

FOR LEASE - TWO UNITS AVAILABLE
1891 Robertson Road



12,948.03 SF

9,779.85 SF

BUILD OUT TO 20,000 SF IN 2026

UNIT 1



**YOUR SIGN
HERE**

UNIT 2



**YOUR SIGN
HERE**

CONTACT

Angela Boddy · Leasing Manager
angela.boddy@taggart.ca | 613-325-4978

TAGGART
REALTY MANAGEMENT

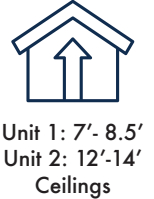
Property Information

Property Highlights

Join long-term tenants like WSP and TechInsights at Bells Corners Business Campus! Discover a vibrant community where collaboration, innovation, and growth thrive. At Bells Corners, you'll find an ideal environment to network, learn, and showcase your company's innovation. Embrace the opportunity to foster unity and camaraderie with like-minded businesses.

Join us and transform your workspace into a hub of inspiration and success!

- ▶ Easy access to Hwy 417 and Hwy 416
- ▶ Close proximity to retail and services
- ▶ On-site parking
- ▶ Steps to public transportation
- ▶ Ground floor office/flex space
- ▶ Opportunity for exterior building signage
- ▶ Brokers Protected
- ▶ Large windows provide ample natural light in offices



Unit 1: Office space

Available Rentable Area	12,948.03 square feet (2 floors)	
Possession	July 2025	
Base Rent	Inquire	
Additional Rent Estimated 2025	Ops Cost: (Exclusive of Hydro)	\$8.49
	Mgt Fee: (15% of ops)	\$1.27
	Property tax:	\$2.62
	Total:	\$12.38 PSF
Utilities	Tenant Directly	
MLS® Listing #	TBD	

Additional Information

- ▶ 2nd floor walk up
- ▶ Enclosed offices, kitchen, washrooms
- ▶ 2 Boardrooms
- ▶ Lobby
- ▶ Your exclusive building

Unit 2: Flex Space - Office or Lab

Available Rentable Area	9,779.85 square feet + 10,000 sf	
Possession	Immediate / 120 Days	
Base Rent	Inquire	
Additional Rent Estimated 2025	Ops Cost: (Exclusive of Hydro)	\$8.49
	Mgt Fee: (15% of ops)	\$1.27
	Property tax:	\$2.62
	Total:	\$12.38 PSF
Utilities	Tenant Directly	
MLS® Listing #	#10402631	

Additional Information

ADDITIONAL SPACE

Available up to approx. 10,000 sf behind vacant space with 120 days notice

Zoning

Arterial Mainstreet Zone (including but not limited to such uses as instructional facility, medical facility, research and development, centre technology industry, training center, and more).

Power

Unit 2 (9,779.85 sf)

There are 3 panels available.

- ▶ 1C 60 circuits
- ▶ 1D 42 circuits
- ▶ 1F 60 circuits

Each panel is fed by a 150 amp breaker

Voltage: 120/208 3 phase 4 wire

Amperage: 150

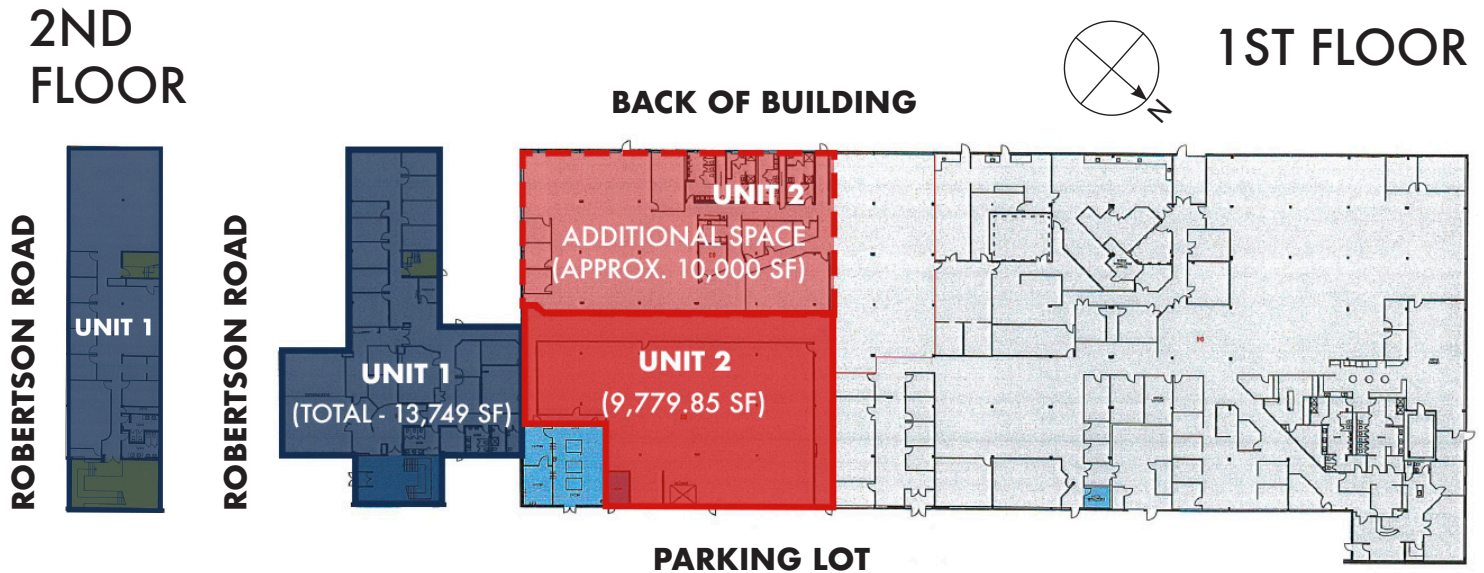
Additional Highlights

Amenities:

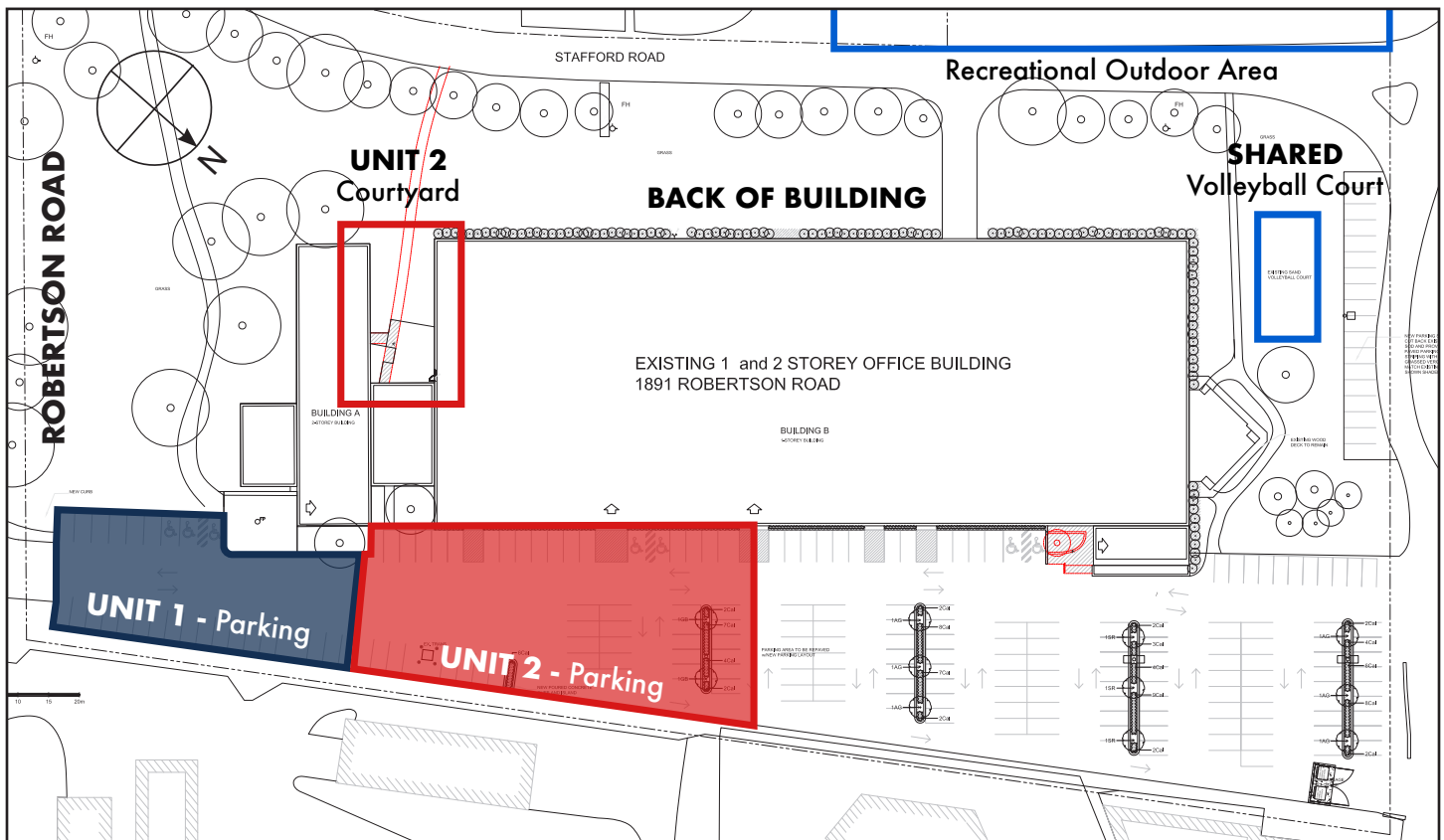
Restaurants, shopping and grocery near by!

Ample parking and recreation outdoor area.

Property Floor Plans and Parking



PARKING





ADDITIONAL LOCATION FEATURES

- Easy access to Hwy 416 Interchange
- Easy access to the 417 interchanges at Moodie Drive and Bayshore Drive
- Easy four-way access of Robertson Road



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