FOR LEASE: NOW UNDER CONSTRUCTION

320 Coleman Street, Carleton Place

BRENTCOM
REALTY CORPORATION, BROKERAGE
COMMERCIAL SALES • COMMERCIAL LEASING • CONSULTING

New Pad - One Space Remaining!

- ✓ Build-to-suit freestanding pad with potential drive-thru to be constructed at a well located retail complex in the heart of the town of Carleton Place. Next to new luxury rental apartment building by Lepine Apartments.
- ✓ Pad is located at the entrance off Coleman Street across Circle K and Esso.
- ✓ Join Giant Tiger, Circle K, Esso, Pharmacy, Dentist, Orthodontist, Animal Hospital, KFC, Firehouse Subs, bar Burrito, Toppers Pizza and H&R Block at this high profile, heavy traffic location with excellent exposure.
- ✓ Carleton Place is about 46 kilometers west of downtown Ottawa, located at the crossroads of Highway 15 and Highway 7.
- ✓ Ideal location for restaurant and other retail and service retail.

SPACE AVAILABLE: OCCUPANCY FALL, 2026

- ✓ Unit F: approximately 1,053 square feet.
- ✓ Clear ceiling height 15'-6" from finished slab to underside of bar joists.

NET RENTAL RATE:

- ✓ $40.00 per square foot per annum net.

OPERATING COSTS:

- ✓ $15.00 per square foot per annum (estimate).

HIGHLIGHTS:

- ✓ Storefront and potential Pylon signage.
- ✓ Excellent visibility, access, egress.
- ✓ Plenty of surface parking.

For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
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SITE PLAN

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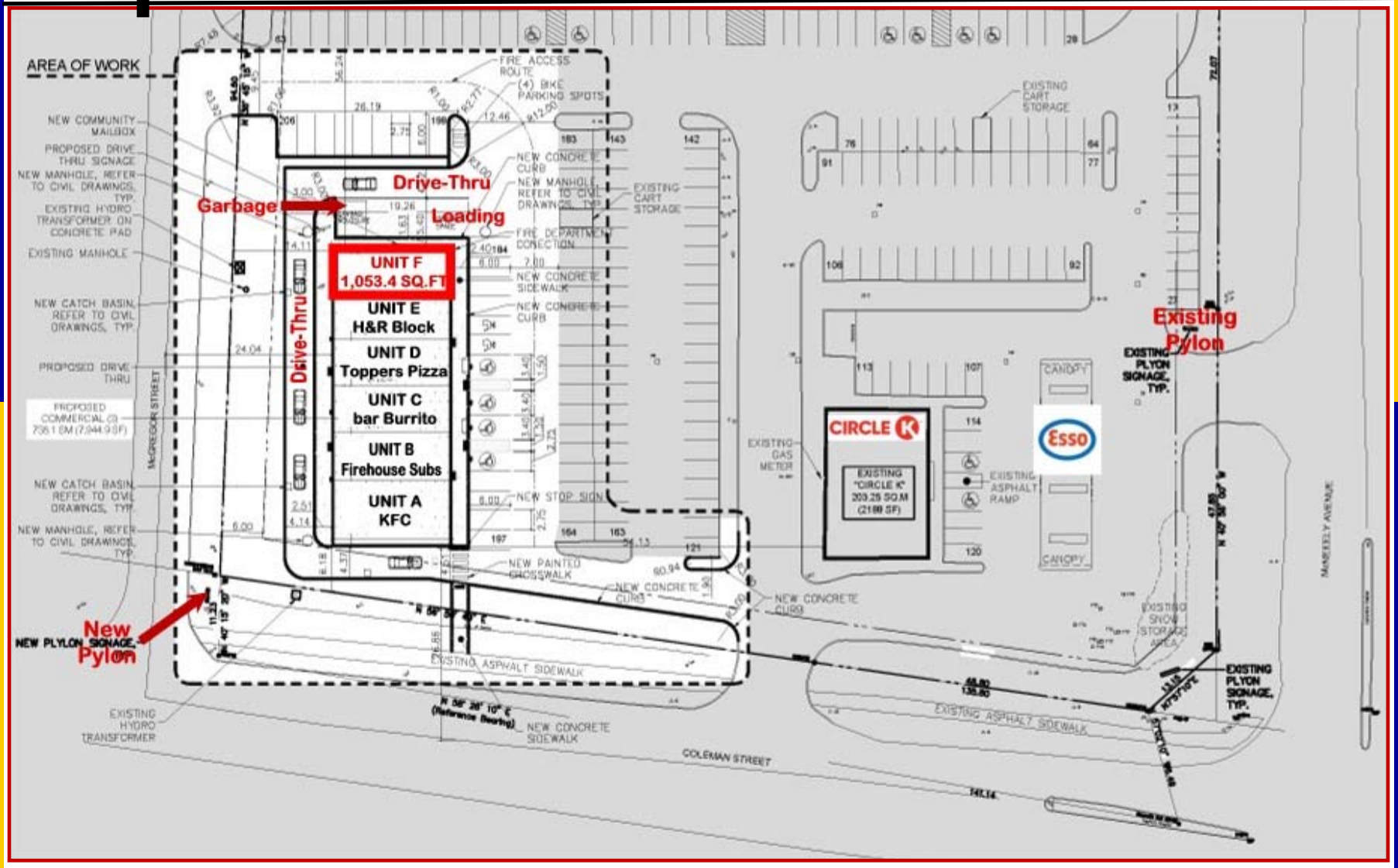

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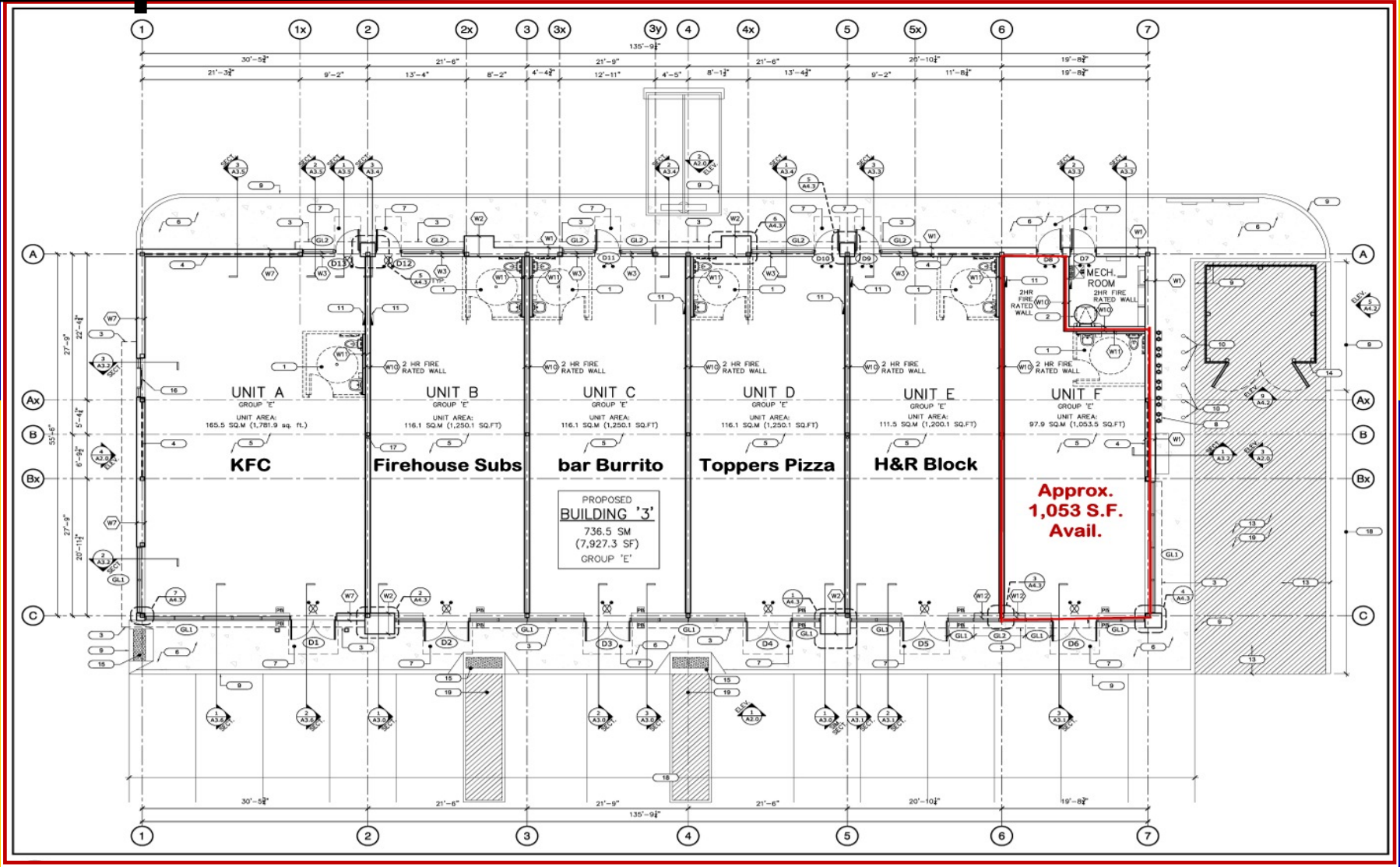

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PROPOSED SCHEDULE "B"
LANDLORD AND TENANT'S WORK
(subject to review and change)

LANDLORD'S WORK
The Landlord shall carry out the following work in the Leased Premises at its sole expense in a good and workmanlike manner:

A. WALLS:
Interior Walls - Drywall demising wall only. Taped, sanded & ready for paint and fire rated to meet current building code for a restaurant. No other interior walls to be provided by the landlord.
Exterior Walls – 16.5 inch masonry and stucco exterior. Any requirement above this will be borne by the tenant.

B. FLOOR:
Concrete floor (5" polished concrete slab 25 mpa)

C. PLUMBING:
i) 11/2-inch diameter cold water line below roof structure to be located at the rear of the Demised Premises with shutoff valve for extension by Tenant;
ii) clean-out located at the rear of the Demised Premises in accordance with Landlord's plan.
iii) Washrooms – capped rough-in plumbing for water and sanitary at rear of demised premises
iv) 4 inch diameter minimum sanitary sewer to the inside of the Leased Premises.
v) The Landlord shall install water check-meter for the Leased Premises.

D. ELECTRICAL:
Incoming electrical service of 100amp 600v 3 phase 4 wire terminated with a fused disconnect, splitter, feed to rooftop unit, 75kVA transformer (600V to 120/208V) to a 225A, 72 circuit panel.

E. STORE FRONT:
Standard glass and anodized storefront with single entrance doors as per Landlord's base building drawings. Windows thermally sealed, Low E clear double glazing in anodized aluminum frames.

F. SPRINKLERS:
If required by code, sprinkler main and system distributed as per Landlord's standard grid.

G. DOORS:
Entrance Doors: Location as per Landlord floor plan. Single 3'2" x 7' anodized aluminum door and frame with double-sealed clear tempered glass, push/pull bar, cylinder lock with thumb-turn, closer, aluminum threshold and weather-stripping.
Rear Doors: Single 3'2" x 7' insulated hollow metal door in pressed steel frame with lever lockset, closer, aluminum threshold and weather-stripping.

H. H.V.A.C.:
Based on a minimum of 500 sq ft per ton. So if 1,500 sq ft, will supply a 3 tonne unit. It will be undistributed.

I. GAS:
Appropriate gas supply for all Tenant's equipment brought to the meter at the Leased Premises. Tenant to provide plans and specifications.

J. FLOOR PLANS:
Landlord to supply a CAD and PDF of floor plans to the Tenant for the Leased Premises for the Landlord's Work only.

K. CEILINGS:
Exposed primed structural steel

L. ROOF OPENINGS:
All penetrations required by the tenant to be completed by base build roofer at the Tenants expense (except for HVAC, 1 plumbing stack, 1 cone vent).

M. UNDERSLAB:
Tenant's responsibility (except as per plumbing above). Landlord base build contractor can complete at Tenants expense.

N. GARBAGE:
Landlord to provide space and install Earth Bins on behalf of the Tenant. If Earth Bins are required to be leased by the Landlord, the cost will be charged back to the Tenant as additional rent.

TENANT'S WORK
The Tenant's Work to include:

A. All work required to render the Leased Premises complete and suitable to open for business in accordance with this Offer to Lease and/or Lease; and

B. All further renovations, alterations or improvements in or to the Leased Premises. All Tenant's Work will be provided and installed by the Tenant at the Tenant's expense and will be completed in accordance with all codes, by-laws, and government regulations and the Tenant's Work will strictly conform to the then current design criteria and specifications of the Landlord. The Tenant will submit to the Landlord for the Landlord's written approval, detailed drawings and specifications for the Tenant's Work, and will not commence work until receipt of such written approval.

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