

For Lease - Retail / Office

39 Winners Circle Dr. , Arnprior, ON



DESCRIPTION:

- ✓ Winners Circle Plaza is located just off Highway 417 in Arnprior, less than 30 minutes from Ottawa. Arnprior is a progressive community with the right combination of residential, commercial and industrial components.
- ✓ Anchored by No Frills. Join LCBO, The Source, Hearing Life, Asia Garden, Sports Bar/Restaurant, Animal Hospital at this busy plaza.
- ✓ The Centre has great visibility from Highway 417.

RETAIL SPACE AVAILABLE:

- ✓ Unit 106 B: Approximately 3,084 S.F. May be subdivided.

NET RENTAL RATE: \$ 15.00 per square foot per annum.

OPERATING COSTS(estimate): \$ 10.88 per square foot.

OFFICE SPACE AVAILABLE:

- ✓ 2nd Floor: 7,562.59 S.F. May be subdivided.

NET RENTAL RATE: \$ 6.00 per square foot per annum.

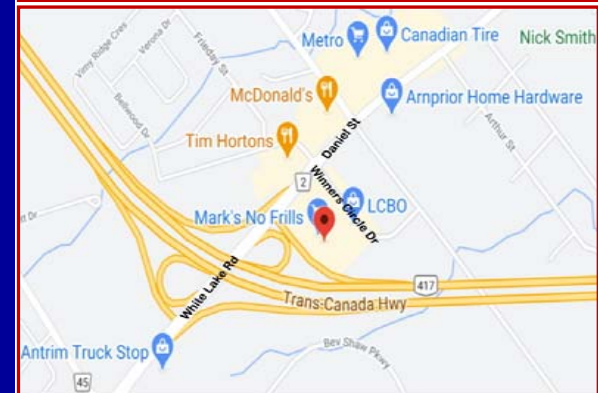
OPERATING COSTS(estimate): \$ 15.93 per square foot.

SIGNAGE:

- ✓ Storefront signage available. Potential pylon signage.

PARKING:

- ✓ Ample parking available.



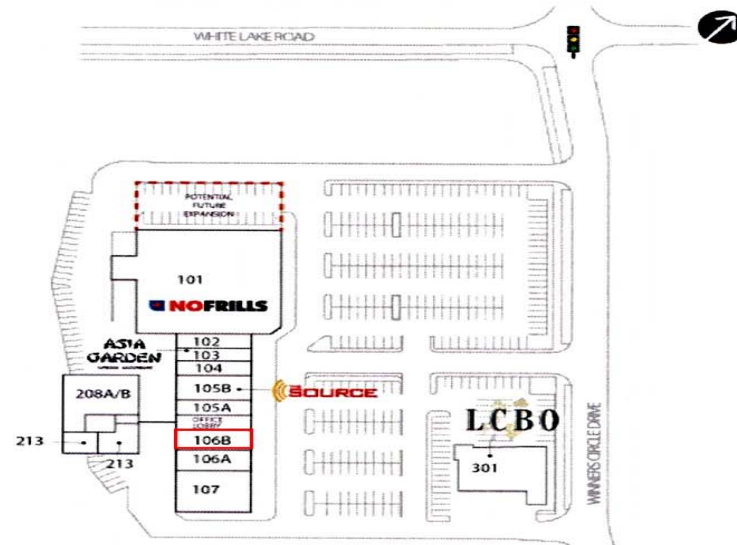
For more information please contact:

BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE
Tel: (613) 26-7323 Fax: (613)721-8849
Email: brent@brentcomrealty.com
www.brentcomrealty.com

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

For Lease - Retail / Office

39 Winners Circle Dr. , Arnprior, ON



Availability

Unit	Size
106B - Available	3,084 SF
105A - Hearing Life	1,046 SF
106A - Shiny Bud	1,502 SF
104 - Guac Mexi Grill	1,510 SF
213 - The Willis College of Business	1,860 SF
105B - The Source	1,890 SF
102 - Gilles Grove Animal Hospital	2,114 SF
103 - Asia Garden	2,423 SF
107 - The Prior Sports Bar & Restaur	4,560 SF
208A/B - The Willis College of Business	6,000 SF
301 - LCBO	7,967 SF

Unit	Size
101 - No Frills	22,950 SF

Demographics

	1 KM	3 KM	5 KM
Population	1,514	10,859	12,458
Average Age	45.1	47.8	47.9
Number of Households	648	4,832	5,455
Average Household Income (\$)	95,247	88,776	90,659

* as of 2020-11-18

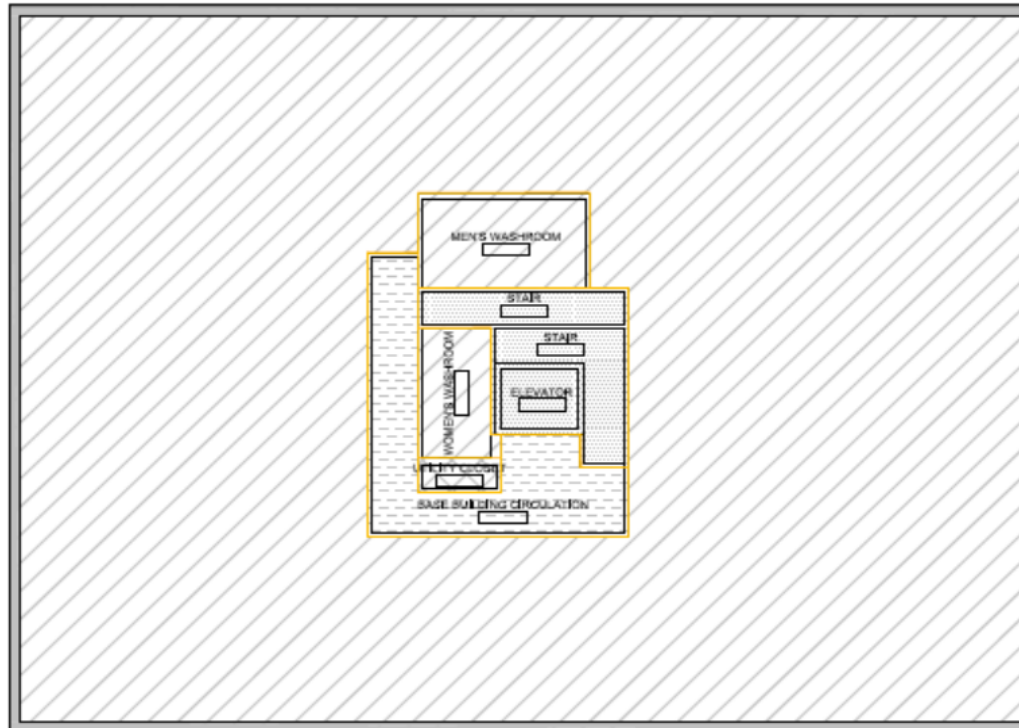
The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

For Lease - Office

39 Winners Circle Dr. , Arnprior, ON



SECOND FLOOR
INTERIOR GROSS AREA: 7,562.59 ft²



- OCCUPANT AREA
- BUILDING SERVICE AREA
- FLOOR SERVICE & AMENITY
- MAJOR VERTICAL PENETRATIONS

INNER FACE OF GLAZING



PROJECT NAME: WILLS COLLEGE	
PROJECT NUMBER: 3529	
DRAWING TITLE: 39 WINNERS CIR DR, ARNPRIOR, ON SECOND FLOOR AREA CERTIFICATE	
DRAWN BY: SJ	DATE: 2016-05-10
CHECKED BY: TD	SCALE: 1:125

NO.	ISSUED WITH	STATUS	DATE
00	AREA CERTIFICATE	01	2016 / 05 / 14

DRAWING NUMBER:
SKA-001

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

For Lease - Office

39 Winners Circle Dr. , Arnprior, ON



- SPECIFICATIONS:
1. ALL DESIGN AND CONSTRUCTION IS TO MEET THE REQUIREMENTS OF THE 2012 EDITION OF THE ONTARIO BUILDING CODE.
 2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE AND OBTAIN APPROVAL OF ANY RESULTING MODIFICATIONS FROM OWNER/TENANT PRIOR TO CONSTRUCTION.
 3. NEW WALL CONSTRUCTION:
NON LOADBEARING STEEL STUDS (3 5/8" BY 26 GAUGE) AT 16" OC WITH 1/2" GYPSUM BOARD BOTH SIDES. BOTTOM TRACK TO BE RAM SET TO EXISTING FLOOR SLAB. TOP TRACK TO BE SCREWED TO EXISTING T-BAR CEILING.

TOWN OF ARNPRIOR
REVIEWED
FOR THE PURPOSE OF
ISSUING BUILDING PERMIT
JUN 30 2017
BUILDING SERVICES DEPT.
PER [Signature]

SITE
COPY

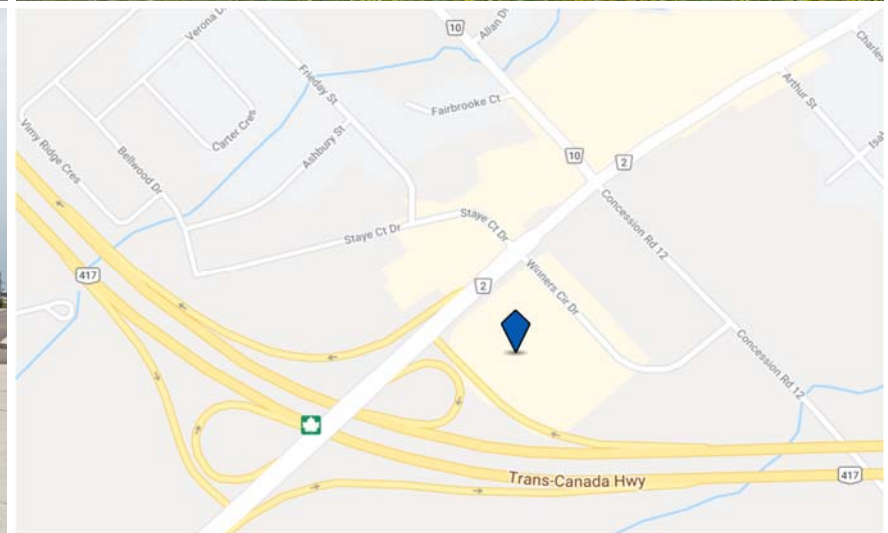


TSC ENGINEERING INC.	
STRUCTURAL DESIGN AND ASSESSMENT	
122 MCLEAN AVENUE, ARNPRIOR, ON 613-623-9856 tscprior@sympatico.ca	
PROJECT NAME: NEW RENOVATION WILLIS COLLEGE ARNPRIOR CAMPUS	
DRAWING TITLE: PLAN AND SPECIFICATIONS	
DRAWN: JMAC	DATE: JUNE, 2017
SCALE: AS SHOWN	DRAWING NO.: 1 OF 1

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

For Lease - Retail / Office

39 Winners Circle Dr. , Arnprior, ON



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.