

# FOR LEASE: NEW PLAZA

## 1044 St. Guillaume Road, Embrun



### Now Pre-Leasing - Phase I and II Under Construction

#### DESCRIPTION: *Available Spring, 2022*

- ✓ New shopping centre being constructed at the prime corner of Notre Dame Street and St. Guillaume Road in the retail hub of the village of Embrun, in southeastern Ontario, approximately thirty minute drive to downtown Ottawa. Embrun has a population of approximately 8,000 people.
- ✓ Join Ultramar, A&W, Starbucks and High Ties Cannabis. Neighbouring retailers include Subway, Embrun Ford, Giant Tiger, The Beer Store, Shoppers Drug Mart, Dollarama, LCBO, Dairy Queen, Independent Grocer, Rona, CIBC.
- ✓ Excellent exposure and good vehicular traffic, easy access.
- ✓ Ideal for service retail, restaurant, retail pads.

**SPACE AVAILABLE:** Units 1,000 S.F. to 35,000 S.F.

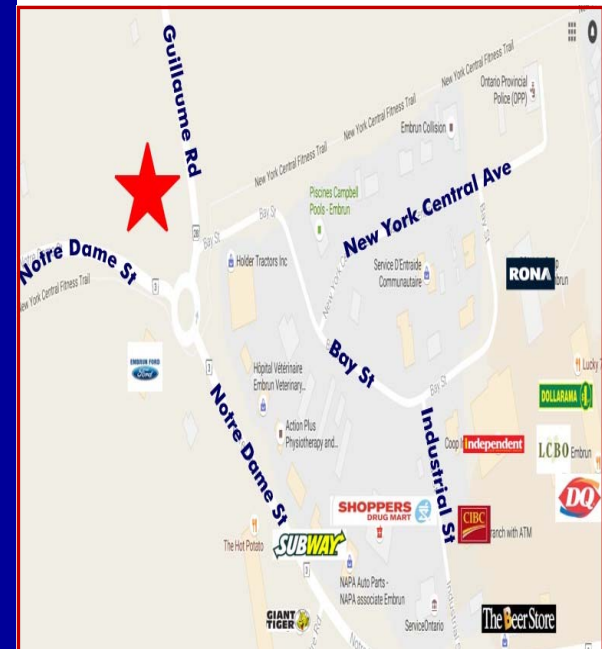
#### NET RENTAL RANGE:

- ✓ From \$36.00 P.S.F. net per annum

#### OPERATING COSTS:

- ✓ \$16.00 per square foot (estimate) (CAM: \$6.50 P.S.F.; REALTY TAX: \$ 9.50 P.S.F.) plus tenant's share of waste and garbage removal.

## Notre Dame St. at St. Guillaume Rd. Embrun, ON



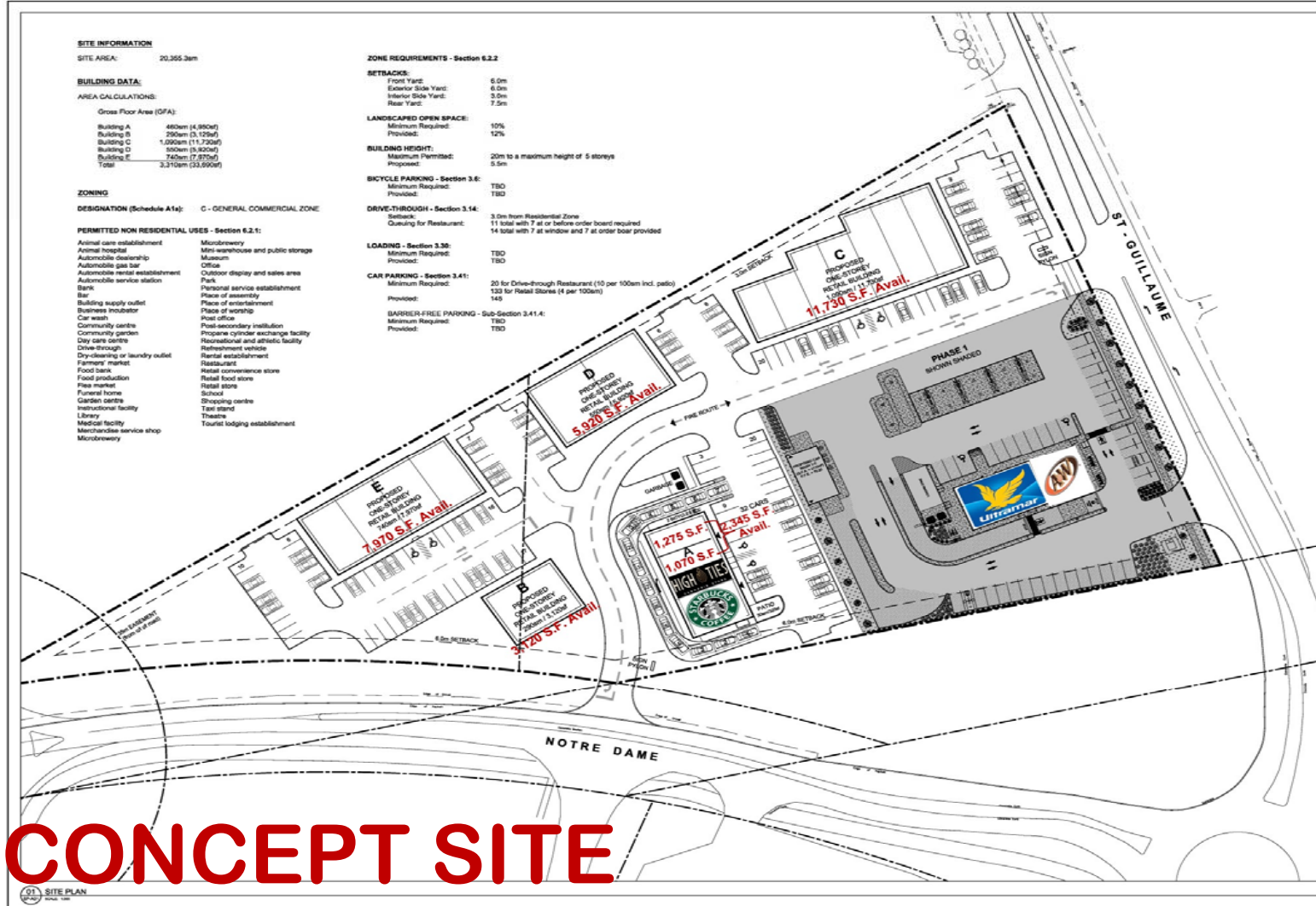
*For more information please contact:*

**BRENT TAYLOR**, Broker of Record / President  
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**MCRÖBIE**  
 ARCHITECTS + INTERIOR DESIGNERS

North

No.	By	Description	Date
01	JAS	PRELIMINARY SITE PLAN	26 NOV 2022
02	JAS	PRELIMINARY COMMENTS	26 NOV 2022
03	JAS	PRELIMINARY COMMENTS	26 NOV 2022
04	JAS	REVISED FOR MARKETING	18 JAN 2023

Project: RUSSELL PROPERTIES RETAIL DEVELOPMENT

EMBRUN, ONTARIO

Drawing: PRELIMINARY SITE PLAN

Scale: 1:300 Sheets

Drawn: JAS

Checked:

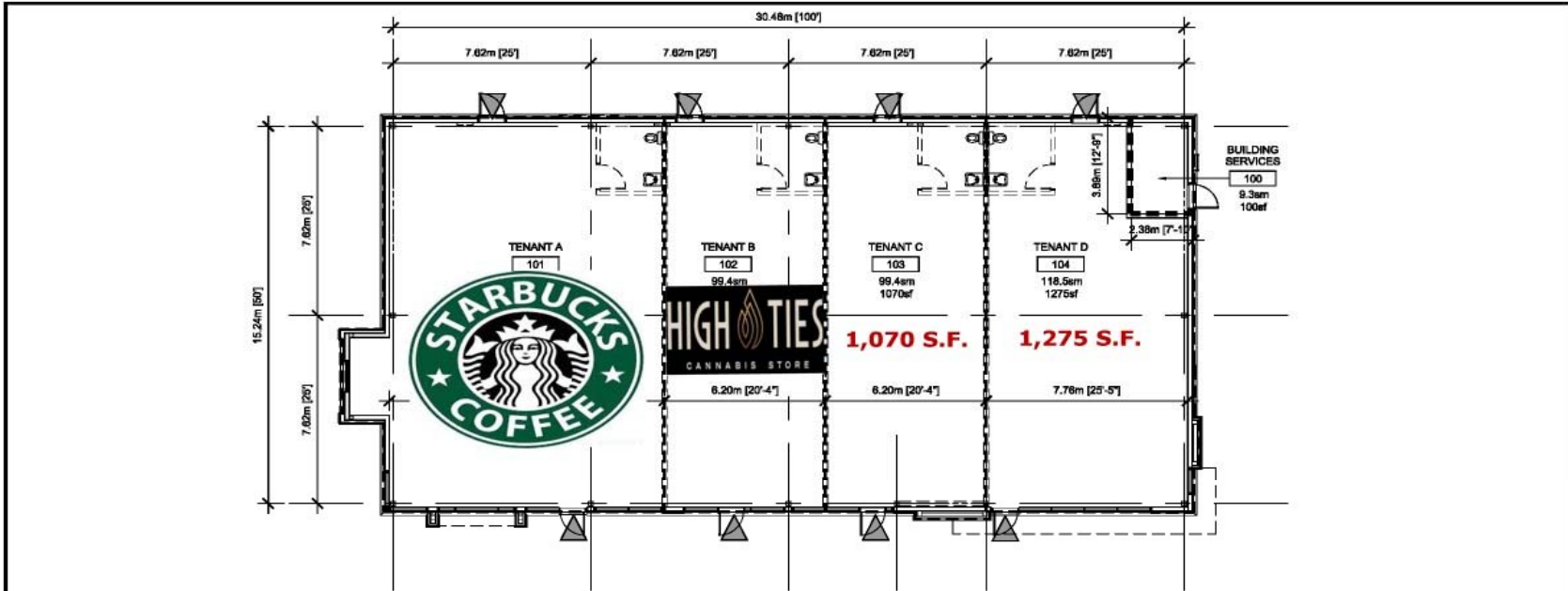
Project No. Drawing No.

Date: OCTOBER 2019 SP-A01

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# CLOSEUP PLAN

RETAIL TENANT UNIT NUMBER	TENANT NET RENTABLE AREA	PERCENT OF NET BUILDING AREA	PROPORTION OF COMMON AREA	GROSS RENTABLE AREA
UNIT 101	178.4sm (1,920sf)	178.4 / 495.7 = 36.0%	36.0% x 9.3sm = 3.3sm	181.7sm (1,956sf) *
UNIT 102	99.4sm (1,070sf)	99.4 / 495.7 = 20.0%	20.0% x 9.3sm = 1.9sm	101.3sm (1,090sf)
UNIT 103	99.4sm (1,070sf)	99.4 / 495.7 = 20.0%	20.0% x 9.3sm = 1.9sm	101.3sm (1,090sf)
UNIT 104	118.5sm (1,275sf)	118.5 / 495.7 = 24.0%	24.0% X 9.3sm = 2.2sm	120.7sm (1,300sf)
TOTAL	495.7sm (5,336sf)	100%	9.3sm (100sf)	505.0sm (5,436sf)

RENTABLE AREA IS MEASURED FROM THE EXTERIOR FACE OF EXTERIOR BUILDING WALLS TO THE CENTRE-LINE OF INTERIOR DEMISING WALLS AND TO THE EXTERIOR FACE OF ALL INTERIOR WALLS SEPARATING THE TENANT SUITE FROM BUILDING COMMON AREAS PLUS A PROPORTIONATE SHARE OF BUILDING COMMON AREAS.

\* NOTE: THE MAXIMUM RENTABLE AREA AGREED TO UNDER THE LEASE FOR UNIT 101 IS 1,800SF

TENANT LAYOUT - DRAFT RENTABLE AREA PLAN			scale: NTS date: 2021-04-28 drawn: EFM proj: 19-212	sheet no: ASK-A01 rev: RENTABLE AREA
	RUSSELL PROPERTIES RETAIL DEVELOPMENT - PHASE 2 EMBRUN, ONTARIO			

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REALTY CORPORATION, BROKERAGE  
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