

# PROFESSIONAL OFFICE SPACE

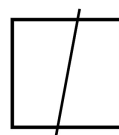


## FOR LEASE | PROFESSIONAL OFFICE SPACE

339 Huronia Road, Barrie, ON L4N 8Z1

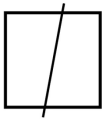
**SHANNON MACINTYRE**  
SIOR, CCIM - Broker  
705.735.2246 x423  
shannon@squarefoot.ca

**LINDA LOFTUS**  
SIOR, CCIM, CIPS, MRICS, FEA, Broker  
705.735.2246  
linda@squarefoot.ca



**SUTTON GROUP INCENTIVE REALTY INC., BRKG\*** | 80 MAPLE AVENUE | BARRIE, ON L4N 1R8 | 705.735.2246 | SQUAREFOOT.CA

\*Independently Owned & Operated



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,553 SF
Available SF:	Fully Leased
Lot Size:	1.01 Acres
MLS#	30789256
MIT:	\$4.70 SF/yr
Zoning:	LI
Date Available:	August 1st, 2020
Submarket:	BA09 - W of Yonge, E of Huronia Road
Parking:	Shared / Surface

### PROPERTY OVERVIEW

Well finished, stand alone, professional office space in Barrie's south end. Large reception area, two washrooms (one is accessible), boardroom, copy room, lunch room and 7 offices.

Large windows make space bright and welcoming. Parking lot is shared with neighbour. MIT includes Taxes, Insurance and Water.

Utilities and maintenance of the building and property is the responsibility of the Tenant. Zoning allows for many uses, however, best suited for professional uses.

### PROPERTY HIGHLIGHTS

- LI Light Industrial Zoning
- 7 Offices / Board Room / Reception / Copy Room / Kitchen
- 600 Volts / 125 Amps
- Ample Parking
- \$4.70/sf MIT (Insurance, Taxes, Water) - Tenant pays maintenance heat / hydro
- Forced Air Natural Gas / Central Air

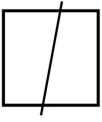
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ADDITIONAL PHOTOS



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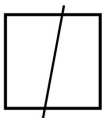


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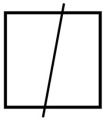
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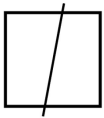
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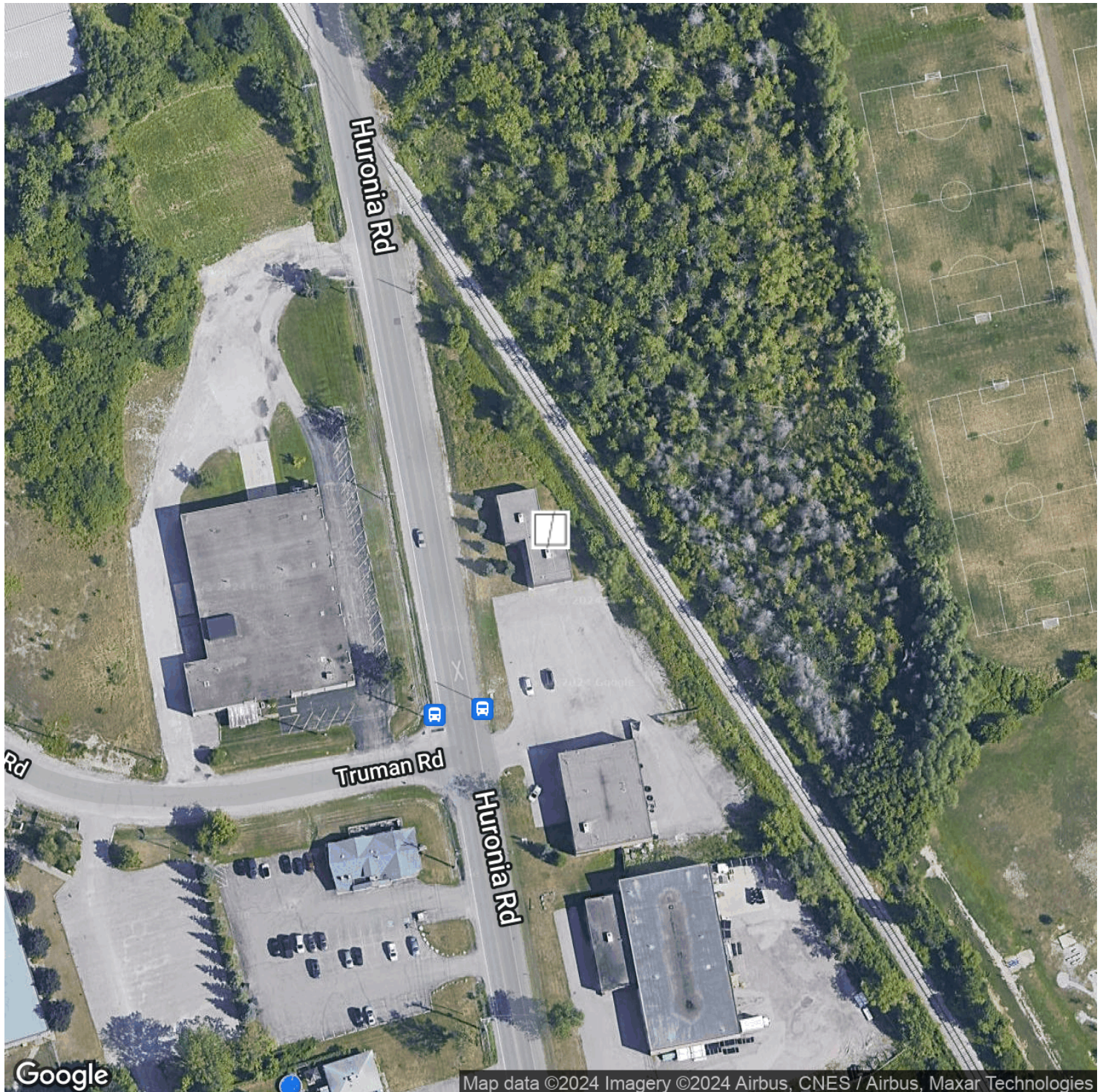
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## LOCATION MAPS



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