



FOR LEASE

\$12.00/SF

169

Front Street, South
Orillia, ON
1,972 SF of second floor

MLS # 40286921

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



Property Highlights

- Second floor
 - Useable 1,972 SF
 - Rentable total 3,250.97 SF
- Base Rent: \$12.00/SF
- MITU & Reception Services: \$14.24/SF
- Zoning: C4I (H1)
- Free parking, 96 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



Unit

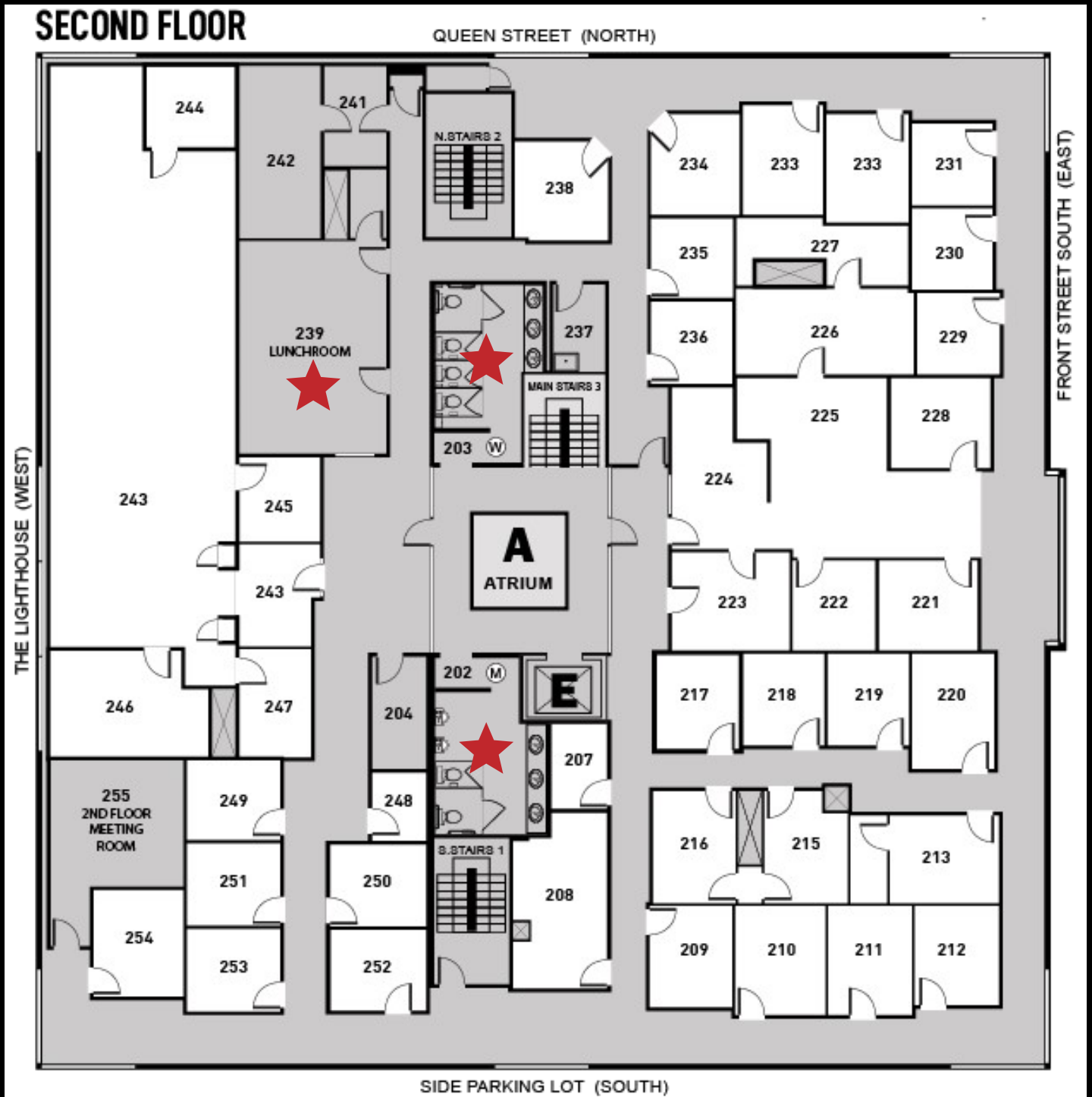
2ND Floor



SECOND FLOOR

Floor Plan

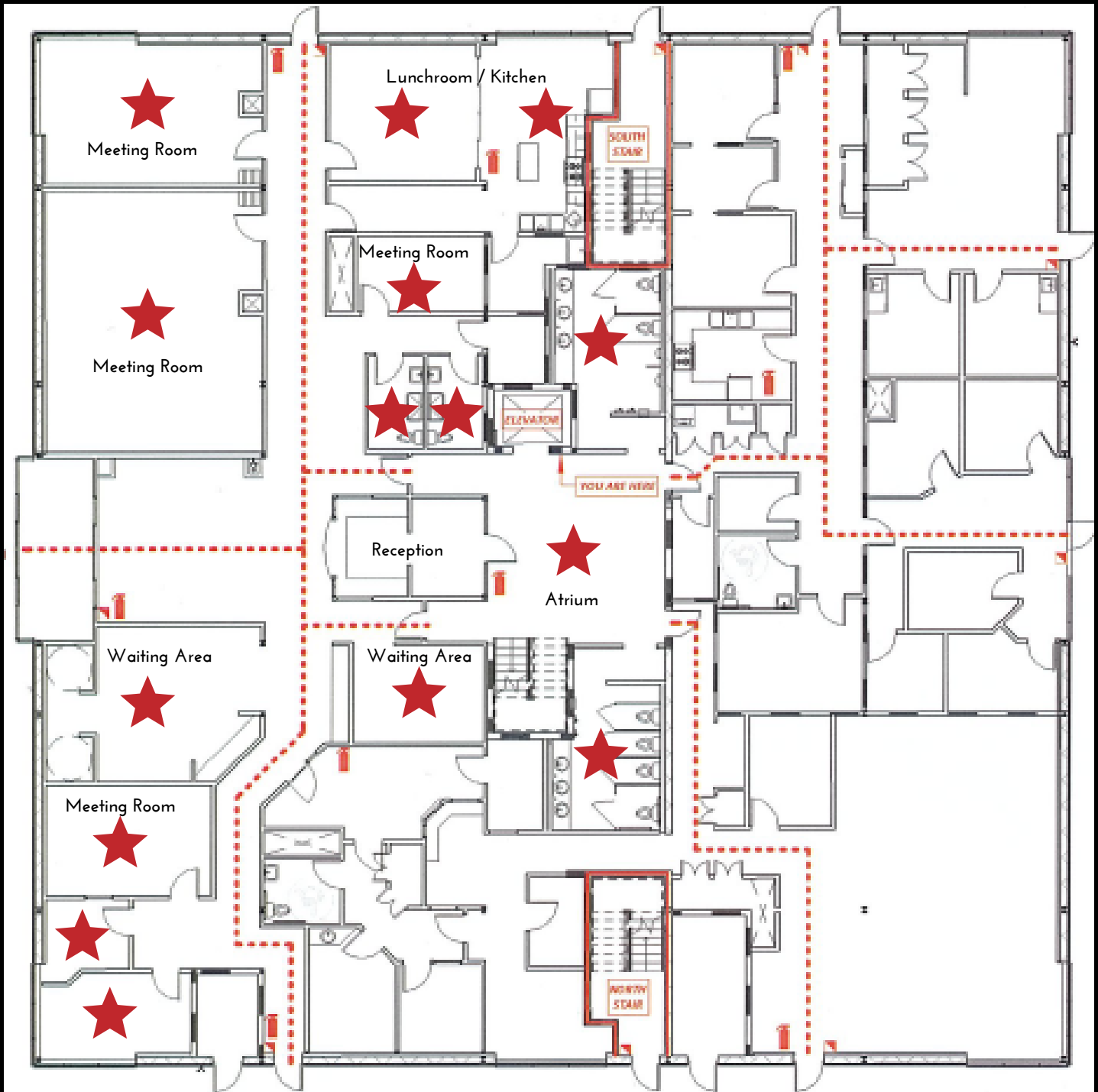
2ND Floor



★ = 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

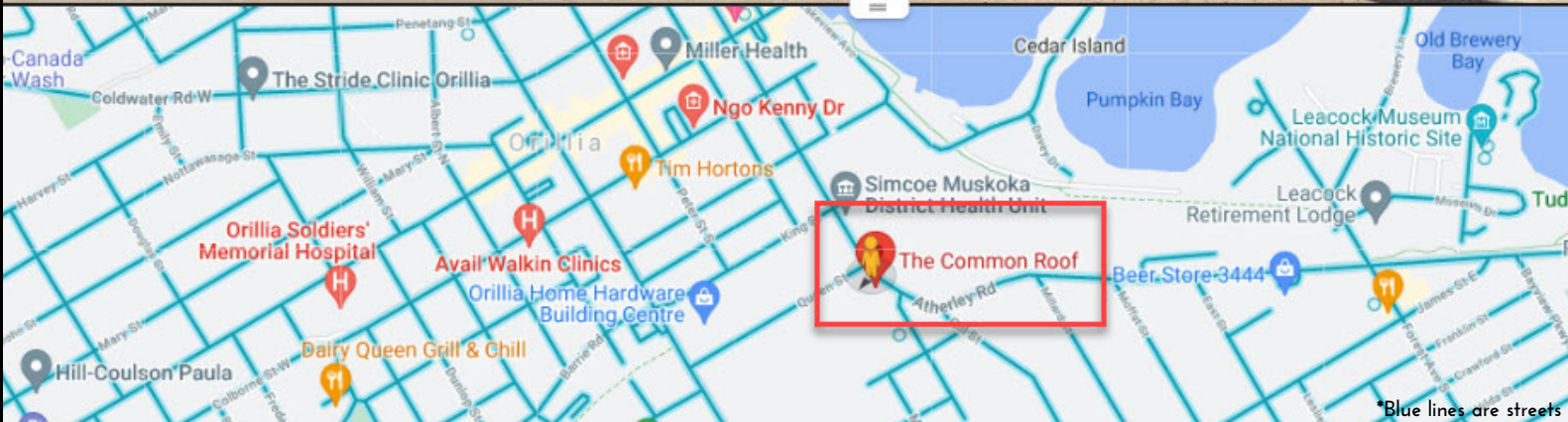
CONTACT US NOW

- 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



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Broker
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FEA



SHANNON MACINTYRE

Broker
CCIM SIOR



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RE/MAX ORILLIA REALTY- THE STOUTTS



STEVE STOUTT
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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.