

FOR LEASE - COMMERCIAL PROPERTY

333 CALIFORNIA AVENUE



Commercial Opportunity - North End of Brockville

333 California Avenue- Unit 13B

2,229sf office space available

This complex is located in the industrial sector in the north end of Brockville. Close to schools and shopping. This complex currently includes retail, medical, fitness and musical as long term tenants. It offers easy access to highway 401 that runs from Toronto to Montreal.

This unit offers a spacious reception area, 5 separate offices, 2 washrooms, a kitchen space, a supply room and a boardroom. The unit is 2,229sf and is available for immediate occupancy. Businesses in this area benefit from the high traffic volume as well as being ideally located in the center of an ever-growing north end.

Todd Beech

Leasing Manager

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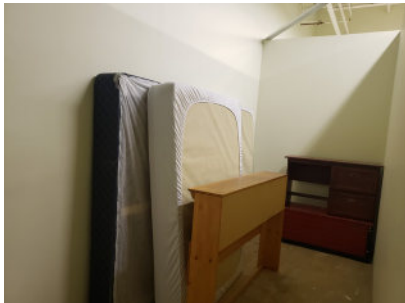
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Property Highlights

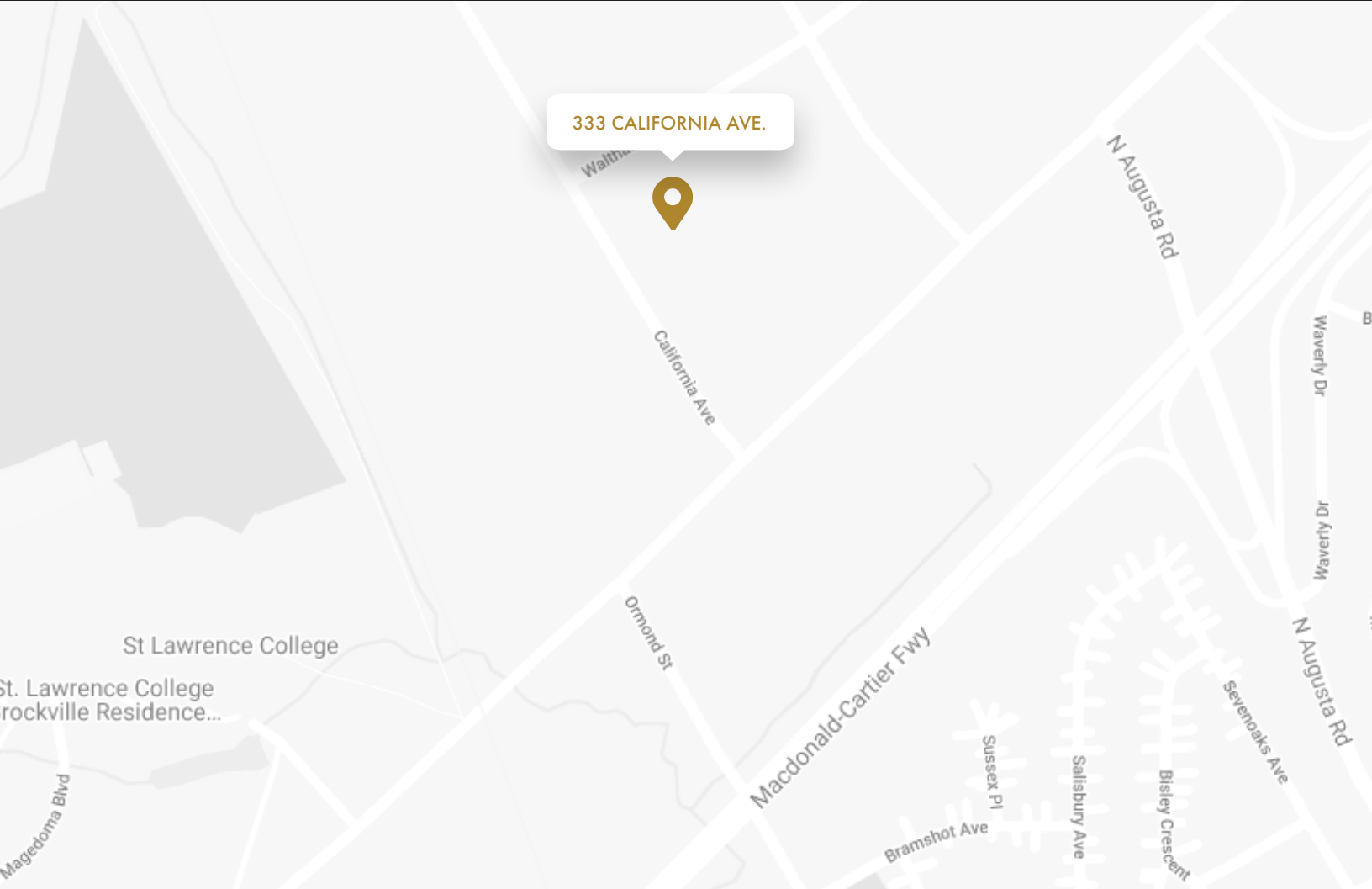
- Bright reception area, with a boardroom & 4 other offices
- 2 bathrooms
- Supply & storage rooms
- Functional kitchen
- Well maintained building
- Centrally located between Montreal, Ottawa and Toronto



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 13B	2,229	\$10.50	\$5.83 (2022)	Immediate

TI Allowance – Negotiable

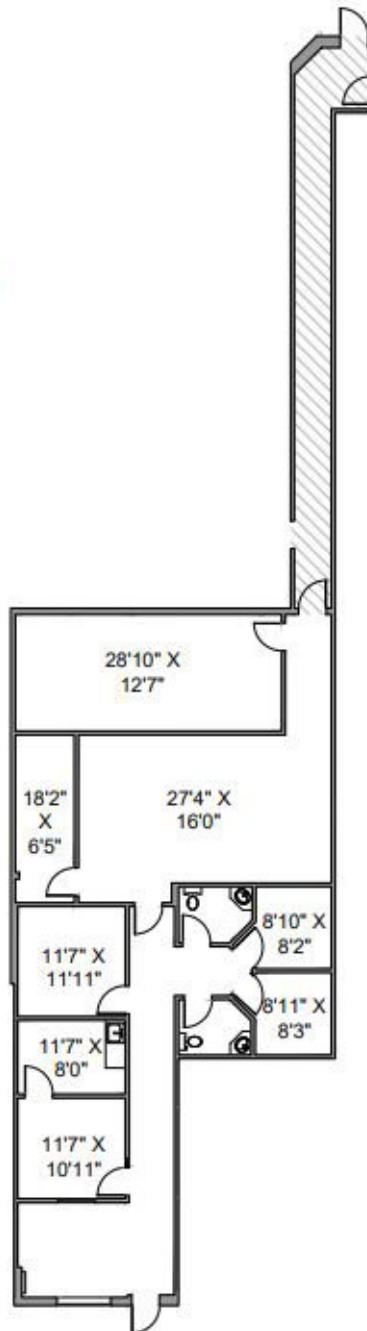


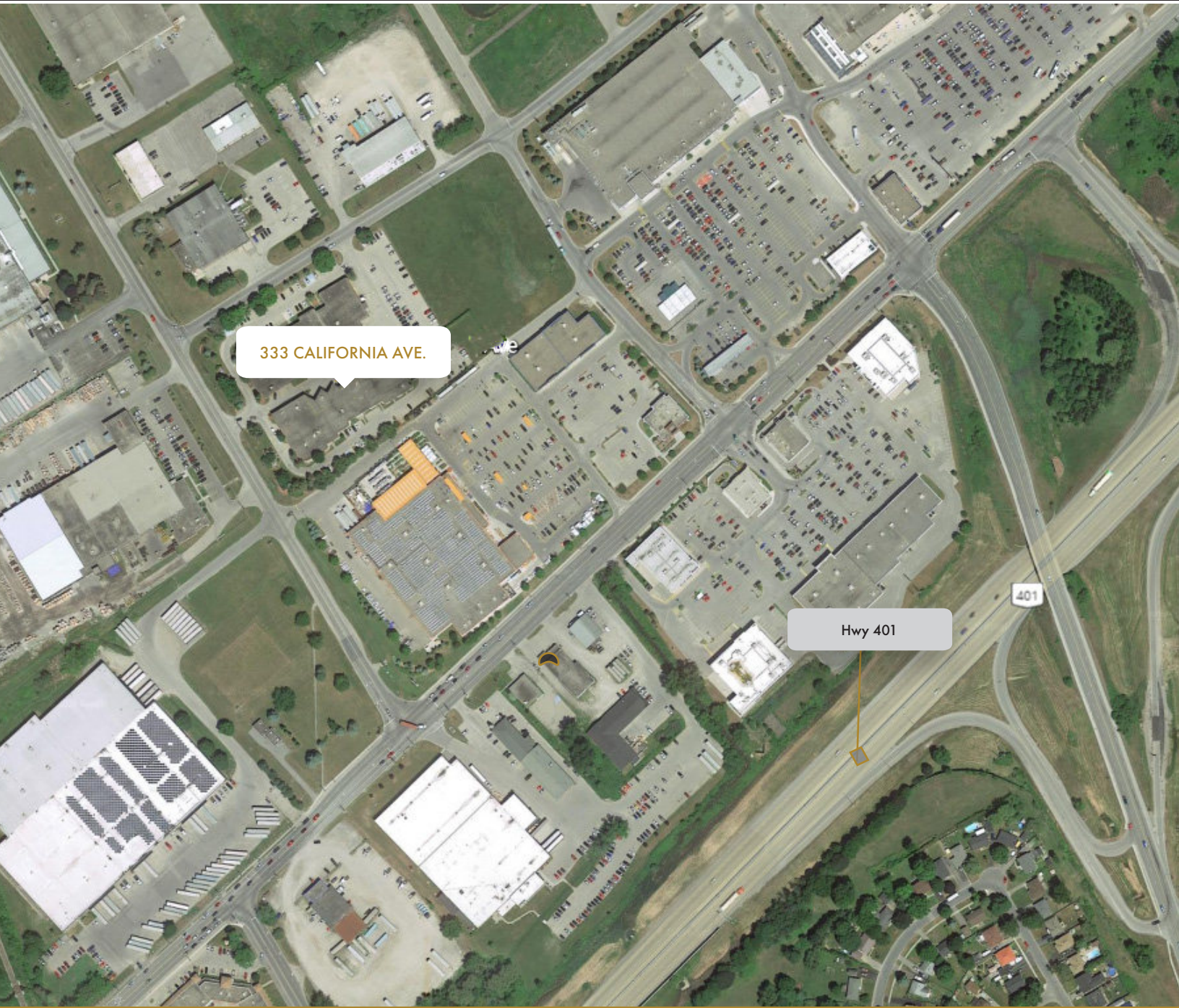
Property Specifications

Construction	Metal structural steel on concrete foundation
Exterior Walls	Brickwork exterior walls and metal cladding on the rear side
Roof Type	Asphalt and gravel
Ceiling Height	8'
Loading Facilities	No
Air Conditioning	Rooftop HVAC unit
Heat	Rooftop HVAC unit
Sprinklered	Yes
Parking Spots	2 in front of the unit & large parking in the rear
Elevator	No
Seperately Metered	Yes

Unit 13B

2,229 sf





Contact us

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