

Retail/Office | For Lease

CBRE

22499 Jefferies Road

Kilworth Business Park

Kilworth/Komoka, Ontario

FOR LEASE





Property Details

Unit	A-102	D-101	D-100b
Size	3,220 SF	1,711 SF	1,957 SF
Net Rent	\$32.00 psf	\$32.00 psf	\$32.00 psf
(+ 5% / 2 yrs)	\$8,587 / month	\$4,563 / month	\$5,219 / month
ADD. Rent	\$7.00 psf	\$7.00 PSF	\$7.00
(2026 estim.)	\$1,879 / month	\$999 / month	\$1,142 / month
Total	\$10,465 / month	\$5,561 / month	\$6,522 month

Zoned C2-11

- Retail, office, clinics, restaurant, pharmacy, & more

Base Building Finish includes:

- Rooftop HVAC unit ducted into Premises
- 100 Amp electrical panel
- 1 accessible washroom, including fixtures
- Perimeter drywall ready for wall-covering
- Concrete floor
- **\$15.00 psf allowance** towards tenant improvements (TI)
- (Applies to Units D101 & A102)

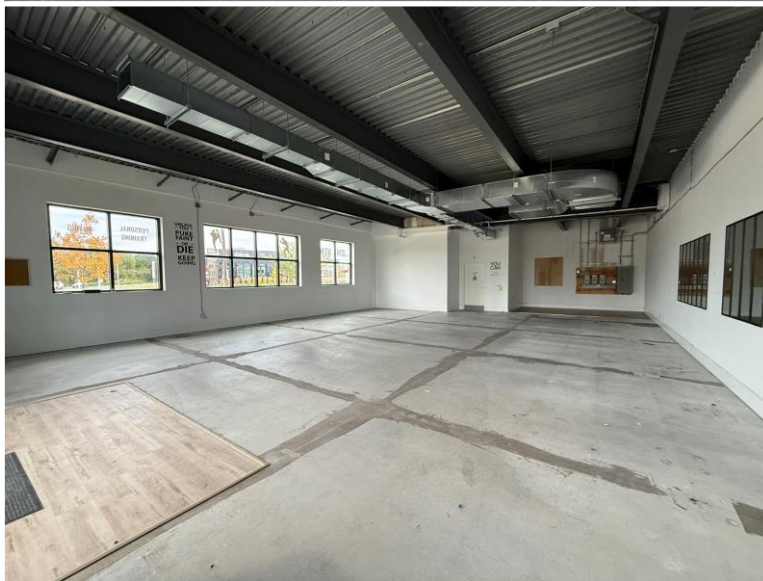
Other Terms

- Additional TI's can be added to the Net Rent OAC
- Lease Term of 7 to 10 years
- Rents shown do not include HST, utilities or management



22499 Jefferies Road

Unit D-100 b – 1,957 SF



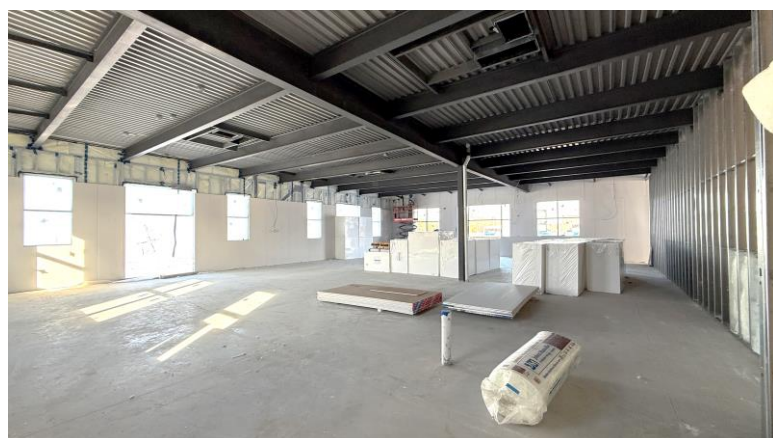
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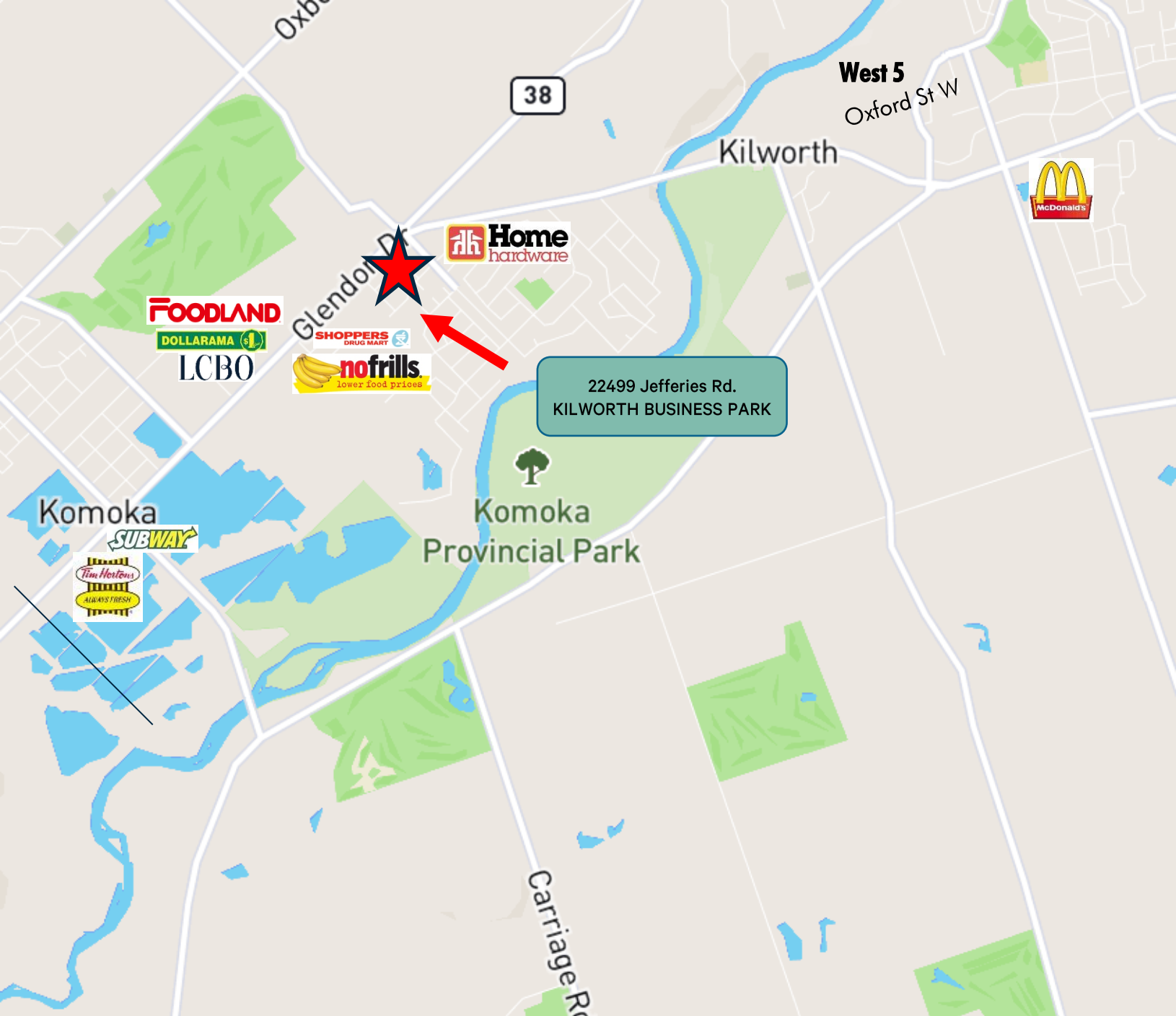
Unit D-101 – 1,711 SF



22499 Jefferies Road

Building A-102 – 3,220 SF





Contact

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