



COMMERCIAL SPACE

OFFICE SPACE FOR LEASE

121 WELLINGTON ST., WEST, BARRIE ON

\$8.00 - \$10.00 PSF

Cathy Lowe

Broker of Record

(416) 258 5568

cathy@edlowerealestate.com

info@edlowerealestate.com

O: (705) 726 3871

F: (705) 726 8260

www.edlowerealestate.com

**ED
LOWE**
LIMITED BROKERAGE

PROPERTY OVERVIEW

ADDRESS	121 WELLINGTON ST., W, BARRIE
LOCATION	SUNNIDALE & WELLINGTON ST W
ZONING	C2
AVAILABILITY	IMMEDIATE
PARKING	AMPLE PARKING
HEATING	CENTRAL HEATING/COOLING, BASEBOARD
UTILITIES	INCLUDED IN TMI

- COMMENTS**
- . BRIGHT PROFESSIONAL OFFICE SPACES OF VARIOUS SIZES AVAILABLE
 - . MAIN LOBBY
 - . ELEVATOR
 - . WHEELCHAIR ACCESS
 - . EASY ACCESS AND EXPOSURE TO HIGHWAY 400
 - . HIGH TRAFFIC AREA
 - . PUBLIC ELEVATORS AND WASHROOMS
 - . CLOSE TO SHOPPING AND RESTAURANTS
-



Units Available

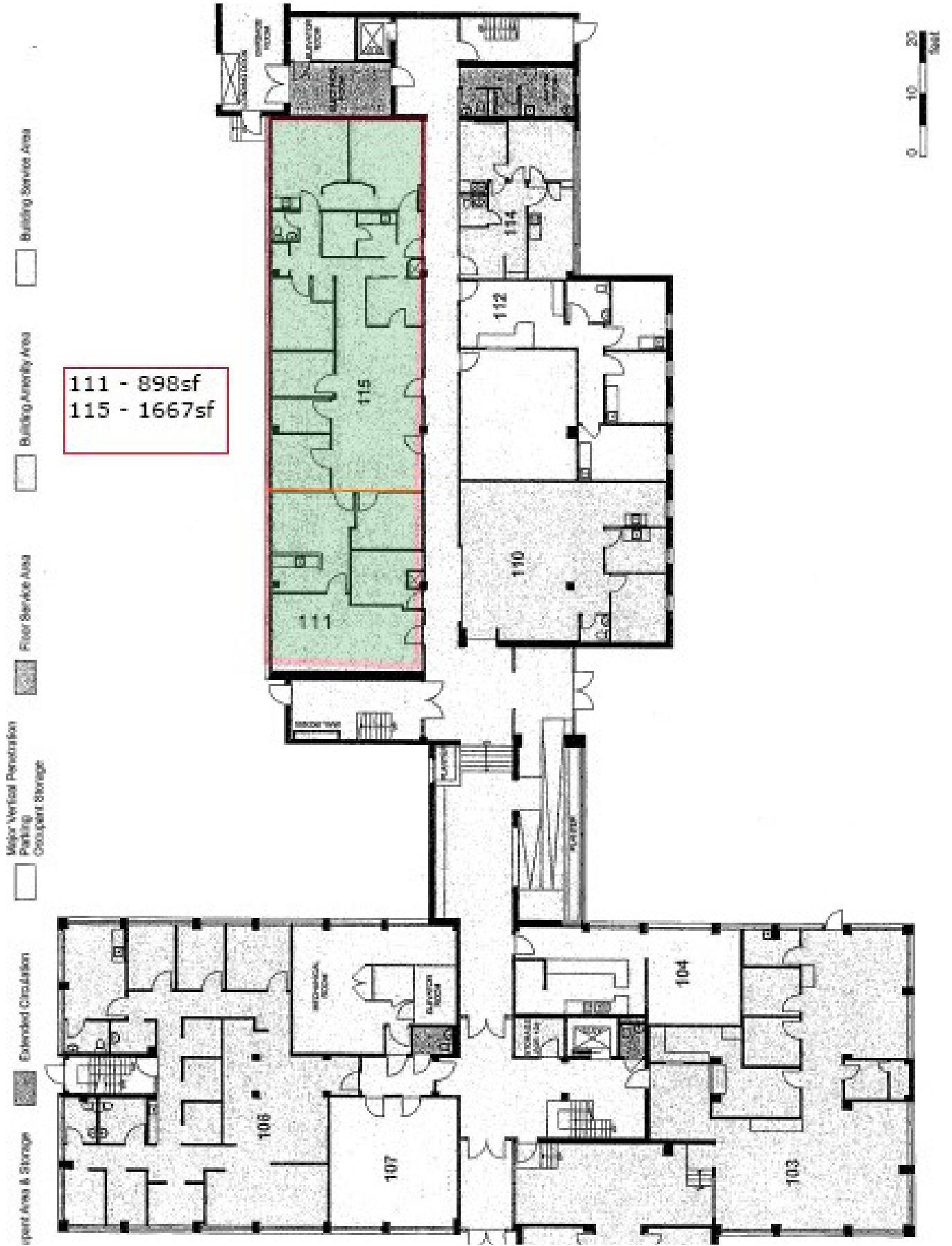
UNITS	UNIT S.F.	NET RENT/S.F.	TMI/S.F.	MONTHLY RENT*
111	898 S.F.	\$8.00	\$12.00	\$1,496.67
115	1667 S.F.	\$8.00	\$12.00	\$2,778.33
111-115	2565 S.F.	\$8.00	\$12.00	\$4,275.00
200	629 S.F.	\$8.00	\$12.00	\$1,048.33
211	992 S.F.	\$10.00	\$12.00	\$1,818.67
212	707 S.F.	\$10.00	\$12.00	\$1,296.17
214	1115 S.F.	\$10.00	\$12.00	\$2,044.17
212/214	1822 S.F.	\$10.00	\$12.00	\$3,340.33
301	2967 S.F.	\$8.00	\$12.00	\$4,945.00
303	858 S.F.	\$8.00	\$12.00	\$1,430.00
311 1 - 6	1089 S.F.	\$8.00	\$12.00	\$1,815.00
Full Floor + 301	5982 S.F.	\$8.00	\$12.00	\$9,970.00

*PLUS HST. RENTS ARE SUBJECT TO ESCALATIONS OVER THE TERM.



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thereof, and same is submitted, subject of errors, omissions, change of price prior to sale, leasing or financing or withdrawn without notice.

1st Floor Plan

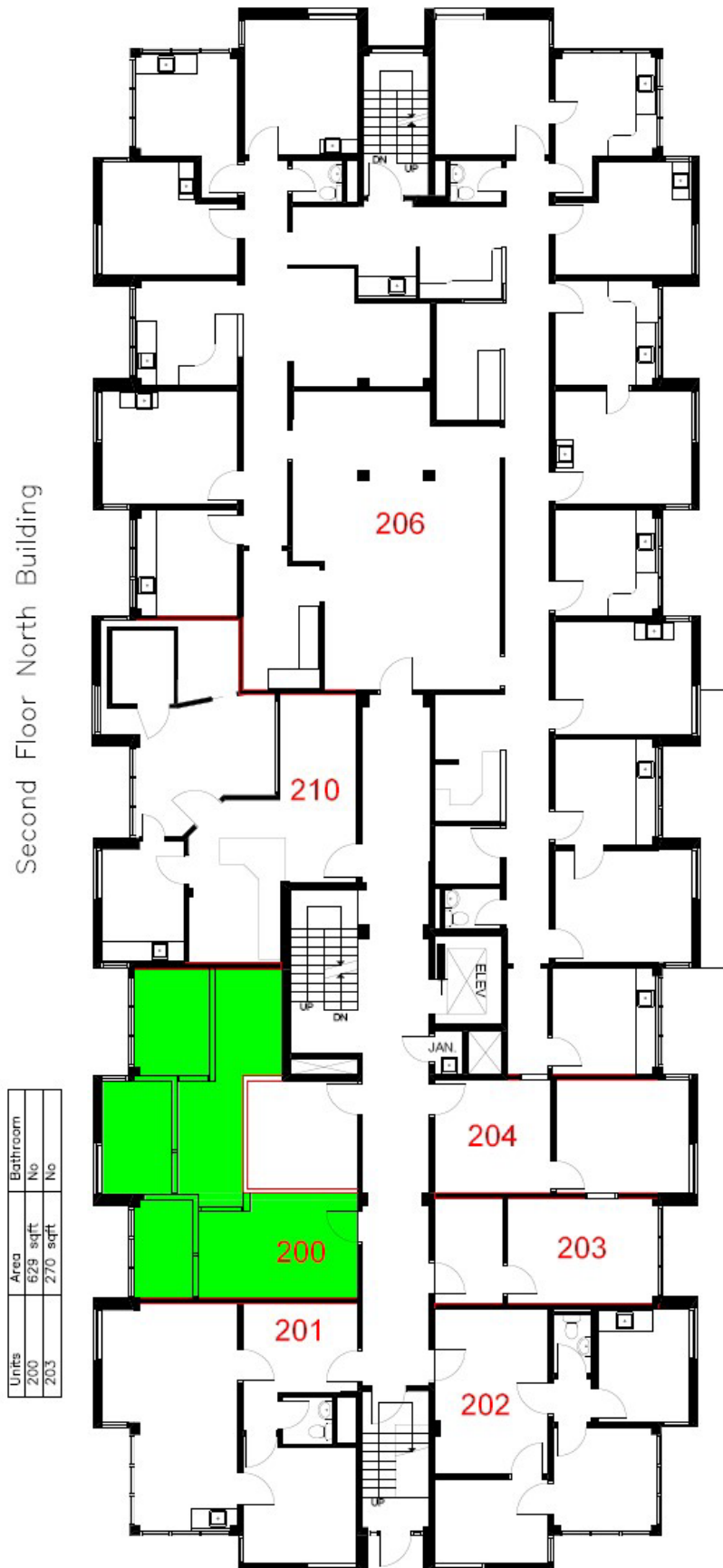


111 - 898sf
115 - 1667sf

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2nd Floor North Plan

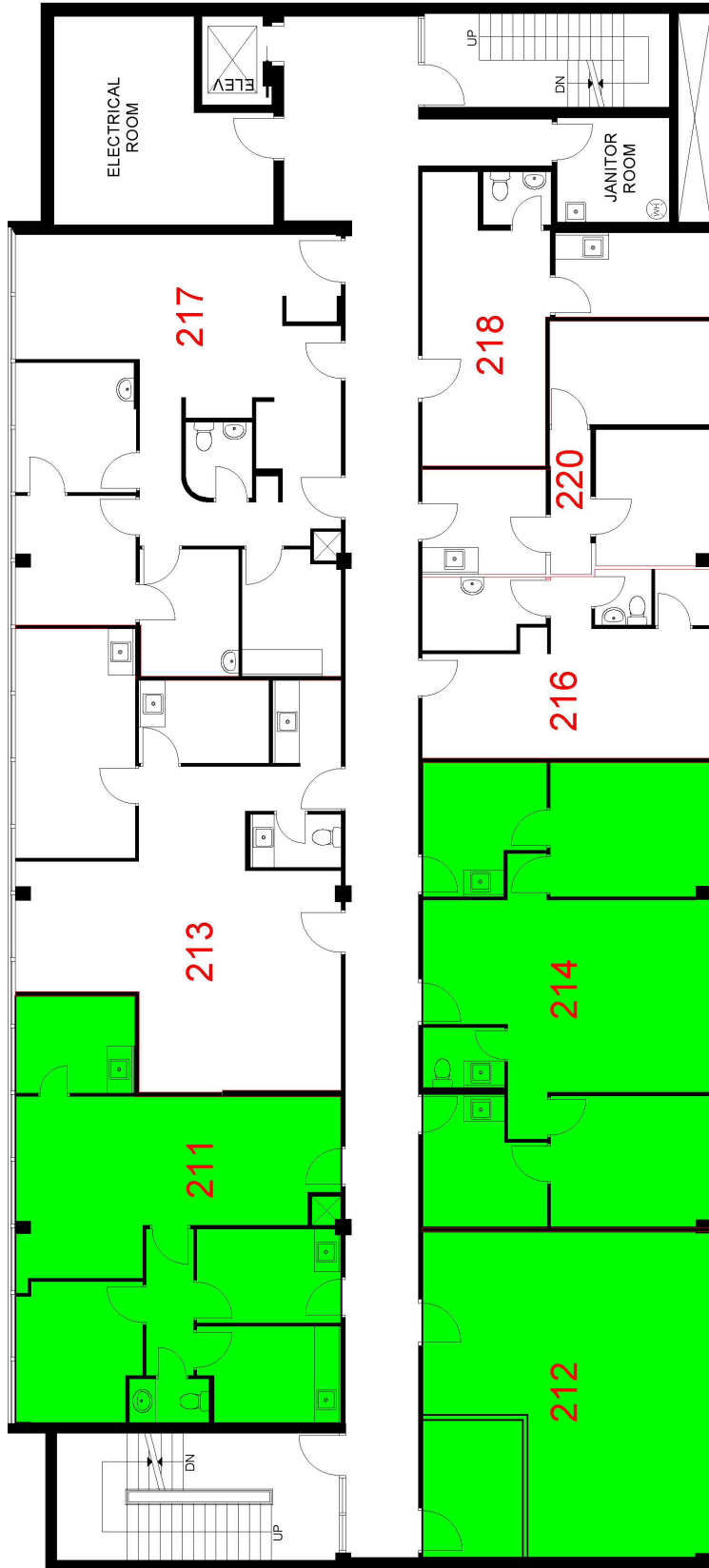


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2nd Floor South Plan

Second Floor South Building

Units	Area	Bathroom
211	992 sqft	Yes
212	707 sqft	No
214	1115 sqft	Yes



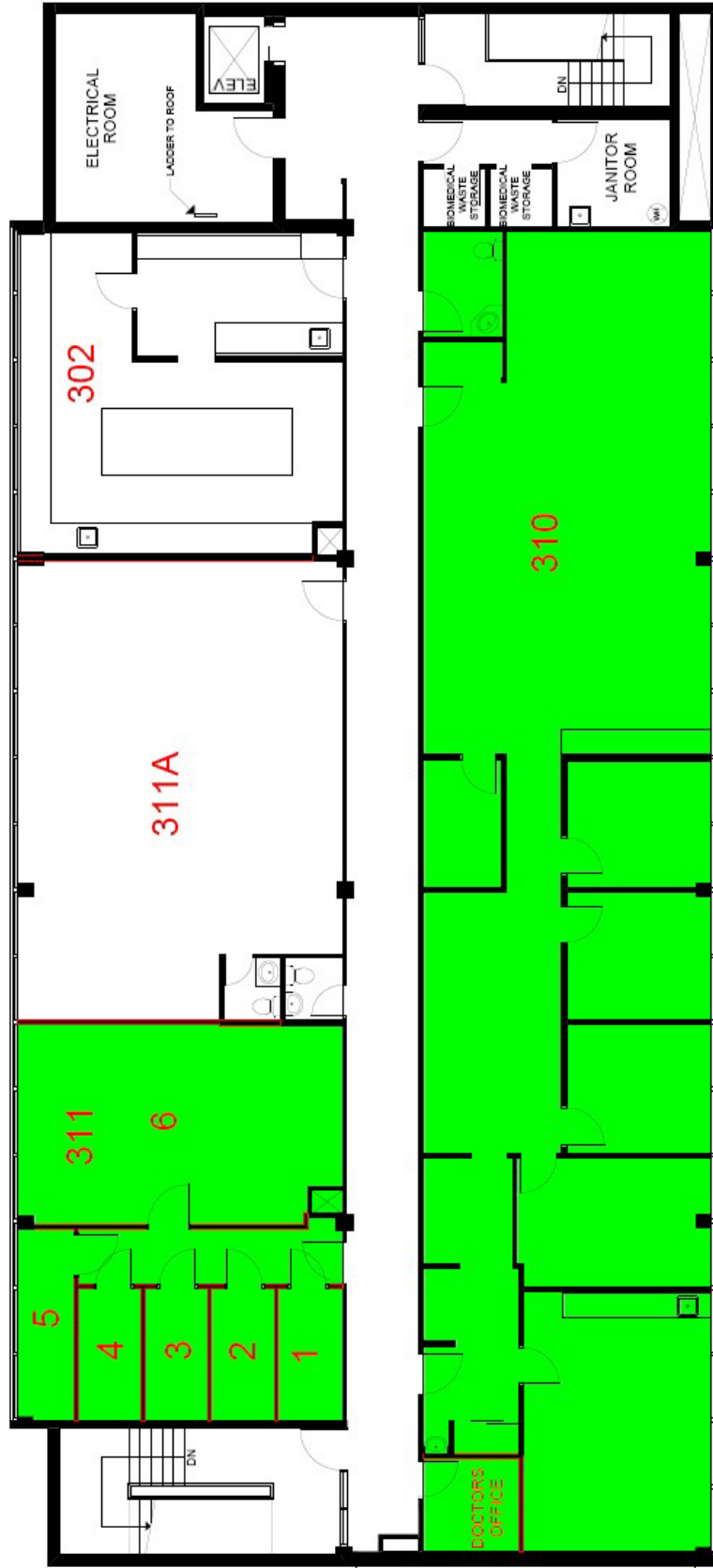
3rd Floor North Plan



3rd Floor South Plan

Third Floor South Building

Units	Area	Bathroom
302	803 sqft	No
310	2967 sqft	Yes
311A	1123 sqft	Yes
311S-1	87 sqft	No
311S-2	87 sqft	No
311S-3	87 sqft	No
311S-4	87 sqft	No
311S-5	109 sqft	No
311S-6	632 sqft	No



Check us out online



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