



FOR LEASE

605 Notre Dame Avenue

~Building Area:

Building—~4,687 Main Floor
~2,238 Lower Level
~6,925 sq. ft total
Land - ~11,678 sq. ft. total

\$11.50 per sq. ft. per annum Net or
\$6,636.46 per month Net,
Plus Goods and Services Tax (GST)

For more information contact:

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For Lease - 605 NOTRE DAME AVENUE

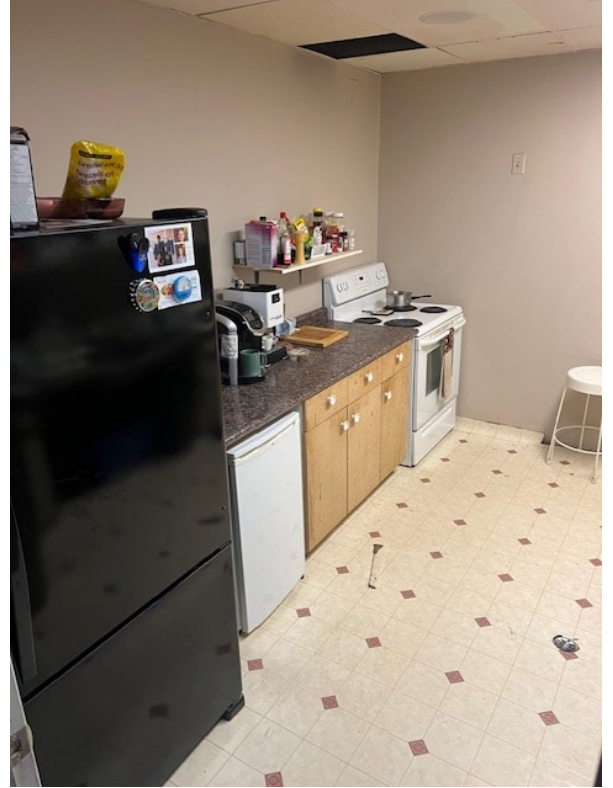
LOCATION:	605 Notre Dame
BUILDING AREA:	Main Floor approx. 4,687 sq. ft plus Lower Level of approx. 2,238 sq. ft.
TOTAL BUILDING AREA:	Approx 6,925 sq. ft.
LOT SIZE:	11,678 sq. ft.
TENANT'S RESPONSIBILITIES:	Rent. Hydro. Heat. Water. Janitor service & waste disposal. Grounds maintenance & snow removal. Realty taxes. Normal maintenance & repair. Building insurance & extended coverage Lighting replacement. Management & Supervisory Fee.
LANDLORD'S RESPONSIBILITIES:	Structural Repairs - roof deck, exterior walls (excluding glass), floor (excluding floor covering), and building foundation.
RENTAL:	\$11.50 per sq. ft. per annum net or \$6,636.46 per month net, plus Goods and Services Tax (GST) .
REQUIRED DEPOSIT:	3 months base rent to be applied towards the first and last months rental plus one months damage deposit.
LEASE TERM:	3 - 5 Years
POSSESSION:	To Be Arranged
ZONING:	CMU – Commercial Mixed Use
FEATURES:	Building consists of several private offices as well as open workspace area. Lower level has fully functioning washroom. Building equipped with overhead loading door and small warehouse area. Located on busy street in high profile area close to HSC complete with onsite parking and excellent signage.
PARKING:	15 on Site



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Front Entrance



Kitchen



Front Reception



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Open Area



Open Area

Showroom



Theater/Showroom





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Private Offices





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Parking Lot

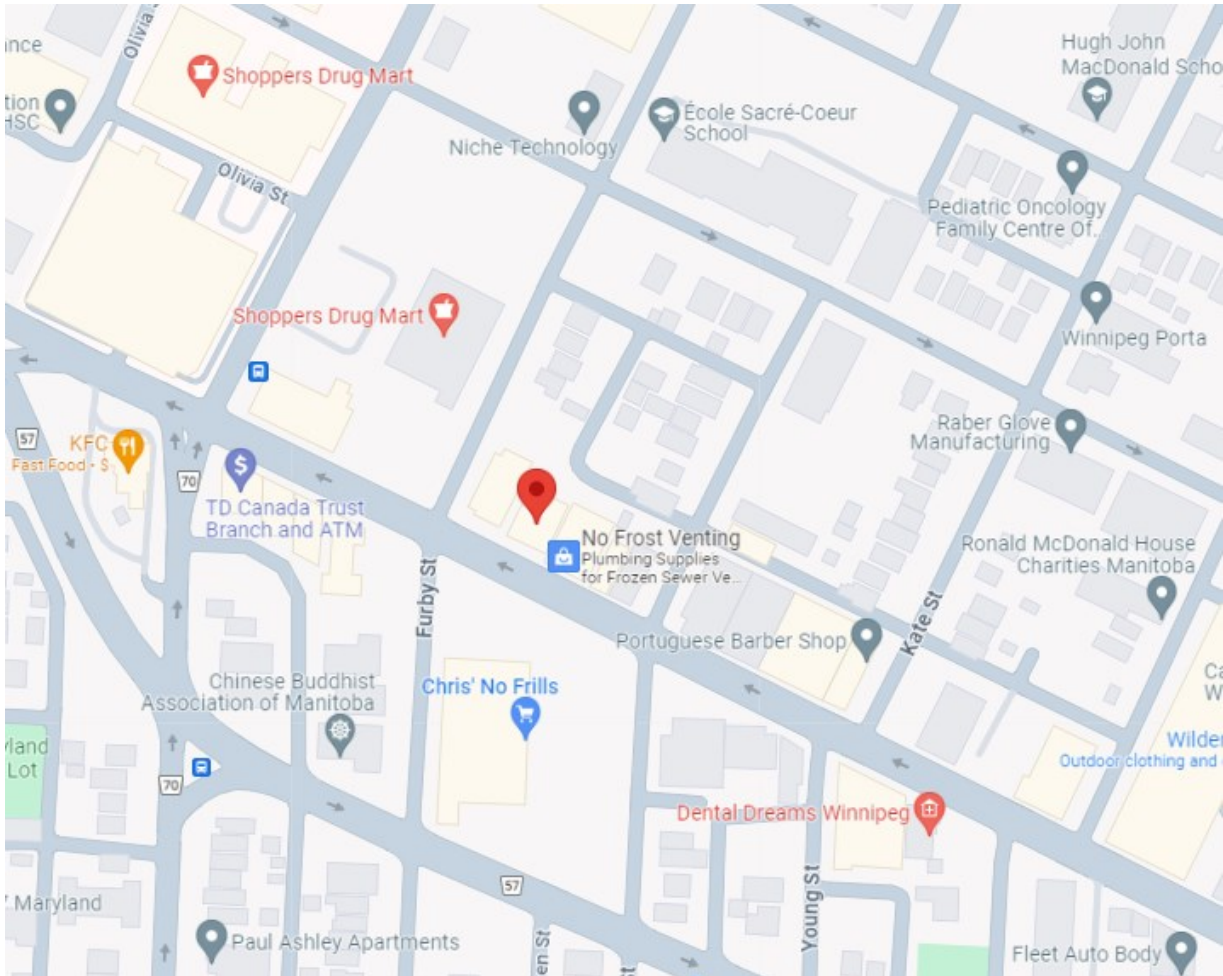


Lower Level Storage





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