

FOR LEASE - COMMERCIAL PROPERTY

2495 PARKEDALE AVENUE



Commercial Opportunity - North End of Brockville

2495 Parkedale Avenue

4,751 sf retail space available

This Multi Unit Central Office Building is well located in the north end of Brockville. The north end is growing fast in Brockville. Due to it's location, this building allows for excellent street visibility. Many new and recognizable retail stores are close by as well as easy access to highway 401 that runs from Toronto to Montreal.

There is 1 unit available in this building. This unit sits on a very well-travelled road. (Parkedale Avenue) and consists of 4,751 sf. It is available for immediate occupancy. Businesses in this plaza benefit from the high traffic volume as well as being ideally located in the center of an ever-growing north end.

Regional Group

1737 Woodward Drive, 2nd Floor
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Todd Beech

Leasing Manager

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tbeech@regionalgroup.com



Property Highlights

- Stylish building with a brick and stucco exterior
- Large glass window in reception & rear offices
- High visibility signage
- Well maintained building
- Access to unit from the rear entrance
- 2 Rooftop HVAC units
- Professionally managed building with onsite property manager
- Great kitchen space can also be converted into private washrooms
- Ideal for multiple office units with a common reception



Availability & Rates

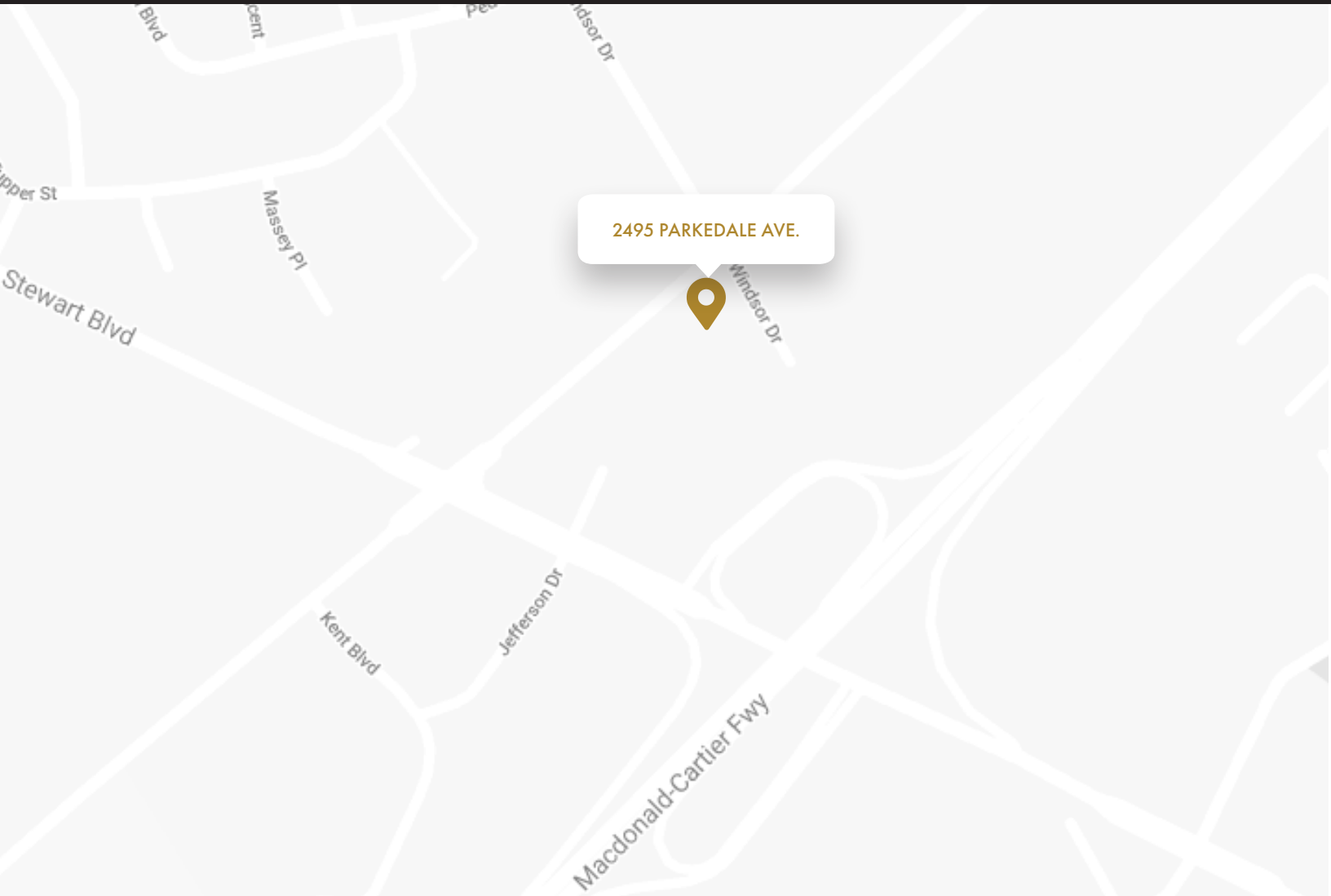
Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 1	4,751	\$11.00	\$8.55 (2022)	Immediate

TI Allowance – Negotiable

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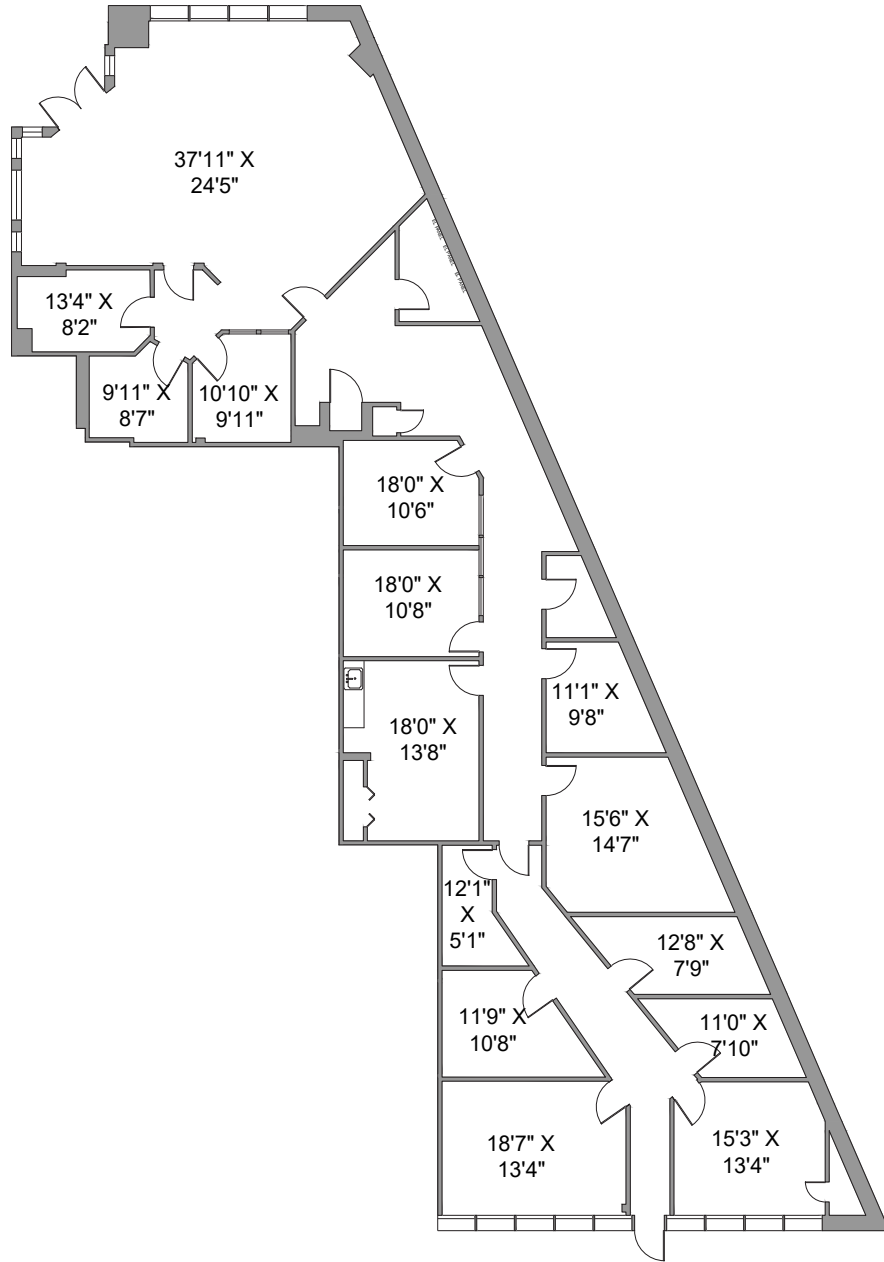
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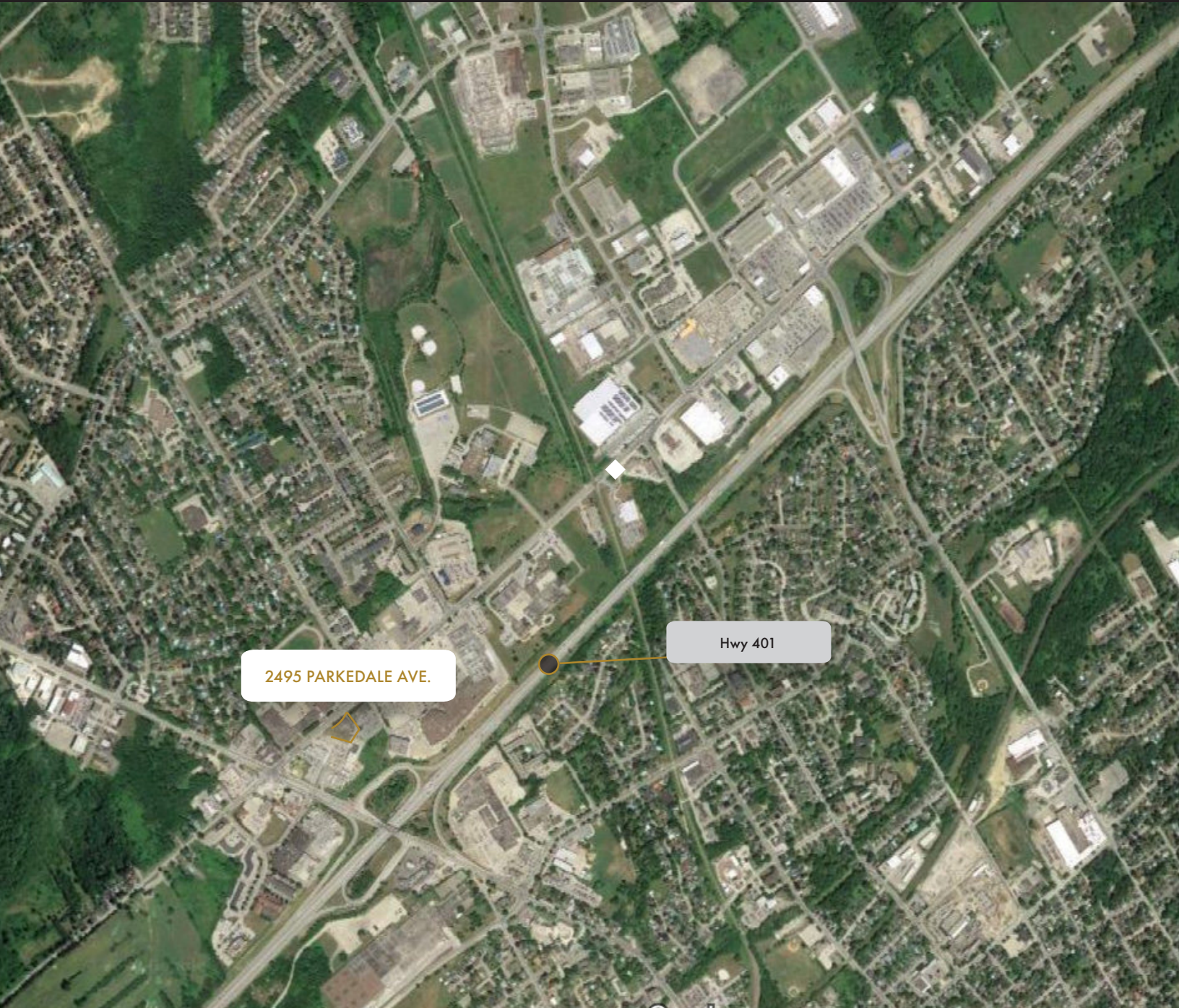
Property Specifications

Year Constructed	1990
Construction	Steel Frame Building with Exterior Clad Stucco
Ceiling Height	8'
Loading Facilities	No
Air Conditioning	1 Rooftop Unit
Heat	1 Rooftop Unit
Sprinklered	No
Parking	Ample parking
Separately Metered	Yes

Unit 1

4,751 sf





Contact us

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