

**2,753 sf & 966 sf of Office Space for Lease on Second Floor**

**2,866 sf of Retail Space for Lease**

**Lease rate: \$12.00 psf Net**

**Property Highlights**

- High traffic location, enjoying close proximity to many major amenities & exposure to passing vehicles
- On-site parking for clients & staff
- 2,866 sf of ground floor retail space for lease
- Up to 3,900 sf of second floor office space also available

**Location Information**

- Kempt Road enjoys excellent visibility and is a main thoroughfare with excellent accessibility. Kempt Road is home to many professional services firms, car dealerships and automotive centres, and other major amenities including many restaurants, shopping and dry cleaning services. Kempt Road is nestled between the busy Windsor Street exchange, Lady Hammond Road, Robie Street and Young Street. It is a suitable location for service commercial or for businesses requiring professional office space!

Details	
G.L.A	23,280 sf
Available Space for Lease	<ul style="list-style-type: none"> <li>• 2,753 sf of second floor office (demisable) &amp; 966 sf</li> <li>• 2,866 sf ground floor retail</li> </ul>
Lease Rate	\$12.00 psf Net
CAM & Tax	\$6.50 psf



**GREAT LOCATION!**

For more information, contact:

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