

# FOR LEASE: **NEW RETAIL**

**1044 St. Guillaume Road, Embrun**



## **Now Pre-Leasing - Phase III**

### **DESCRIPTION: *Build-to-Suit Pads***

- ✓ New Build-to-Suit Pads 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 8,680 people.
- ✓ Join Ultramar, A&W, Starbucks, Domino's Pizza, barBURRITO 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 \$40.00 P.S.F. net per annum

### **OPERATING COSTS:**

- ✓ \$12.00 per square foot (estimate) (CAM: \$6.00 P.S.F.; REALTY TAX: \$6.00 P.S.F.) plus tenant's share of waste and garbage removal.

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



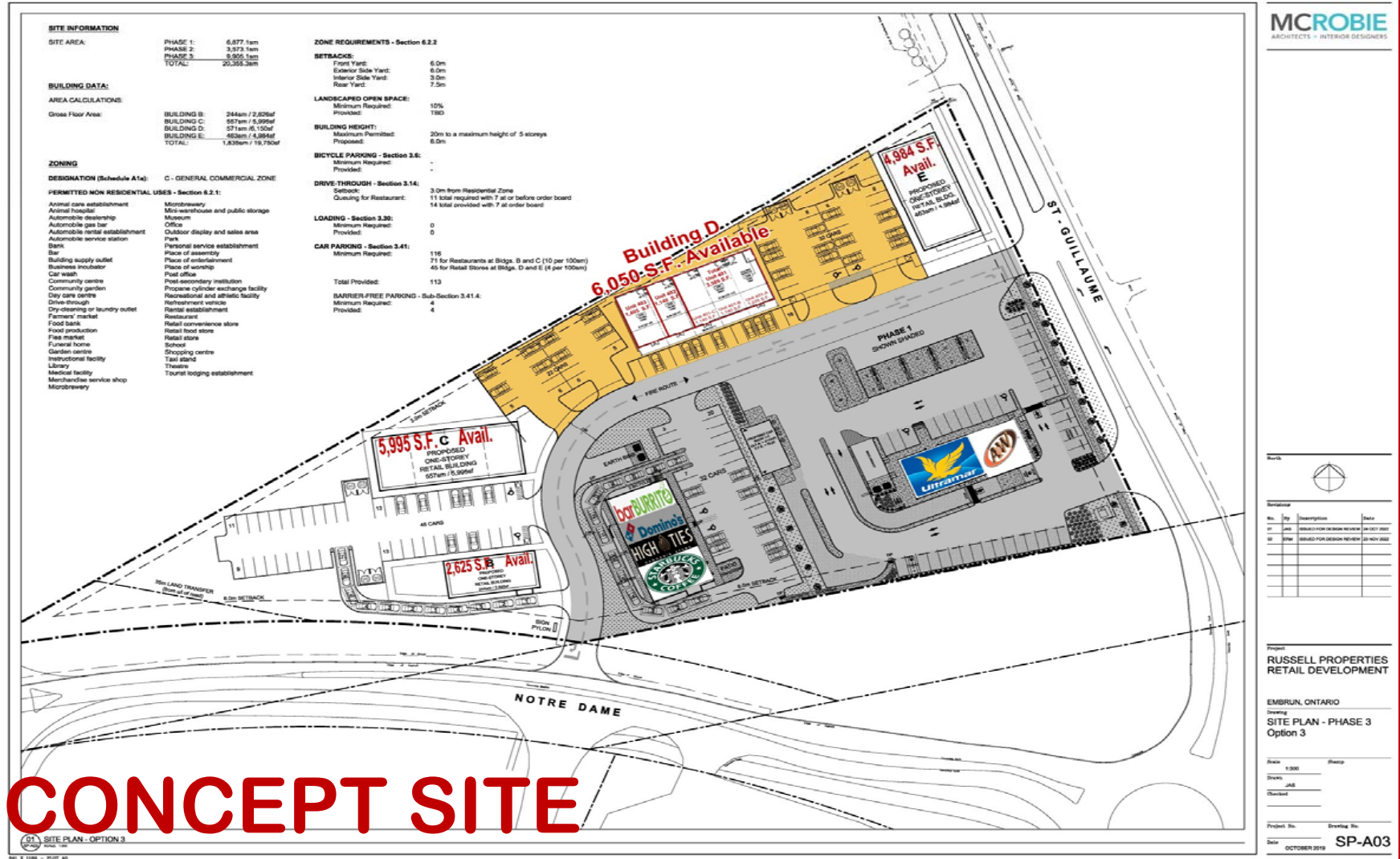
*For more information please contact:*

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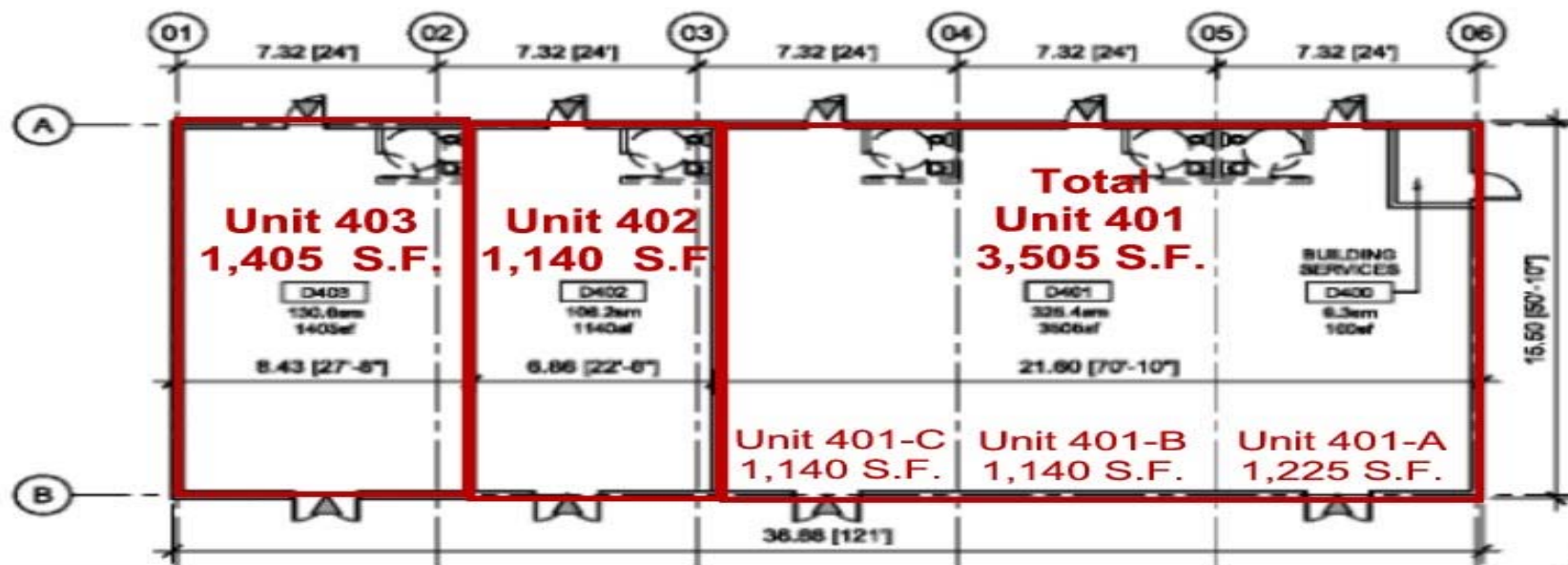
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## BUILDING D - CLOSEUP PLAN

RETAIL TENANT UNIT NUMBER	NET TENANT AREA	NET RENTABLE AREA	562.0sm 6050sf
UNIT 401	325.4sm (3505sf)	BUILDING COMMON AREA	9.3sm 100sf
UNIT 402	106.2sm (1140sf)	GROSS RENTABLE AREA	571.3sm 6150sf
UNIT 403	130.6sm (1405sf)		

RENTABLE AREA IS MEASURED TO THE CENTRE-LINE OF DEMISING WALLS  
TO OTHER LEASABLE PREMISES, TO THE EXTERIOR FACE OF EXTERIOR  
BUILDING WALLS, TO THE EXTERIOR FACE OF ALL INTERIOR WALLS, DOORS  
AND WINDOWS SEPARATING THE PREMISES FROM COMMON AREAS.

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### LANDLORD AND TENANT'S WORK (Subject to 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 – 18 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) 1 1/2-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) Washroom rough in provided at rear of demised premises  
iv) 4 inch diameter minimum sanitary sewer to the inside of the Leased Premises; and v) The Landlord shall install water check-meter for the Leased Premises.

##### **D. ELECTRICAL:**

Incoming electrical service of 200amp 600v 3 phase 4 wire terminated at a fused disconnect.

##### **E. STORE FRONT:**

Standard glass and anodized storefront with single entrance doors as per Landlord's base building drawings. Front door and Rear door as shown on floor plan attached as Schedule "C".

##### **F. SPRINKLERS:**

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

##### **G. REAR DOOR:**

Location as per Landlord floor plan.

##### **H. H.V.A.C.:**

Based on a minimum of 500 sq ft per ton. So if 2,500 sq ft, will supply a 5 tonne unit. It will be undistributed.

##### **I. GAS:**

Appropriate gas supply for all Tenant's equipment brought to the Leased Premises or meter. 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.

##### **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 build a garbage enclosure on behalf of the Tenant. Future maintenance of the garbage enclosure will be borne by the tenants using the enclosure proportionally

#### **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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# FOR LEASE: **NEW PLAZA**

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