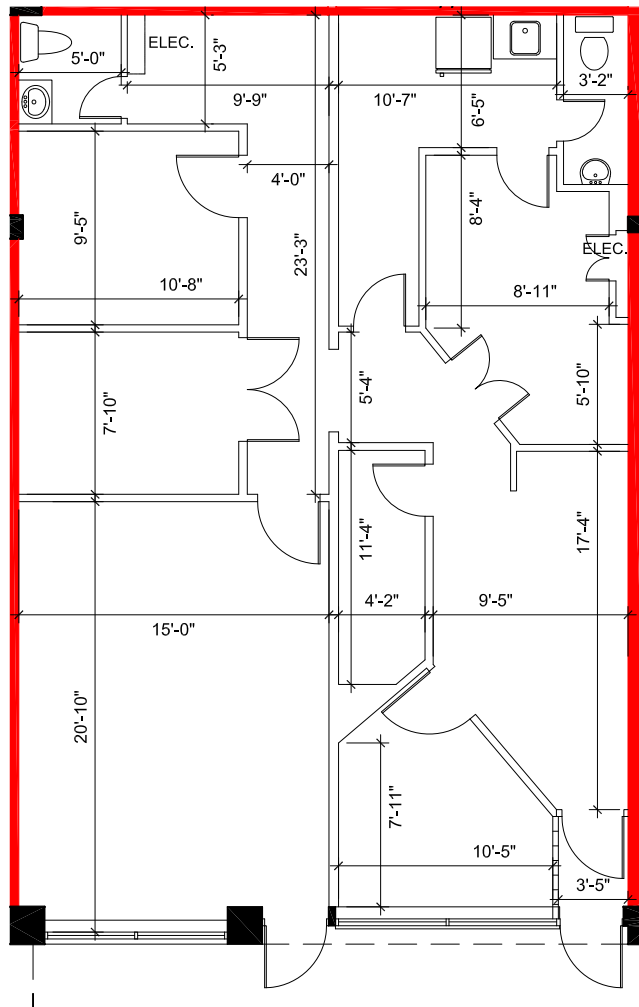
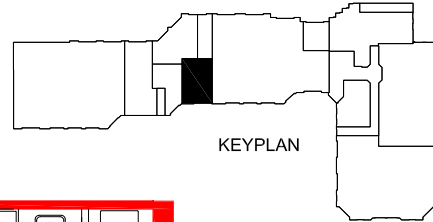
TMI

MONTHLY RENT

\$16.50/SF

\$9.20/SF

\$2,942.65



DEMISING WALL

0 5 15 FT.

UNIT 606A
RENTABLE AREA = 1,374 SF

ABOVE INFORMATION ESTABLISHED ACCORDING TO
ANSI / BOMA Z65.2 2012 - METHOD A

January 28, 2016

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55 Cedar Pointe Drive
Barrie, ON
Unit 606A



Floor Plan

1715 SF Available

55 CEDAR POINTE DR #613
UTILITIES INCLUDED

NET RENT

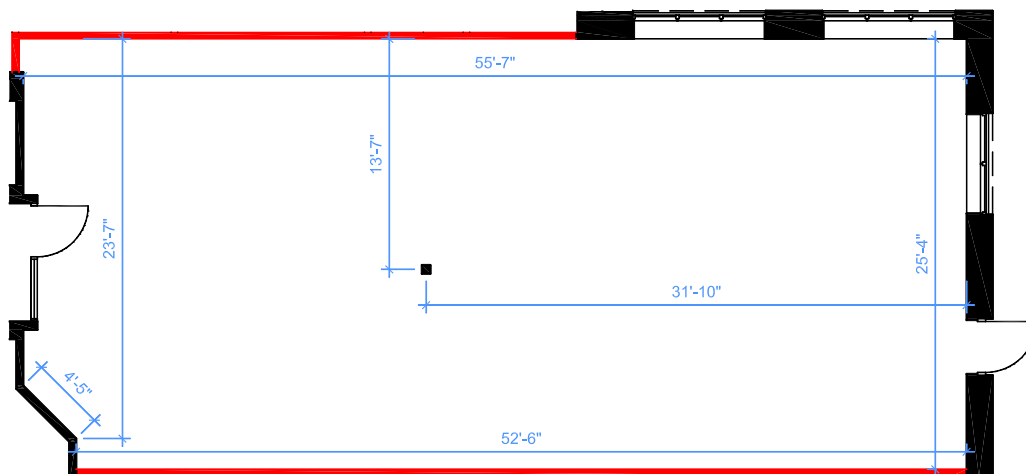
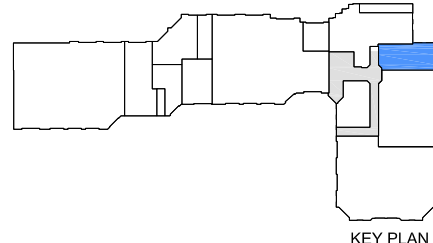
TMI

MONTHLY RENT

\$16.50/SF

\$12.72/SF

\$4,176.03



DEMISING WALL

0 5 25 FT.

UNIT 613
RENTABLE AREA = 1,715 SF

ABOVE INFORMATION ESTABLISHED ACCORDING TO
ANSI / BOMA Z65.2 2012 - METHOD A

August 07, 2018

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55 Cedar Pointe Drive
Barrie, ON
Unit 613



Floor Plan

64 CEDAR POINTE DR #1409

1265 SF Available

NET RENT

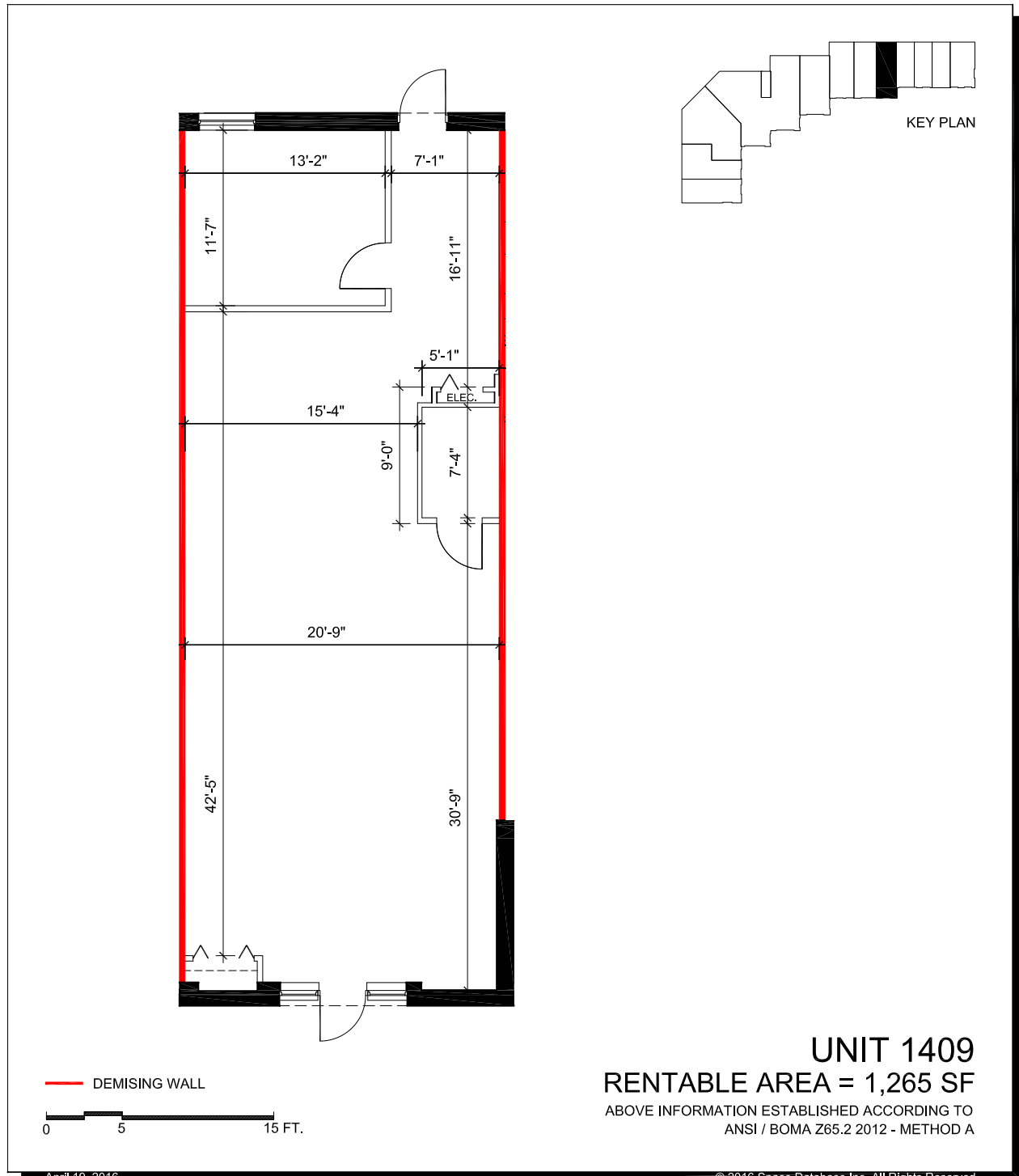
TMI

MONTHLY RENT

\$16.50/SF

\$9.15/SF

\$2,703.94



April 19, 2016

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64 Cedar Pointe Drive
Barrie, ON
Unit 1409



Floor Plan

74 CEDAR POINTE DR #1014/1015

2825 SF Available

NET RENT

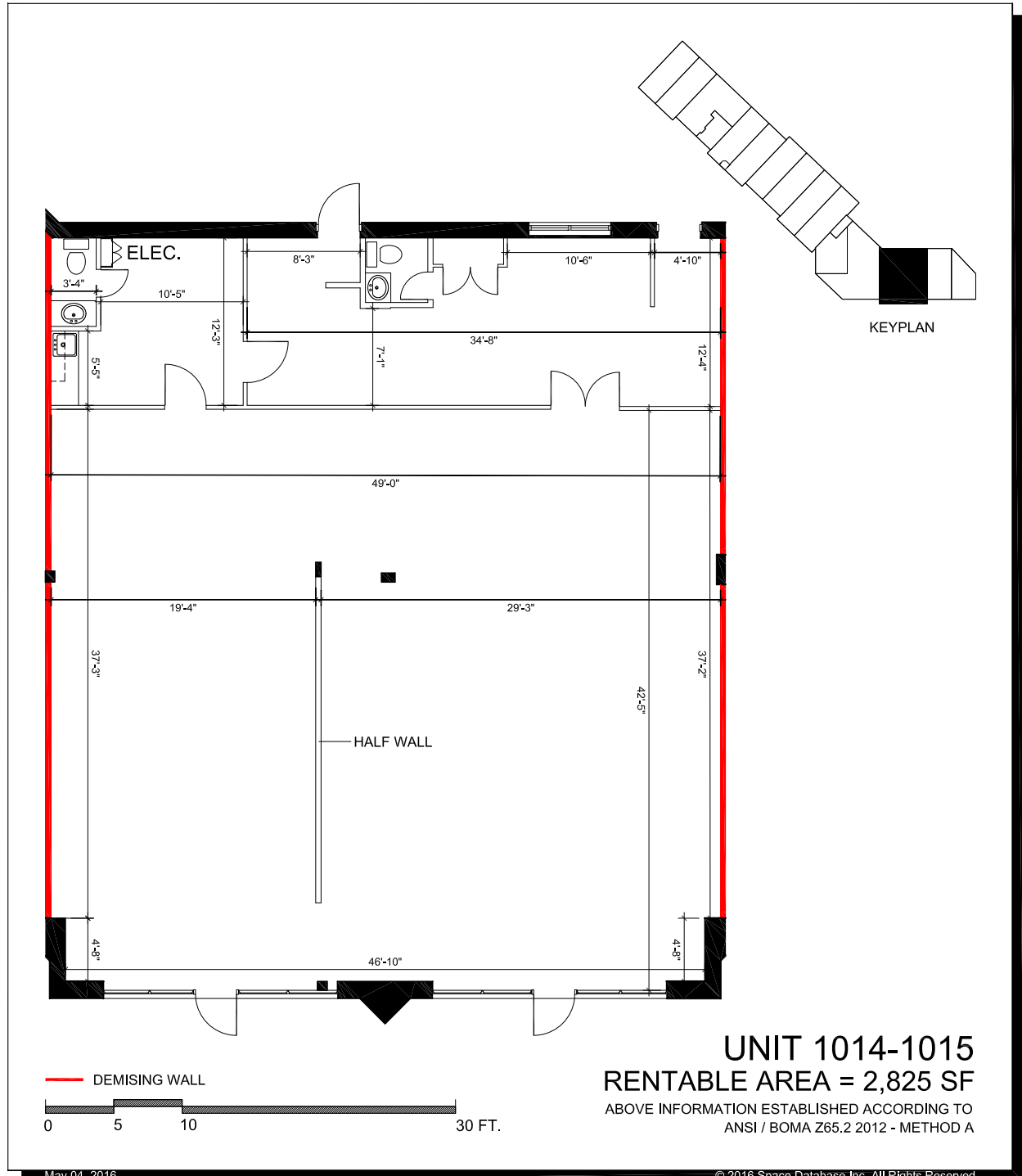
TMI

MONTHLY RENT

\$ 16.50/SF

\$9.15/SF

\$6,038.44



74 Cedar Pointe Drive
Barrie, ON
Unit 1014-1015



Floor Plan

74 CEDAR POINTE DR #1016

1292 SF Available

NET RENT

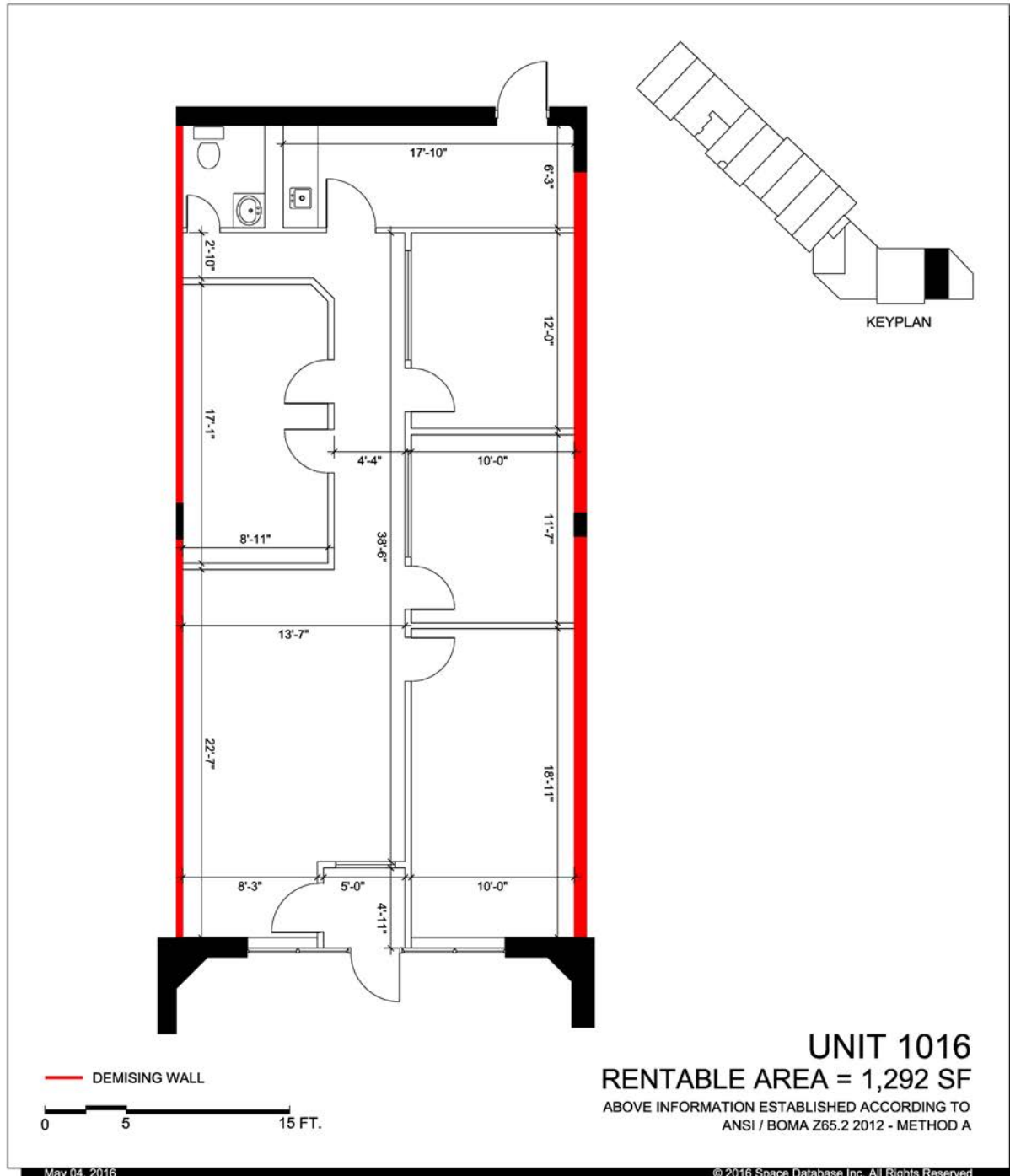
TMI

MONTHLY RENT

\$ 16.50/SF

\$9.15/SF

\$2,761.65



74 Cedar Pointe Drive
Barrie, ON
Unit 1016



Floor Plan

75 CEDAR POINTE DR #907-908

2175 SF Available

NET RENT

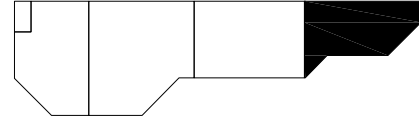
TMI

MONTHLY RENT

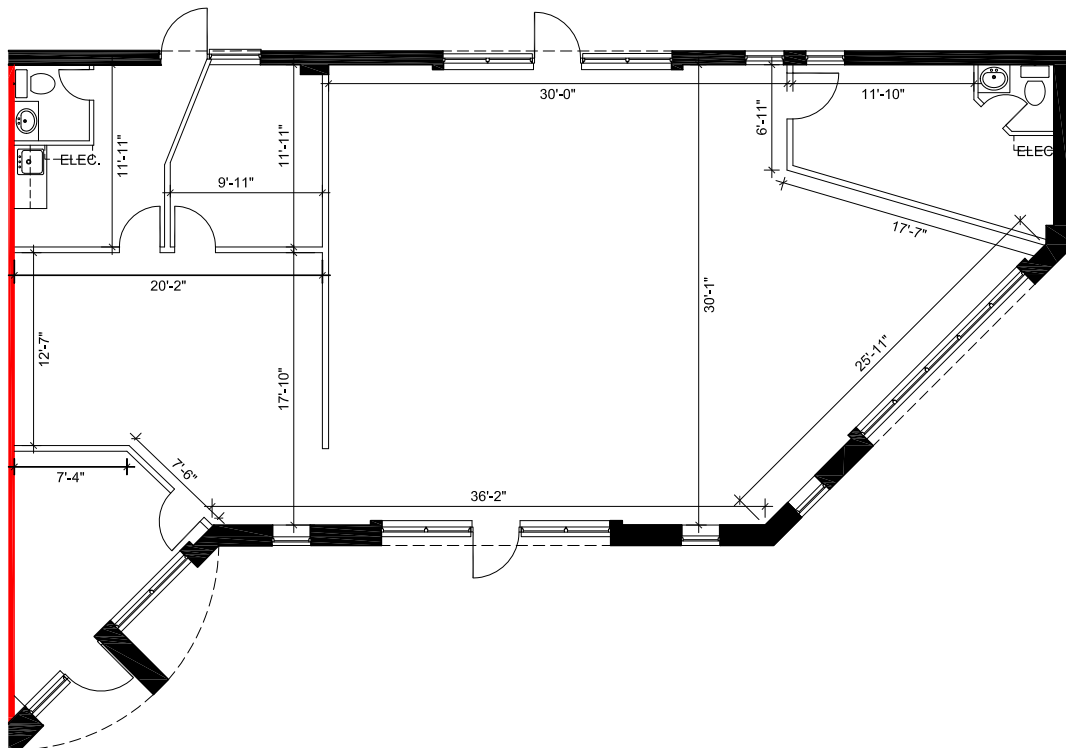
\$16.50/SF

\$9.21/SF

\$4,659.94



KEYPLAN



DEMISING WALL



UNIT 907-908
RENTABLE AREA = 2,175 SF

ABOVE INFORMATION ESTABLISHED ACCORDING TO
ANSI / BOMA Z65.2 2012 - METHOD A

May 2, 2016

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EUROPRO

75 Cedar Pointe Drive
Toronto, ON
Unit 907-908



Zoning

C4 - COMMERCIAL

6.1 GENERAL

No person shall hereafter use any land or erect, *alter*, enlarge or use any *building* or *structure* in any Commercial Zone except in accordance with the provisions of this section and Section 4.0 of this By-law.

6.2 PERMITTED USES

6.2.1 The permitted *uses* in the Commercial Zone are listed in Table 6.2.

Table 6.2					
Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
Commercial Uses					
Adult Entertainment Parlour				X	
Arcade or Game Establishment			X		
Automotive Leasing Establishment				X	
Automotive Repair Establishment			X	X	
Automotive Sales Establishment				X	
Automotive Service Station	X	X	X	X	
Bake Shop	X	X	X	X	X
Bank	X	X	X	X	X
Bed and Breakfast Establishment ⁽¹⁾	X	X	X	X	X
Bingo Hall			X	X	
Building Supply Centre	X	X	X	X	
Bus Terminal	X	X		X	
Bus Transfer Station	X	X	X	X	
Car Wash			X	X	
Conference Centre	X	X		X	
Custom Workshop	X	X	X	X	
Data Processing Centre	X	X	X	X	
Drive-Through Facility			X	X	
Entertainment Establishment	X	X	X	X	
Fitness or Health Club	X	X	X	X	
Fitness or Health Club, Local					X
Florist	X	X	X	X	X
Funeral Establishment	X	X		X	
Golf Driving Range (indoor)			X	X	
Hotel, Motel	X	X		X	
Kennel in wholly enclosed building			X	X	

Zoning

C4 - COMMERCIAL

Table 6.2					
Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
Laundry or Dry Cleaning Depot	X	X	X	X	X
Local Convenience Retail	X	X	X	X	X
Marina				X	
Miniature Golf (outdoor)				X	
Nightclub	X	X		X	
Nursery or Garden Supply Centre	X	X	X	X	
Office	X	X	X	X	X
Office, Medical	X	X	X	X	X
Outdoor Display and Sales Area	X	X	X	X	
Parking Lot	X	X	X	X	
Personal Service Store	X	X	X	X	X
Photography Studio	X	X	X	X	
Private Club	X	X	X	X	
Recreational Establishment	X	X	X	X	
Rental Store	X	X	X	X	X
Restaurant	X	X	X	X	X
Retail Store	X	X	X	X	
Service Store	X	X	X	X	X
Shopping Centre	X	X	X	X	
Theatre	X	X	X	X	
Trade Centre	X	X		X	
Veterinary Clinic	X	X	X	X	
Institutional Uses					
Arena	X	X		X	
Art Gallery	X	X	X	X	
Assembly Hall	X	X	X	X	
Assisted Living Facility	X	X			
City Hall	X	X			
College	X	X			
Commercial School	X	X	X	X	
Community Centre	X	X	X	X	
Court House	X	X			
Child Care	X	X	X	X	X
Gaol	X	X			
Library	X	X	X	X	
Museum	X	X			
Place of Worship	X	X	X	X	
Religious Institution	X	X			
Social Services Facility	X	X	X	X	
Training and Rehabilitation Centre	X	X			

Zoning

C4 - COMMERCIAL

Table 6.2					
Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
<i>University</i>	X	X			
Residential Uses					
<i>Dwelling Unit(s) in conjunction with permitted commercial uses except defined automotive uses</i>	X	X	X	X	X
<i>Residential uses permitted in the Second Density RA2 Zone</i>	X	X	X		
<i>Group Home</i>	X	X			

(1) See 4.2.1.6 (By-law 2018-113)

6.2.2 Arcade or Game Establishment

Any arcade or game establishment shall be located a minimum distance of 300m from a school.

6.2.3 Adult Entertainment Parlour

Any adult entertainment parlour shall be located a minimum distance of 300m from any Residential or Institutional Zone or from any other adult entertainment parlour.

6.2.4 Highway 400 Commercial

Notwithstanding the Permitted Uses in Table 6.2, where a lot adjoins the right-of-way of Highway 400, only an arena, assembly hall, bank, building supply centre, office, conference centre, data processing centre, drive through facility, entertainment establishment, hotel, medical office, motel, nursery or garden supply centre, outdoor display and sales area, recreational establishment, restaurant, retail store, shopping centre, theatre and trade centre shall be permitted.

6.2.5 Tattoo Parlours, Body Piercing Parlours, Pawn Shops, and Payday Loan Establishments

Within the Central Area Commercial (C1) and Transition Centre Commercial (C2) Zones, no lot occupied by a tattoo parlour, body piercing parlour, pawn shop, or payday loan establishment shall be located closer than 100 m to another lot occupied by a tattoo parlour, body piercing parlour, pawn shop, or payday loan establishment. (By-law 2011-108)

6.2.6

Where nightclubs and restaurants are permitted within the City Centre Revitalization Area, the capacity of the restaurant or nightclub shall not exceed 350 persons which, for the purpose of this section, shall include any seasonal or permanent outdoor commercial patio area in association with the use, and may include any patio area located either on the subject premises or adjacent to the

Check us out online



Mike Kane

Sales Representative

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info@edlowerealestate.com

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F: (705) 726 8260

www.edlowerealestate.com

