

# FOR LEASE

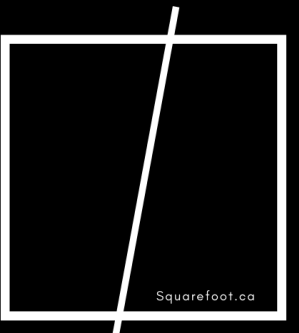


# 169

**Front Street, South**  
Orillia, ON

MLS # 40214145

Sutton Group Incentive Realty Inc. Brokerage & Re/Max Orillia Realty Inc.





# Property Highlights

- Top Floor – 5,994 SF
- Base Rent: \$12.00/SF
- MITU & Reception Services: \$14.24/SF
- Zoning: C4I (H1)
- Shell form – waiting for personalization
- Divisible
- View of water
- Free parking, 84 spots
- Onsite reception & Large Atrium
- Fully accessible
- Multiple access doors
- Shared spaces include: private small and large meeting/education rooms, kitchen, reception waiting areas and washrooms
- 10 minutes to HWY 11



## Permitted Uses

- Business / Professional Offices
- Administrative Offices
- Child Care Centre
- Medical Clinic

## Current Tenants

- New Path Youth and Family Services
- Childrens Treatment Network of Simcoe
- Catulpa Community Support Services
- Simcoe Muskoka District Health Unit
- Royal Victorian Regional Health Unit
- Victorian Order of Nurses
- Catholic Family Services of Simcoe County
- Community Living Huronia
- Endaad Native Housing
- Biminaawzogin Regional Aboriginal Womens Circle

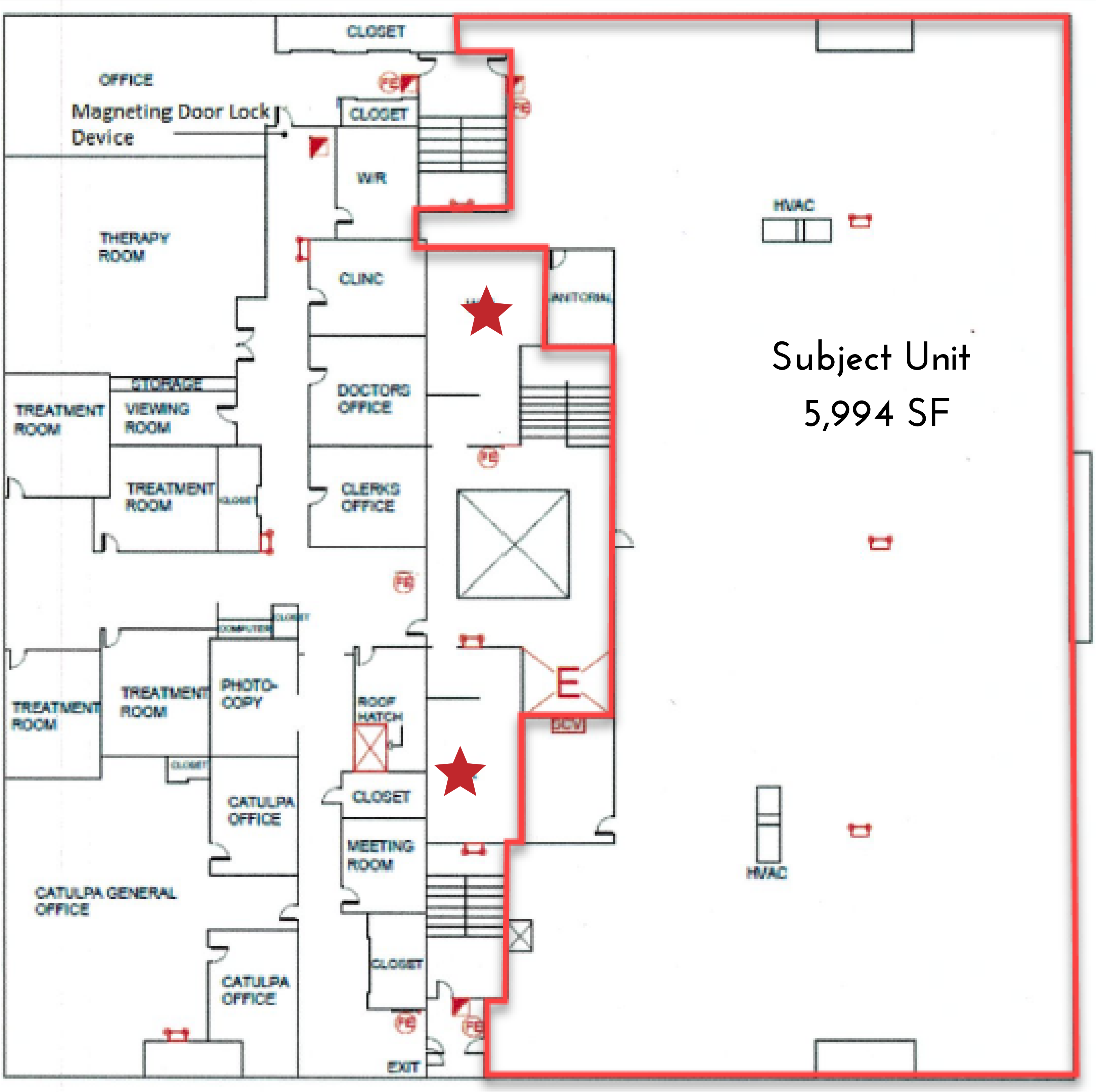






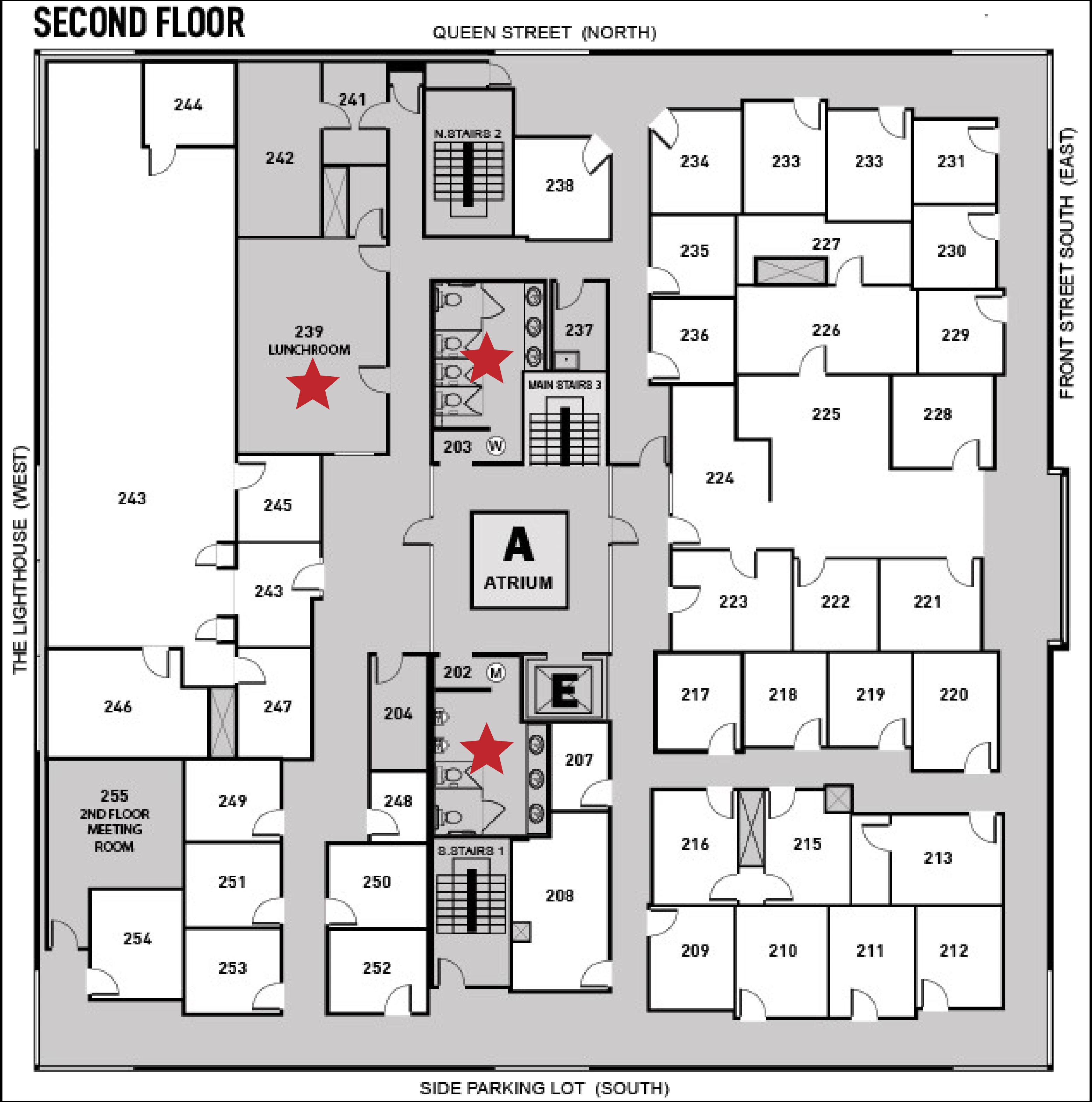
# Floor Plan

3RD  
Floor



# Floor Plan

# 2ND Floor



★ = Shared Spaces

# Floor Plan

# 1ST Floor



★ = Shared Spaces

# Social Purpose Real Estate


Social purpose real estate is dedicated to spaces that serve the common good – Clients, and the Community of Tenants.

The Common Roof created a physical space where relationship-building between Tenants, their employees and the local community can occur.

Cost savings associated with shared common areas allow Tenants to have all the rights to top of the line space occupancy, without the full financial responsibility.

**Not your typical office.**

The Common Roof, forward facing, community centred, client focused.



**Total Population 31,166**  
**Median Household Income \$55,802**  
**Median Age 47.1**  
**Home Ownership 8,365**  
**Renter 5,115**

Source: Statistics Canada. Census 2016

## BENEFITS

- Centralized services for a shared client base
- Increased wellbeing and productivity of its tenants
- Uses innovative design to promote collaboration
- Provide a successful business model
- Cost saving for clients
- Efficient access of services for CLIENTS

## THE PERFECT FIT

- Early Childhood and Child Care Services
- Education Services
- Health Services
- Housing Services
- Respite Care Programs
- Services to Children and Youth With Disabilities
- Artist Co-operative
- Learning Centre

## CONTACT US NOW

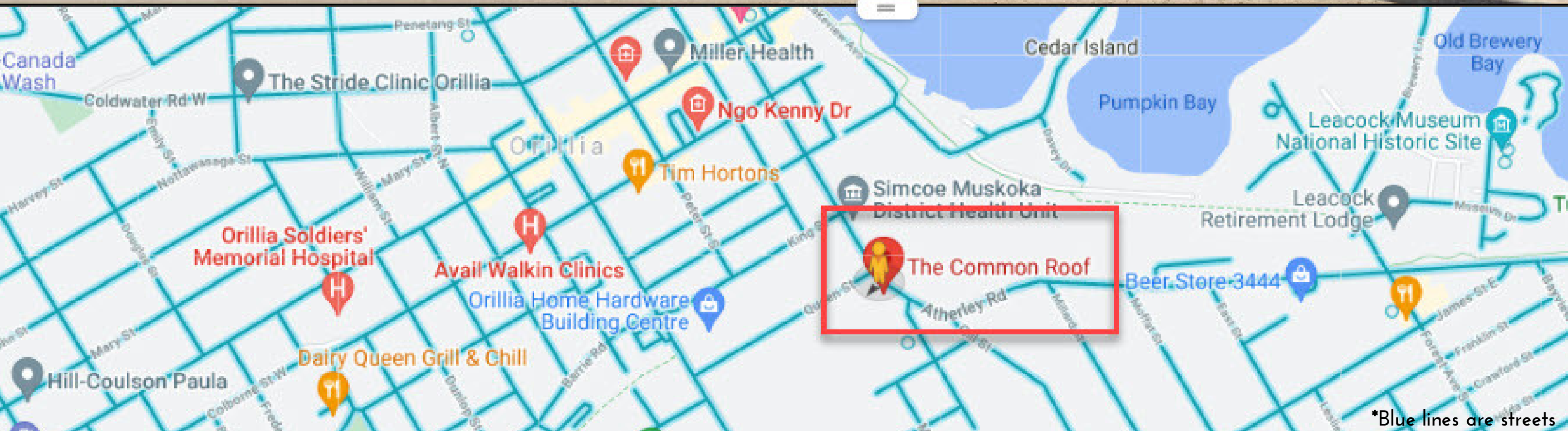
- Does this community of benefits fit your organization?
- Fill in the tenant application and a representative will be in touch soon.

## CLICK THE LINKS

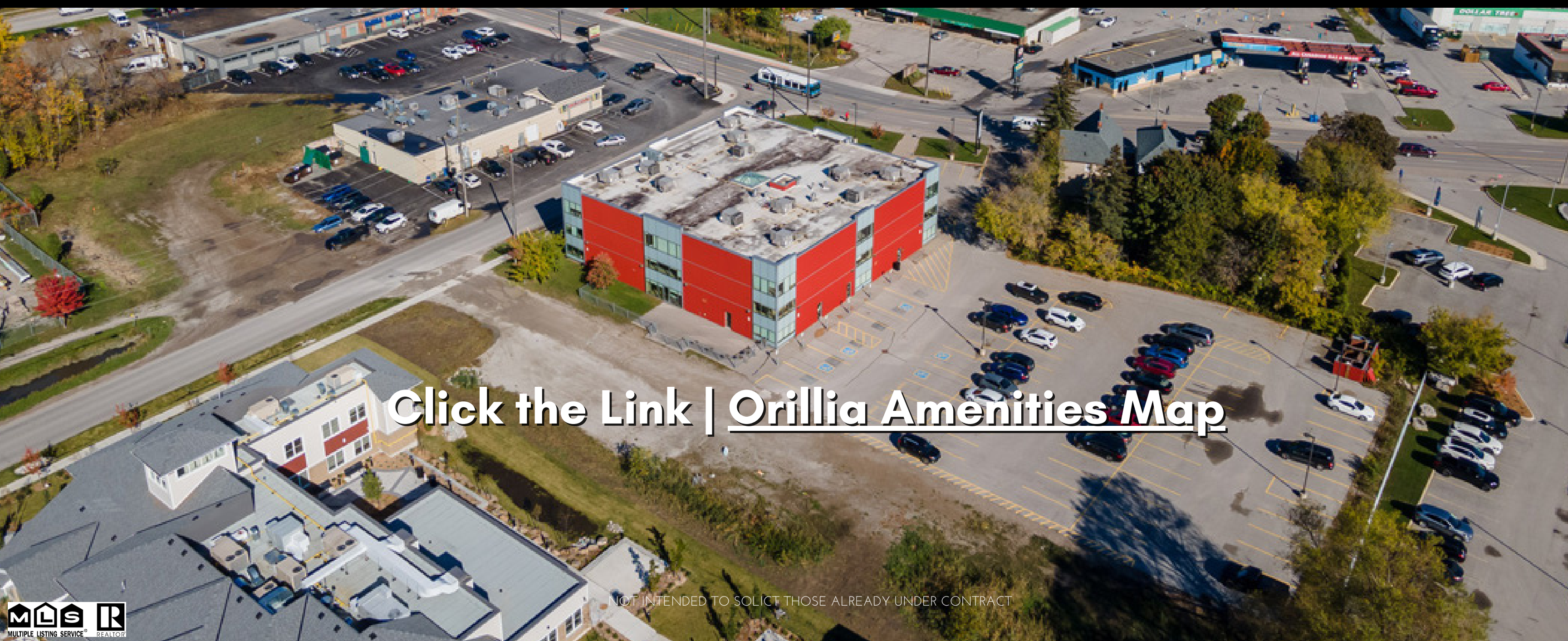
- [Tenant Requirements](#)
- [Tenant Application](#)



# Area Amenities



- Orillia Recreation Centre- 2 Minute Drive
- Orillia Downtown Core- 3 Minute Drive
- Orillia Soldiers' Memorial Hospital- 4 Minute Drive
- West Orillia Sports Complex, Rotary Place Arena- 8 Minute Drive





# Meet The Team

## SQUAREFOOT COMMERCIAL GROUP



LINDA LOFTUS  
Broker  
CCIM SIOR CIPS MRICS  
FEA



SHANNON MACINTYRE  
Broker  
CCIM SIOR



ASHLEY POLISCHUK  
Broker  
B.Comm CCIM



BETH LAMBERT  
Sales Representative



LAUREN MCNAIR  
Sales Representative

**SUTTON GROUP INCENTIVE REALTY  
INC. BROKERAGE\***  
INDEPENDENTLY OWNED AND OPERATED

80 MAPLE AVENUE  
BARRIE L4N 1R8

PHONE NUMBER  
**705-735-2246**

EMAIL  
**LAUREN@SQUAREFOOT.CA**



## RE/MAX ORILLIA REALTY- THE STOUTTS



STEVE STOUTT  
Broker



DANIEL STOUTT  
Broker

**RE/MAX ORILLIA REALTY (1996)  
BROKERAGE INC.**  
INDEPENDENTLY OWNED AND OPERATED

97 NEYWASH STREET  
ORILLIA, L3V 6R9

PHONE NUMBER  
**705-735-2246**

EMAIL  
**STEVE@REMAXORILLIA.COM**



Buyers and Brokers encouraged to verify all details, sizes, measurements, etc. and obtain necessary legal and accounting advice. Sutton Group Incentive Realty and Re/Max Orillia Realty has used information believed to be accurate and true and as supplied from reliable sources.