



COMMERCIAL

# OFFICE & INDUSTRIAL SPACE FOR LEASE

222 MAPLEVIEW DRIVE, BARRIE, ON

RATES FROM:

**\$16.50-\$17.00** PSF

***Danielle Ferguson***

Sales Representative

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**ED  
LOWE**  
LIMITED BROKERAGE

# PROPERTY OVERVIEW

<b>ADDRESS</b>	222 MAPLEVIEW DR., BARRIE, ON
<b>LOCATION</b>	MAPLEVIEW DR. & REID DR.
<b>PROPERTY</b>	PARTIAL 3 STORY, MULTI-USE COMPLEX
<b>ZONING</b>	BP-BUSINESS PARK
<b>PARKING</b>	AMPLE PARKING
<b>HEATING</b>	CENTRAL HEATING & COOLING
<b>UTILITIES</b>	TENANT PAYS UTILITIES
<b>ADDITIONAL INFORMATION</b>	<ul style="list-style-type: none"><li>. HIGH TRAFFIC LOCATION</li><li>. GREAT EXPOSURE ON REID DR. &amp; MAPLEVIEW DR.</li><li>. CEILING HEIGHT 12'</li><li>. EASY ACCESS TO HIGHWAY 400</li><li>. CLOSE TO MAJOR SHOPPING, RETAIL STORES, RESTAURANTS</li><li>. GROSS UP 1% STOREFRONT AND 15% OFFICE SPACE</li><li>. YEARLY ESCALATIONS OF 3%</li></ul>



All information furnished regarding property for sale rent or financing is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof, and same is submitted, subject of errors, omissions, change of price prior to sale, leasing or financing or withdrawn without notice.



# Units

AVAILABLE

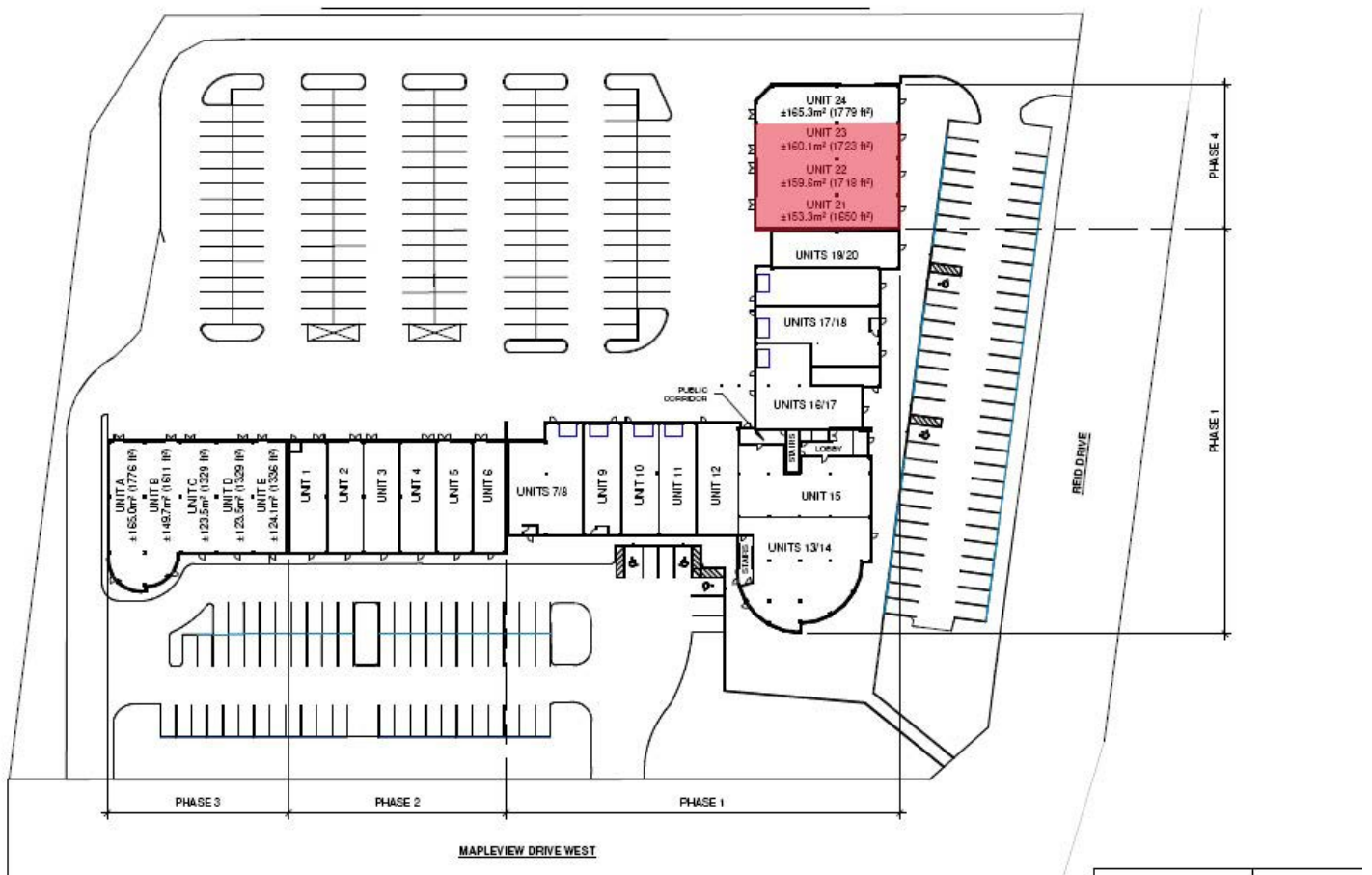
UNITS	UNIT AREA	NET RENT	TMI	MONTHLY RENT*
#21	1650 s.f.	\$16.50/s.f.	\$10.75/s.f.	\$3,746.88
#22	1718 s.f.	\$16.50/s.f.	\$10.75/s.f.	\$3,901.29
#23	1713 s.f.	\$16.50/s.f.	\$10.75/s.f.	\$3,912.65
#21 & 22	3368 s.f.	\$16.50/s.f.	\$10.75/s.f.	\$7,648.17
#21 - 23	5091 s.f.	\$16.50/s.f.	\$10.75/s.f.	\$11,560.81
#303	1062 s.f.	\$17.00/s.f.	\$11.75/s.f.	\$2,544.38

\*Plus HST, Utilities, Gross up 1% storefront & 15% office space



# Site Layout

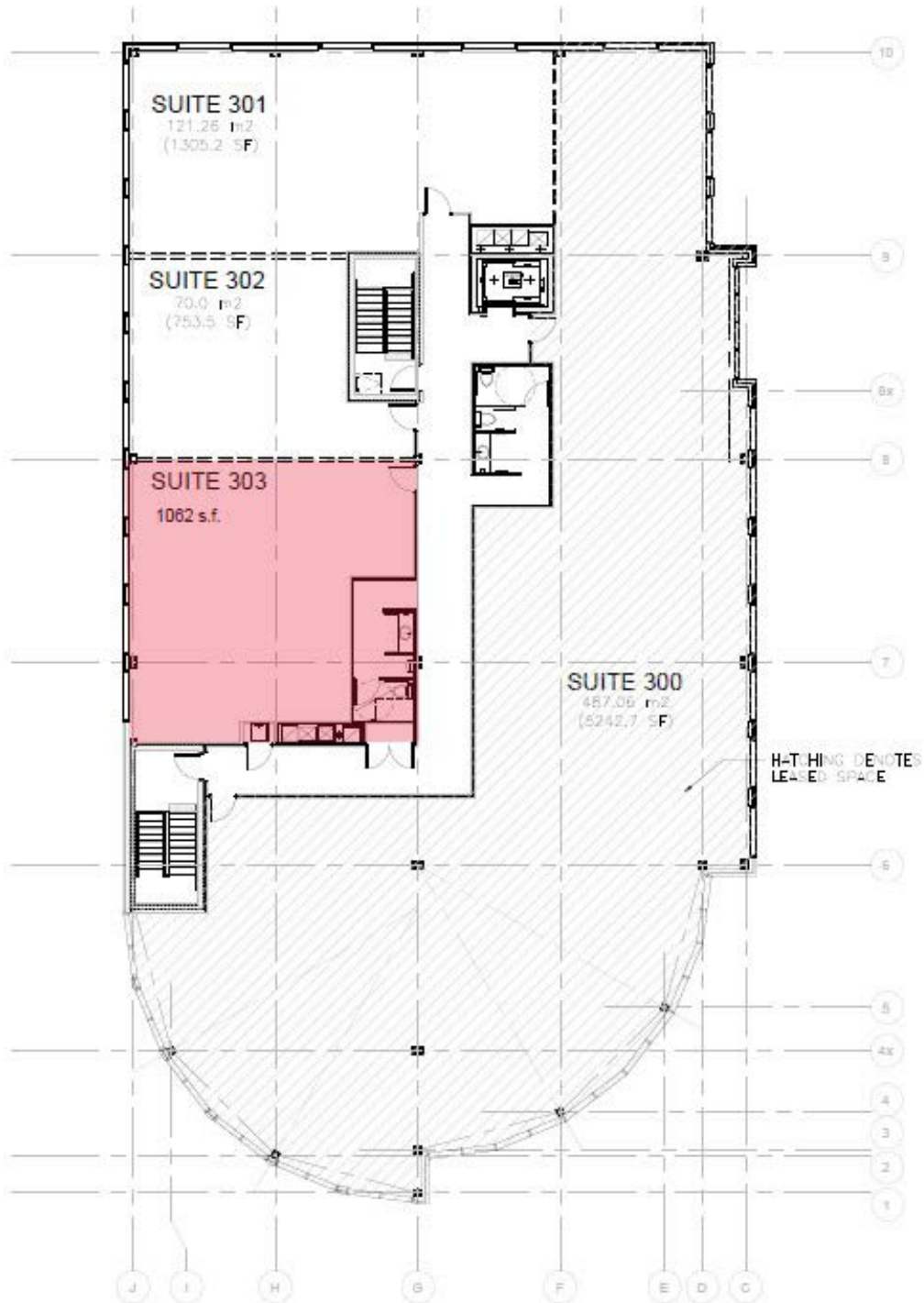
## AVAILABLE UNITS



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# 3rd Floor Layout

AVAILABLE UNIT



TOTAL FLOOR AREA: 914.51 m<sup>2</sup>  
(9,843.7 SF)

## THIRD FLOOR PLAN

Check us out online



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