

FLAGSHIP OFFICE / RETAIL



For Lease

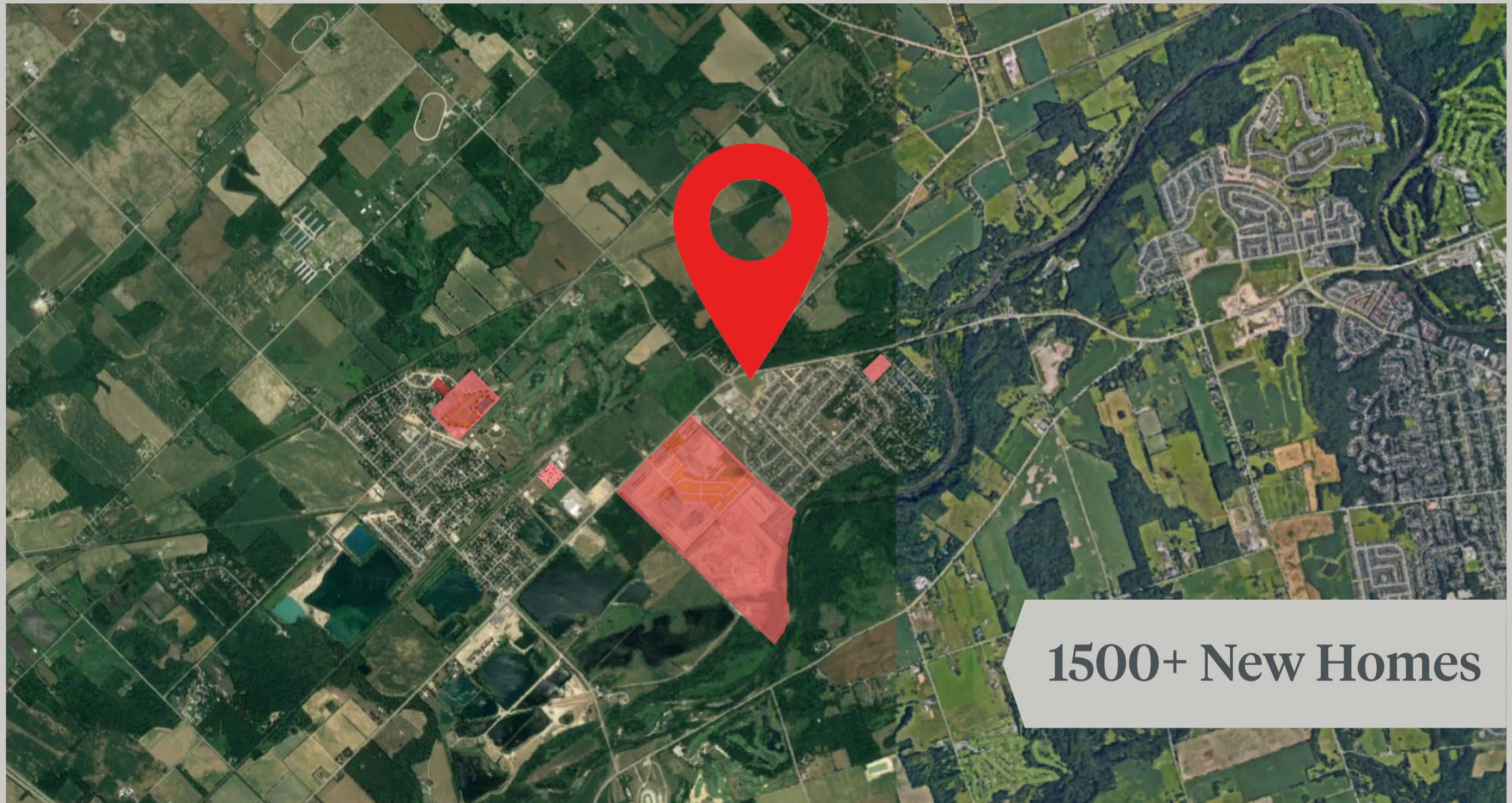
22428 Jefferies Rd, Komoka

ONLY 1 UNIT LEFT - 4,255 SF MAIN FLOOR (DIVISIBLE)

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Kilworth



1500+ New Homes



**4255 SF OF
INCREDIBLE MAIN FLOOR SPACE**

Highlights

- Tenant ready - March 2023
- Primary corner in Kilworth next to brand new Home Hardware and The Singing Chef
- Flagship office building with modern steel / glass aesthetic
- Build to suit available with 4255 SF on the main floor left
- Premium demographics with over 1500 homes under draft plan of subdivision or construction in immediate area
- Free on site parking
- Main floor: \$35 NET + \$6.25 Additional



The Team

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Scale : 3/32" = 1'-0"

20-039

Orange Rock Developments

22428 Jefferies Road
Komoka, Ontario

Ground Floor Plan

November 24, 2022

Sk01

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Second Floor Areas

Shared Space	21 SF
Office 1	9,084 SF
Gross Second Floor Area	9,105 SF
Gross Ground Floor Area	8,199 SF
Total Building Gross Area	17,904 SF

Total Unit Areas (including shared divided evenly)

Retail 1	2,083 SF
Retail 2	2,280 SF
Office 1	13,541 SF
Total Building Gross Area	17,904 SF

Scale : 3/32" = 1'-0"

20-039 Orange Rock Developments

22428 Jefferies Road
Komoka, Ontario

Second Floor Plan

November 24, 2022

Sk02

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