

FOR LEASE - COMMERCIAL PROPERTY

555 CALIFORNIA AVENUE



Commercial Opportunity - North End of Brockville

555 California Avenue - Unit 9A

1,810sf retail 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 has a open concept entrance/reception area with 8' ceiling height and the back is a studio with 18' ceiling height. There are 2 bathrooms, a studio and multiple offices. The unit is 1,810sf and is available for occupancy as of June 1, 2022. 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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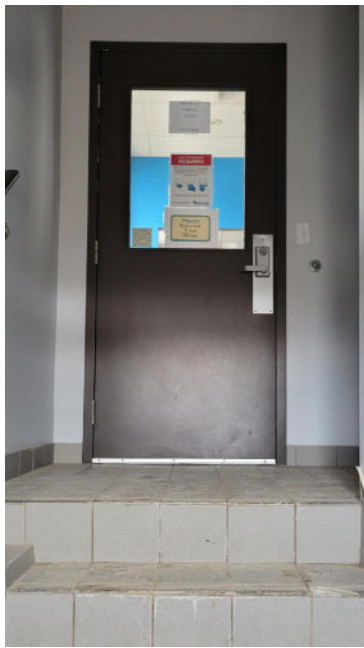
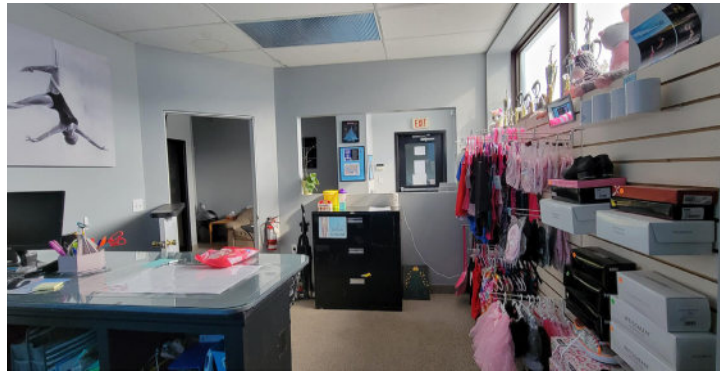
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Property Highlights

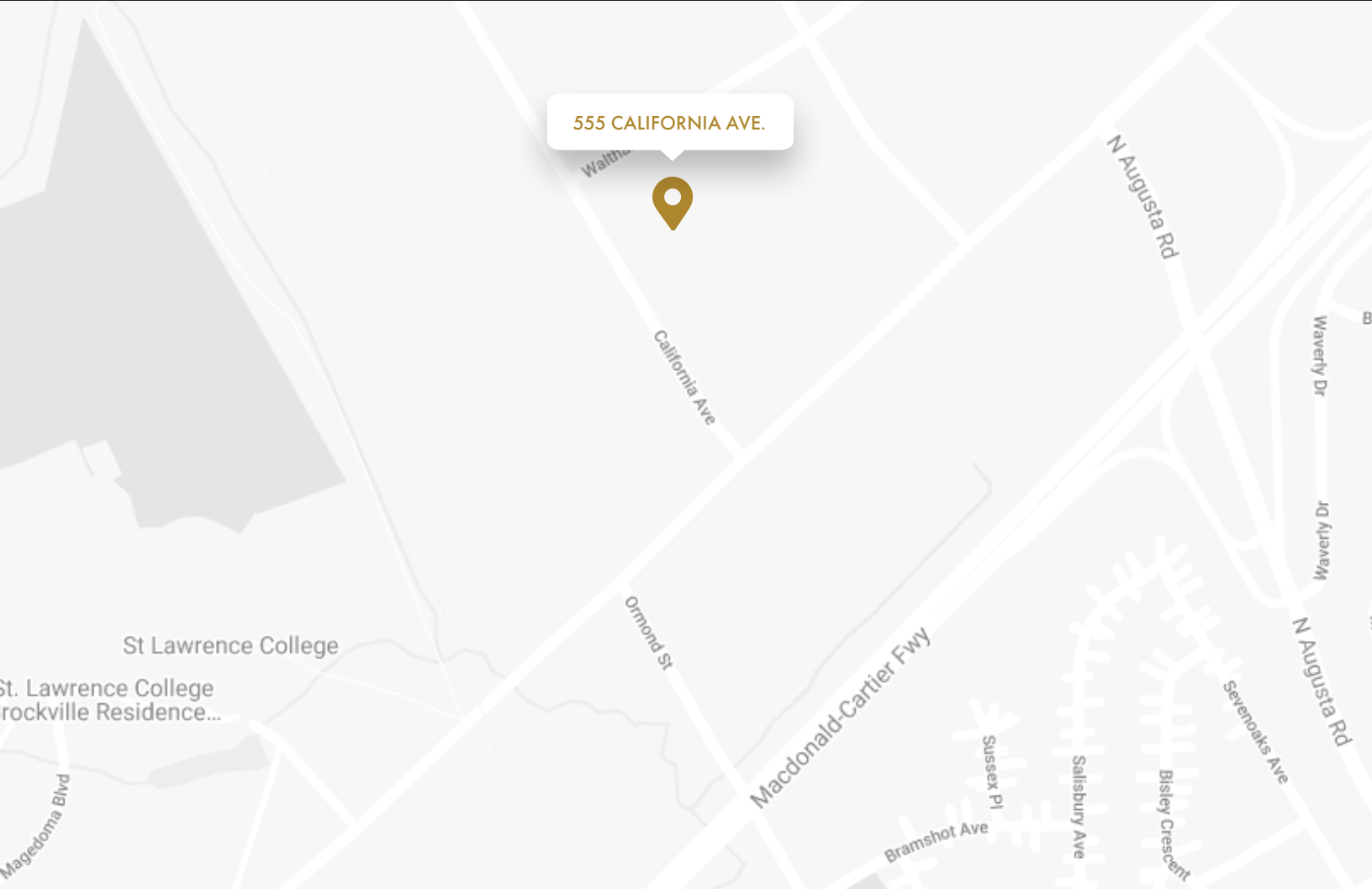
- Open concept reception area, with multiple offices
- Huge studio for exercise or dance
- 2 washrooms
- Functional kitchenette
- Well maintained building
- Centrally located between Montreal, Ottawa and Toronto



Availability & Rates

Suite	Area (sf)	Net Rent (PSF)	Additional Rent (PSF)	Availability
Unit 9A	1,810	\$10.50	\$5.83 (2022)	June 1, 2022

TI Allowance – Negotiable

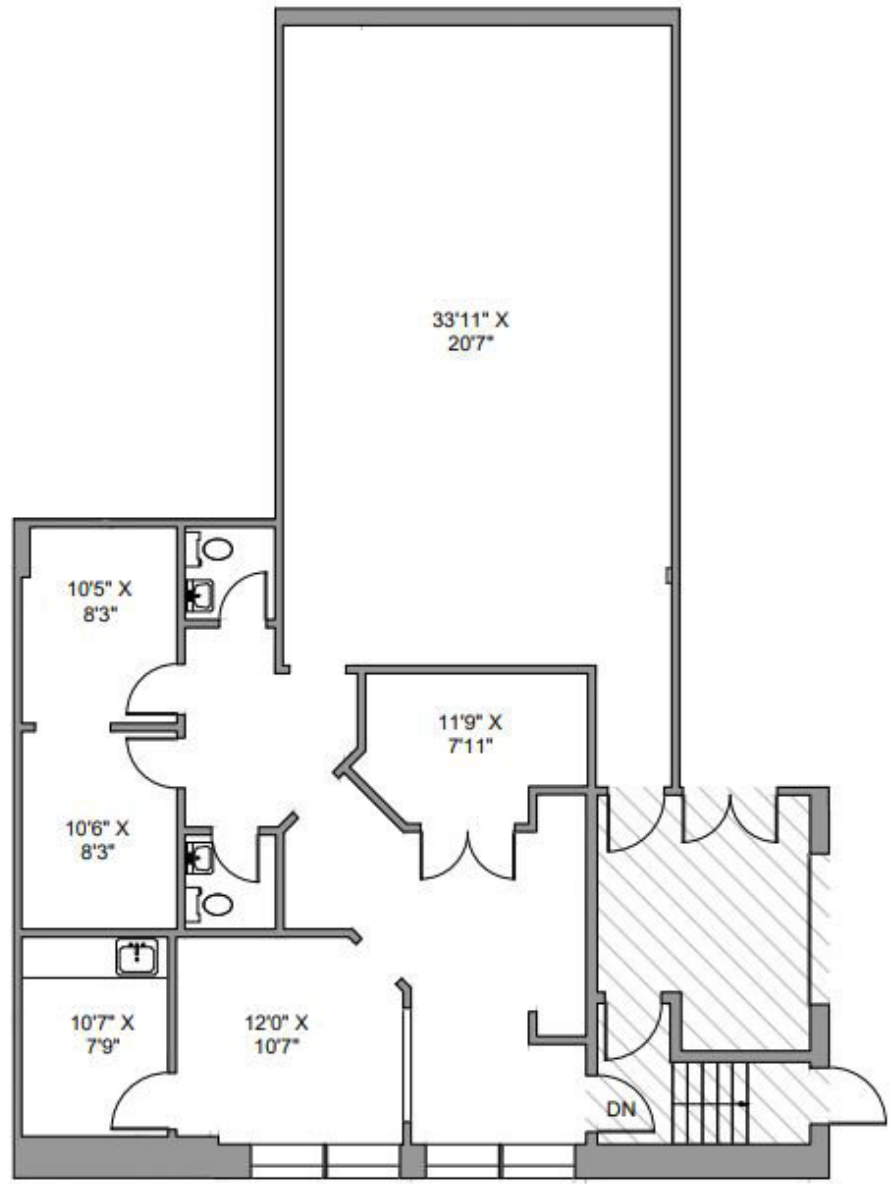


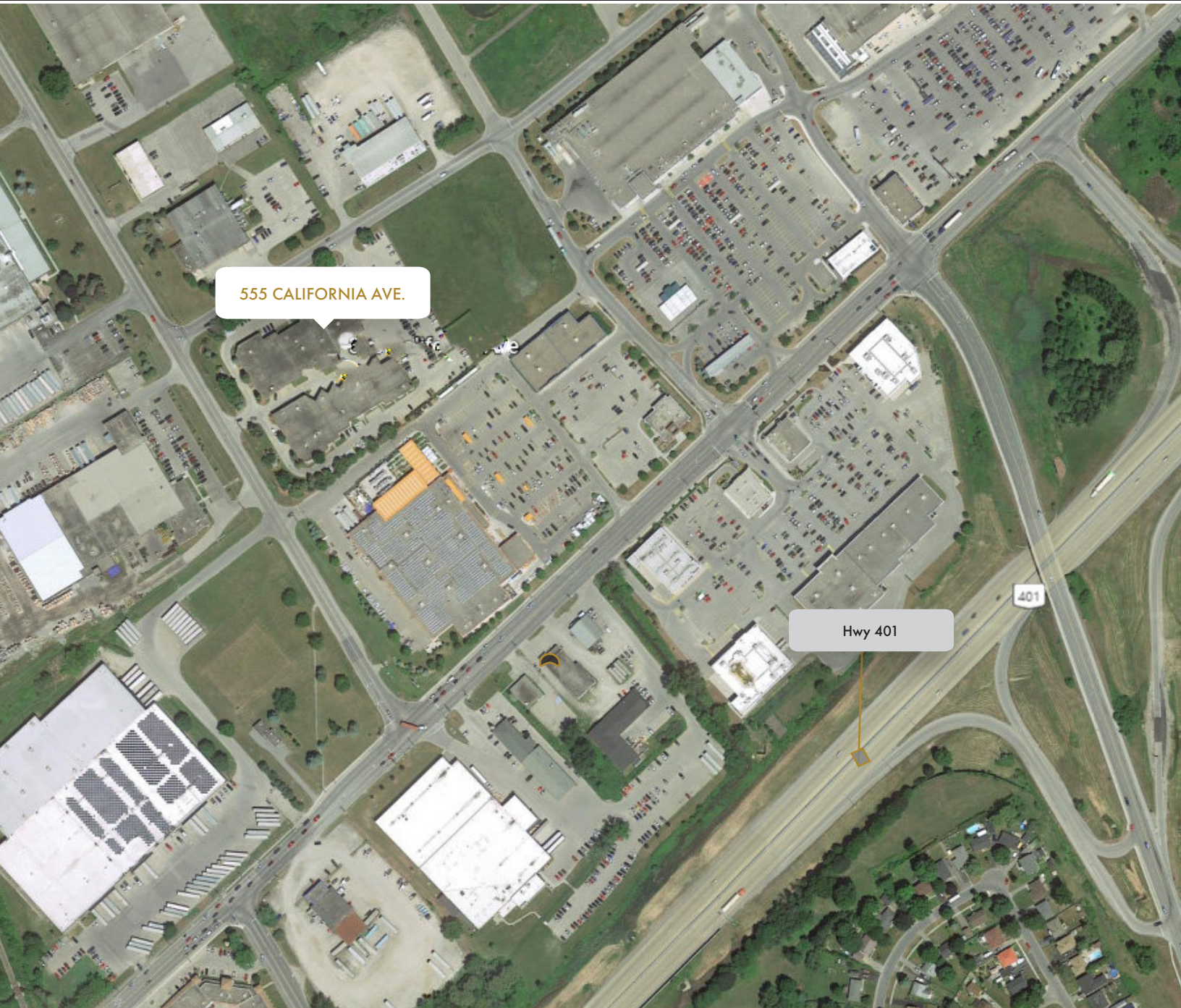
Property Specifications

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' & 18'
Loading Facilities	No
Air Conditioning	Suspended Unit
Heat	Suspended Unit
Sprinklered	Yes
Parking Spots	Parking in the rear
Elevator	No
Seperately Metered	Yes

Unit 9A

1,810 sf





Contact us

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