

FOR LEASE

13495 Bathurst St., Richmond Hill, ON



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SITE FEATURES

13495 Bathurst St., Richmond Hill, ON



Humberland Plaza

Humberland Plaza is located on the South East corner of Bathurst Street and Humberland Drive, in Richmond Hill, ON.

This neighbourhood retail shopping plaza services both the dense residential community to the east and the high volume of commuter traffic along Bathurst Street.

Rare opportunity to become the prominent corner tenant in this well-established and professionally managed shopping centre.

- Prominent prime end cap unit available with great exposure on to Bathurst Street.
- Raised parapet for Tenant signage.
- Pylon signage available fronting Bathurst Street.
- Lots of natural light, bright space with high ceilings.
- Ample parking available within the plaza.
- Flexible floor plan options, open concept or split unit available.
- Surrounded by an affluent residential community and walking distance to several local Schools.
- New Homes being constructed adjacent to the site.

Availability

Size: 2,401 square feet (approx)
TMI: \$13.39 per square foot (2022 estimate)

Net Rent: \$23.00 per square foot
Possession: Immediate

• Proudly managed by

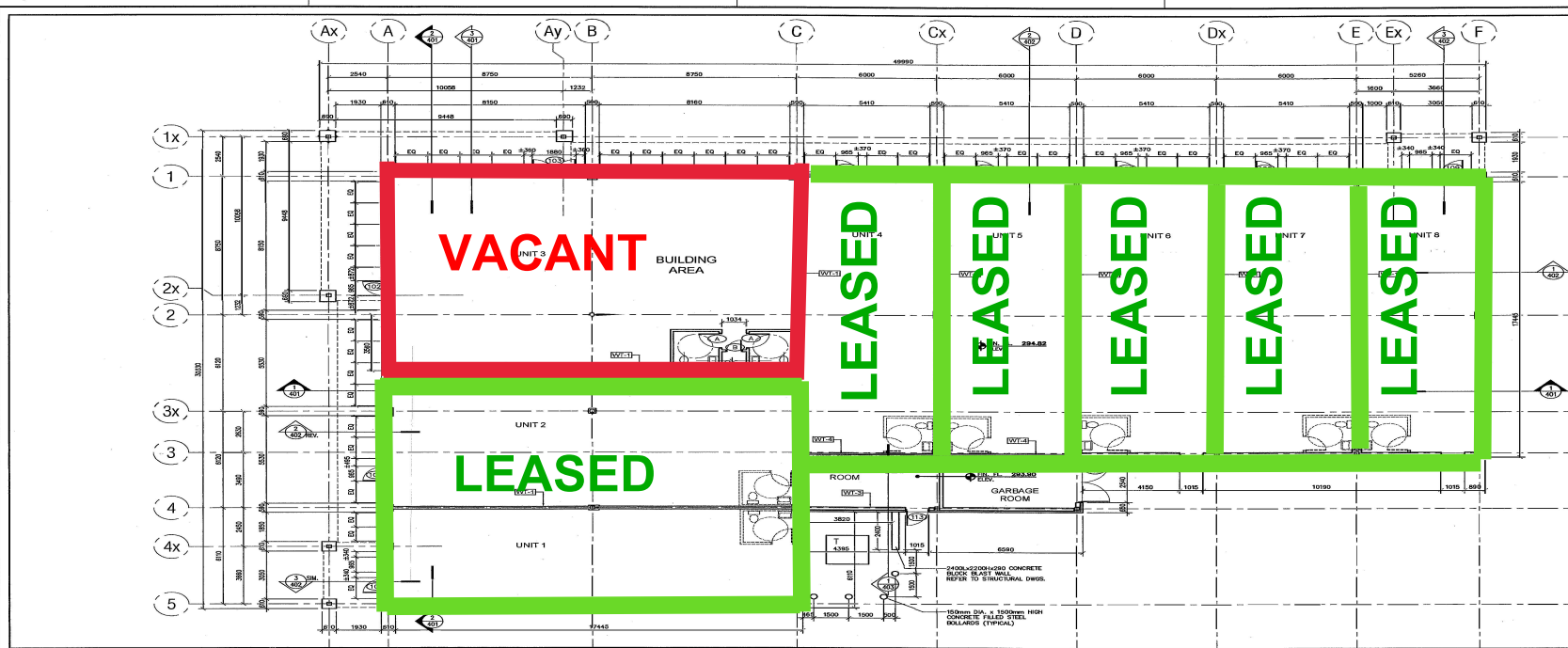


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SITE PLAN

13495 Bathurst St., Richmond Hill, ON



SKMV Architects
 Suite 1200, 119 Spadina Avenue
 Toronto, Ontario M5V 2L1
 T: 416.598.1600 F: 416.596.0956
 E: email@skmv.com

ALL DIMENSIONS ARE BY PRIMEFACE OF THE ANCHORS AND MUST BE MAINTAINED THROUGHOUT CONSTRUCTION AND REPORT TO THE ENGINEER UPON COMPLETION OF THE WORK AND REPORT TO THE ENGINEER AND OWNER UPON THE FINAL INSPECTION REPORT. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED. VERIFY FIELD DIMENSIONS.

REVISIONS AND DISTRIBUTION LOG

No.	Date	Issued For	Notes
1	02/24/2009	ISSUED FOR PERMIT	

O.B.C. SUMMARY

3.1.2.1.1. MAJOR OCCUPANCY TO BE GROUP "E"

3.2.2.6.1. GRAVEL NOT MORE THAN 30 CENTIMS IN BUILDING YARD. BUILDING AREA NOT MORE THAN 12000 SQ. METERS FROM TWO STREETS.

3.3.1.1. (2) SEPARATION OF SUITS
 SEPARATION SUITS TO BE SEPARATED BY A FIRE RESISTANCE RATING PERMITTED TO BE LESS THAN 1 HR. BUT NOT LESS THAN 30 MIN.

3.4.4.1. (1) EGRESS DOORWAYS
 ONE EGRESS DOORWAY CAN BE PROVIDED IN THE FLOOR AREA INTENDED FOR OCCUPANCY IS LESS THAN 2000 SQ. METERS. THE MAX. TRAVEL DISTANCE IS LESS THAN 30 METERS.

3.6.2.1. (5) A SERVICE ROOM SHALL BE SEPARATED FROM THE SEPARATION SUITS BY A FIRE RESISTANCE RATING NOT LESS THAN 1 HOUR.

3.6.2.1. (6) SERVICE (5) SHALL APPLY TO A ROOM THAT CONTAINS ELECTRICAL EQUIPMENT.



SKMV Inc.

HUMBERLAND CENTRE
 Redoxington Commercial Developments

Bathurst Street & Humbertland Drive
 RICHMOND HILL, ONTARIO

Drawing Title: **FLOOR PLAN**

Drawn By: LP
 Checked By: AS
 Date Drawn: 02/24/2009 - 2:30pm
 Project No: 01A108
 Date: 1:100
 Revision No:

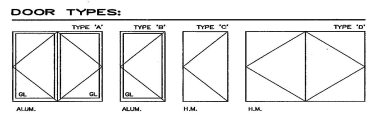
A201

WALL TYPES - GYPSUM BOARD CONSTRUCTION

CONSTRUCTION	DESCRIPTION
1 HOUR (1.5 HR. WHERE SHOWN)	FIRE RESISTIVE GYPSUM WALL - 125mm TYPE X GYPSUM BOARD - TAPED & SANDED TO RECEIVE INT. FINISH BY TENANT - 125mm STEEL STUDS @ 400mm C/C (ALLOW FIRE DEFLECTION, SEE STRUCTURAL DRAWINGS) - 125mm TYPE X GYPSUM BOARD - TAPED & SANDED TO RECEIVE INT. FINISH BY TENANT - 125mm MINERAL FIBRE INTO JOINT FLUTES AT TOP OF WALL AS REQ'D TO MAINTAIN THE INTEGRITY OF THE 1 HR. F.R.R.
1 HOUR	TYPICAL EXTERIOR WALL CONSTRUCTION - 125mm BRICK (COLOUR TO BE SELECTED) - 125mm REINFORCING BARS - 125mm STRUCTURAL STEEL STUDS @ 300 o/c (REF TO STRUCTURAL DWGS) - 125mm GYPSUM BOARD WITH AS REQUIRED TO MAINTAIN CONTINUITY - TAPED & SANDED READY FOR PAINT BY TENANT
1 HOUR	TYPICAL EXTERIOR WALL CONSTRUCTION - 125mm BRICK (COLOUR TO BE SELECTED) - 125mm REINFORCING BARS - 125mm CONCRETE BLOCK - CONCRETE BLOCK BRICKER
1 HR	TYPICAL INSULATED CONCRETE WALL - 125mm CONCRETE BLOCK - 125mm STEEL STUDS @ 400mm C/C - 125mm GYPSUM BOARD (REF TO STRUCTURAL DWGS) - TAPED & SANDED & SEALED TOP AND BOTTOM) - 125mm GYPSUM BOARD - 125mm MINERAL FIBRE INTO JOINT FLUTES AT TOP OF WALL AS REQ'D TO MAINTAIN THE INTEGRITY OF THE 1 HR. F.R.R.

DOOR SCHEDULE

DOOR NO.	TYPE	MAT'L	FINISH	GLAZING	WIDTH	HEIGHT	MAT'L	FINISH	REMARKS
A101	B	ALUM.	ANOD.	CLEAR	915	2130	ALUM.	ANOD.	
A102	B	ALUM.	ANOD.	CLEAR	915	2130	ALUM.	ANOD.	
A103	A	ALUM.	ANOD.	CLEAR	1530	2130	ALUM.	ANOD.	
A104	B	ALUM.	ANOD.	CLEAR	915	2130	ALUM.	ANOD.	
A105	B	ALUM.	ANOD.	CLEAR	915	2130	ALUM.	ANOD.	
A106	B	ALUM.	ANOD.	CLEAR	915	2130	ALUM.	ANOD.	
A107	B	ALUM.	ANOD.	CLEAR	915	2130	ALUM.	ANOD.	
A108	B	ALUM.	ANOD.	CLEAR	915	2130	ALUM.	ANOD.	
A109	B	ALUM.	ANOD.	CLEAR	915	2130	ALUM.	ANOD.	
A110	C	H.M.	PT.	---	915	2130	H.M.	PT.	INSULATED DOOR & FRAME
A111	C	H.M.	PT.	---	915	2130	H.M.	PT.	INSULATED DOOR & FRAME
A112	D	H.M.	PT.	---	2120	2130	H.M.	PT.	INSULATED DOOR & FRAME
A113	C	H.M.	PT.	---	915	2130	H.M.	PT.	CHICK CHAIN



GENERAL NOTES:

- ALL WINDOWS TO COMPLY WITH ALL APPLICABILITY REQUIREMENTS FOR ENERGY EFFICIENCY AND PERFORMANCE FOR GLAZING GRADES AND EQUIPMENT.
- SLOPE FLOORS UP TO ALL FLOOR FINISHES.
- SEE ALL FINISHES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- STRUCTURAL POSITIVE STOPS AT DETAILS ON EXTERIOR WALLS WITH FINISH ELEMENTS IN ALL WINDOW WALLS.
- ALL STRUCTURAL METAL STUDS TO BE MIN. 10 GR. GALV. STEEL.
- INSULATED AND OAK WEATHER STRIPPING TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

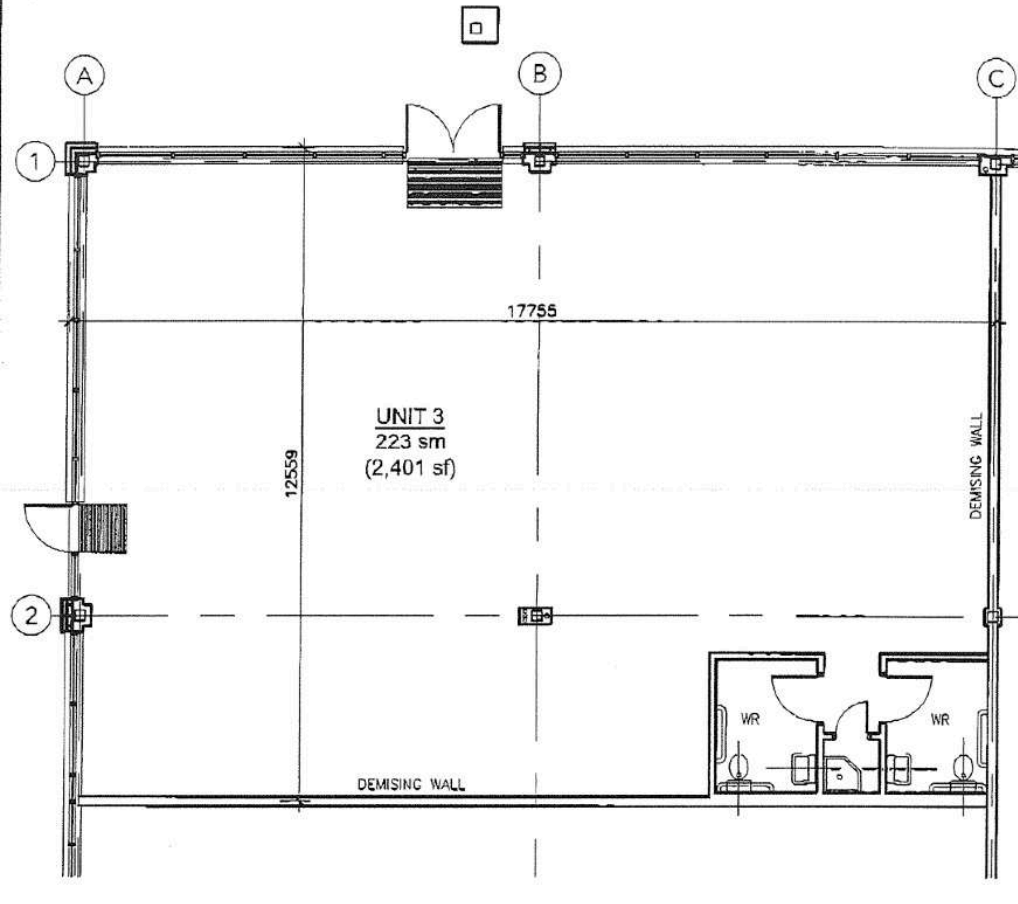


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FLEXIBLE FLOOR PLAN

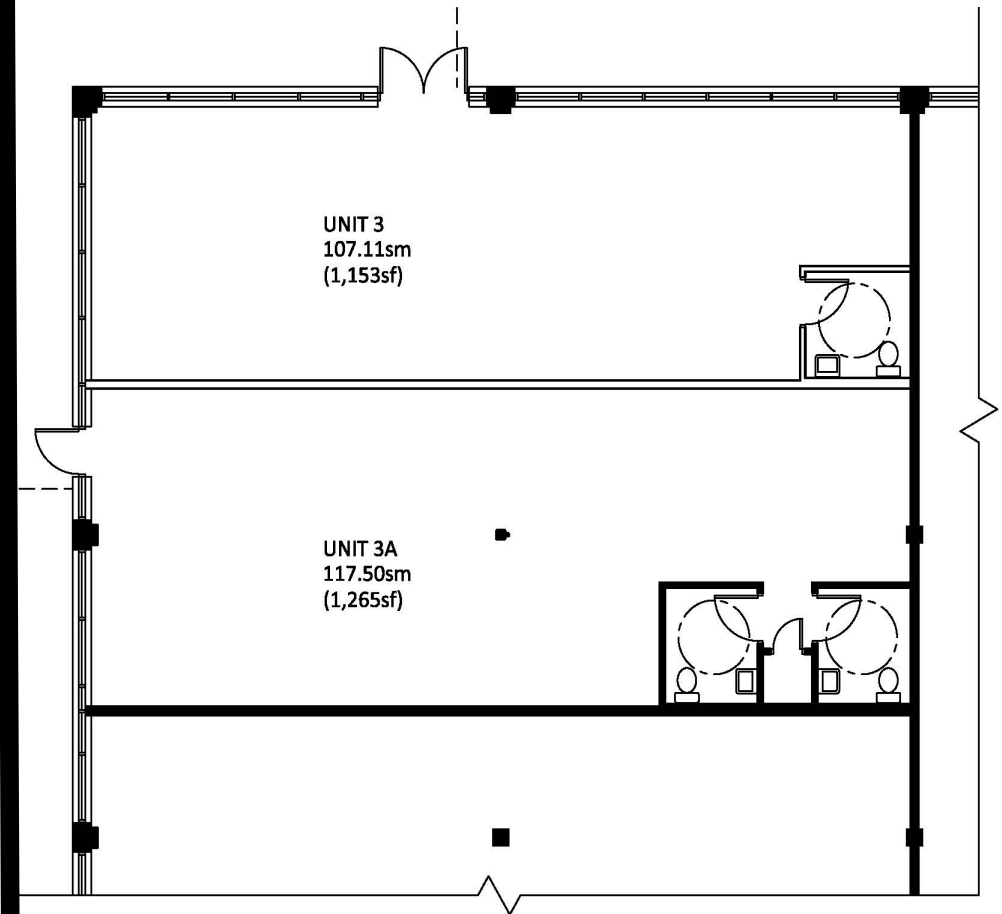
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Option 1 - Open Concept (current layout)



Unit #3: 2,401 Square Feet (approx)

Option 2 - Split Unit (demise, add washroom)



Unit 3: 1,153 Square Feet (approx)
Unit 3A: 1,265 Square Feet (approx)

INTERIOR PHOTOS

13495 Bathurst St., Richmond Hill, ON



INTERIOR PHOTO

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EXTERIOR SIGNAGE

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BATHURST FRONTING - EXTERIOR FACADE SIGNAGE



PYLON SIGNAGE FRONTING BATHURST ST.



HUMBERLAND FRONTING EXTERIOR FACADE SIGNAGE

