

# PRIME HIGH END OFFICE | FOR SALE OR LEASE

9300 Goreway Drive, Suite 111 -113 Brampton ON

3 Commercial Units | Total Area 4,197 SF

Flexible Zoning

**CANADA BUILD**

ADVISORS for CANADIAN REAL ESTATE

TENANT SERVICES | INDUSTRIAL | OFFICE | RETAIL | DESIGN BUILD | INVESTMENTS



For Inquiries, Please Contact:  
Jaycob Gill | Principal, Chairman

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## 2. Property Details

### Available Area = 4, 197 SF (3 Commercial Units)

Three Commercial Units Suite 111, 112, and 113 9300 Goreway Drive Brampton ON

- Unit 111 = 1,419 SF (Can be sold separately)
- Unit 112 = 1,374 SF (Can be sold with Suite 113)
- Unit 113 = 1,404 SF (Can be sold with Suite 112)

### Building & Property Features

- Clear Height 14 ft
- Optimal Lighting in each Office
- Full Security System with CCTV monitoring
- Generous Parking

\*\*\*FOR DETAIL: ED PROPERTY INFORMATION, KINDLY SEE SECTION 4.1. ADDITIONAL PROPERTY INFORMATION\*\*\*

### Property Taxes

- \$16,499.00 | Unit 111 = \$5,507.00, Unit 112 = \$4,836.00, Unit 113 = \$6,156.00

### Lease Guidance

- Minimum Rent = \$50 .00 net psf
- Additional Rent = \$13.17 psf

### Price Guidance

- Unit 111 - Unit113 = \$4,299,990.00
  - Unit 111 = \$1,399,990.00 (Can be sold separately)
  - Unit 112 - Unit113 = \$2,899,990.00 (Units 112-113 sold together)



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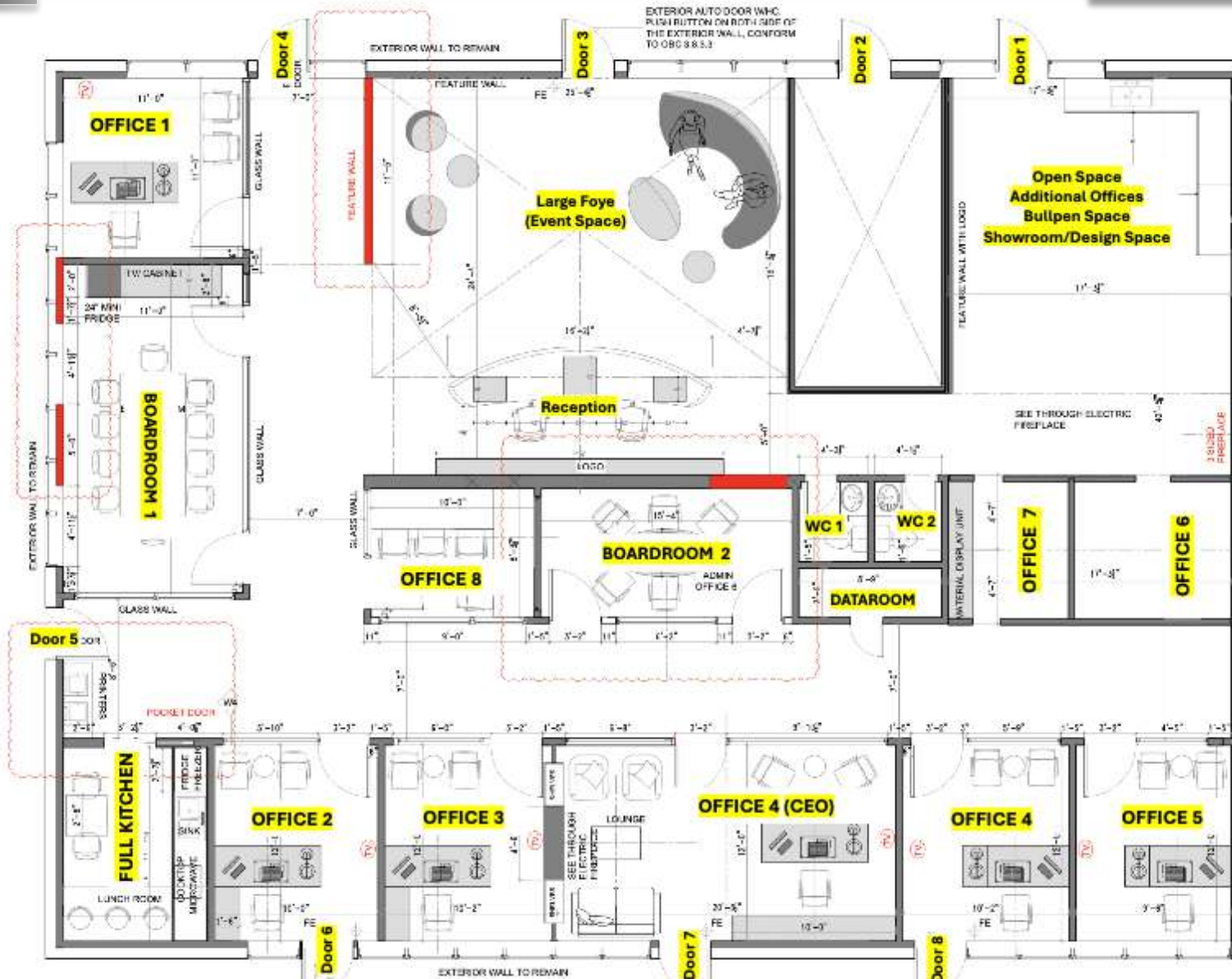
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## 3. Floorplan



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## 4. Zoning and Additional Property Information

### Flexible Zoning

- Mixed Use Commercial Space Ideal for Retail and Office Use.  
Zoned for General Retail Use

### 4.1. Additional Property Information

#### 1. Layout & Space

- 8 private offices/executive cabins, 2 dedicated meeting/conference rooms boardrooms, collaborative/ tri-company reception area, large foya/ event space, full kitchen, 2 water closets, data room, Open area for bullpen workstations/showroom. and design space; and
- Breakout or lounge areas.

#### 2. Flooring & Walls

- flooring premium imported modern tile;
- Multiple Stone accent walls;
- multiple fireplaces; and
- Soundproof partitions.

#### 3. Lighting

- Natural light from large windows;

- LED lighting / energy-efficient fixtures;
- Task lighting for workstations; and
- Ambient lighting for meeting rooms.

#### 4. Air & Climate

- Central air conditioning and heating;
- Ventilation systems for fresh airflow; and
- Smart temperature control.

#### 5. Fixtures & Finishes

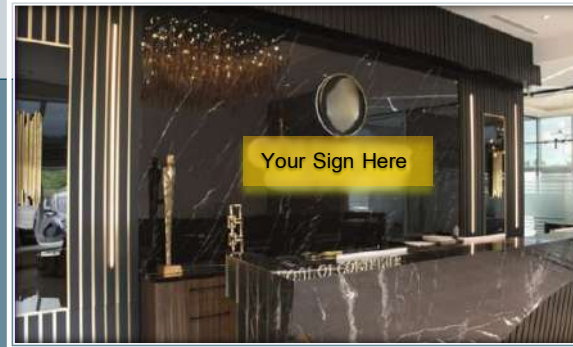
- Modern glass doors and handles;
- Built-in storage / cabinets;
- Modular furniture options; and
- Contemporary ceiling design (false ceilings, recessed lights).

#### 6. Technology & Connectivity

- High-speed internet ready;
- Fully integrated security system;
- Network cabling and server room space; and
- Integrated power outlets and charging stations.

#### 7. Comfort & Convenience

- Ergonomic workstation setups;
- Restrooms with modern fixtures;
- Pantry with appliances; and
- Breakout zones for relaxation

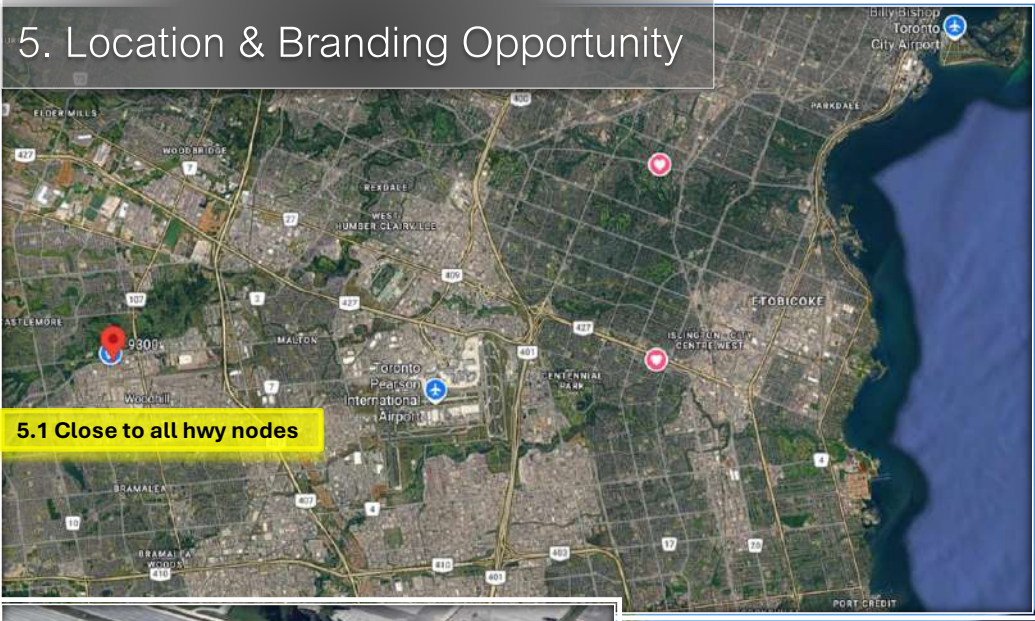


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## 5. Location & Branding Opportunity



**5.1 Close to all hwy nodes**

### 5. LOCATION & BRANDING OPPURTUNITY

- 5.1. Close to Hwy Nodes  
Subject property is close in proximity to all highway nodes, Pearson Airport., and brand name Hotels. Ideal for head office/corporate/showroom space, just to name a few.
- 5.2. Branding Opportunity  
Subject property has three (3) building signage opportunities and receives ample frontage onto Humberwest Parkway and Goreway Drive. Additionally, each unit is exposed to traffic entering and exiting the Business Centre.



**5.2. Unmatched Signage Opportunity on 3 Sides Visible on Goreway Drive and Humberwest Parkway**



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