

The Colliers logo, featuring the word "Colliers" in a serif font, with a horizontal bar below it divided into three colored segments: blue, yellow, and red.

15-39 Chambers Street | Smith Falls, ON

Office and Retail Space Available **For Lease**

Discover prime office and retail space for lease in the center of Smiths Falls, Ontario. Smith Falls is bustling with energy as a hugerestoration to the downtown core is now completed, the return of Hersey, new high-density residential units across the street, around the corner, and residential developments completed and underway throughout the area. Situated in a high-traffic area with great access, this space comes with building signage options and ample on-site parking. Join esteemed tenants like GiantTiger, Benson Auto Parts, The Score, National Rent to Own, and more. Availability for immediate

Kevin Houlahan

Sales Representative

+1 613 683 2222

kevin.houlahan@colliers.com

Property Overview

Civic Address	15-39 Chambers Street, Smith Falls ON		
Location	Located in Smith Falls Square Center on Chambers Street between Chambers Street and Market Street South.		
Zoning	C1 - Commercial Zone		
Rentable Area			
Retail	Unit 25	2,400 SF	
	Unit 47	1,200 SF	
Office	Suite 302	177 SF	
	Suite 307	4,131 SF	
	Suite 310	1,604 SF	
Asking Rent	\$10.00 PSF		
Additional Rent	\$5.94 PSF		
Available	Immediately		
Comments	High traffic area with excellent visibility and access		
	Ample parking on-site		
	Competitive Inducements		

Key Highlights



Close proximity to downtown Smith Falls



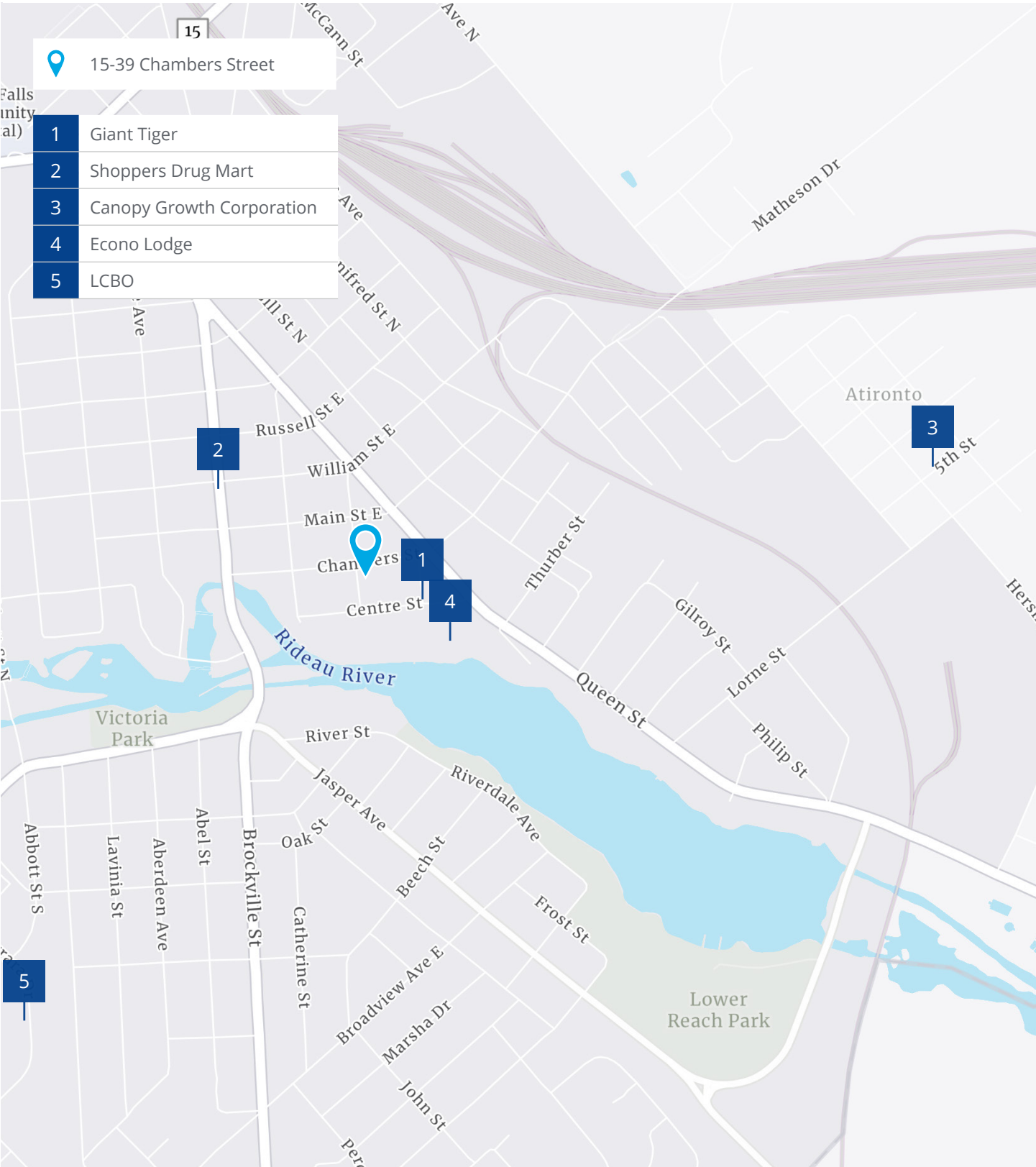
Building signage available



Five minute drive to Highway 417



Surrounding Amenities





15-39 Chambers Street | Smith Falls, ON

Kevin Houlahan

Sales Representative

+1 613 683 2222

kevin.houlahan@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.