



# *30 Quarry Ridge, Barrie / For Lease*

Summary  
Zoning  
interior photos



# EXECUTIVE SUMMARY

## OFFICE SPACE - FOR LEASE

**ADDRESS:** 30 Quarry Ridge Road, Barrie  
**ZONING:** Business Park  
**BASE RENT:** \$18.00/SF  
**TMI:** \$7.80/SF

### Highlights

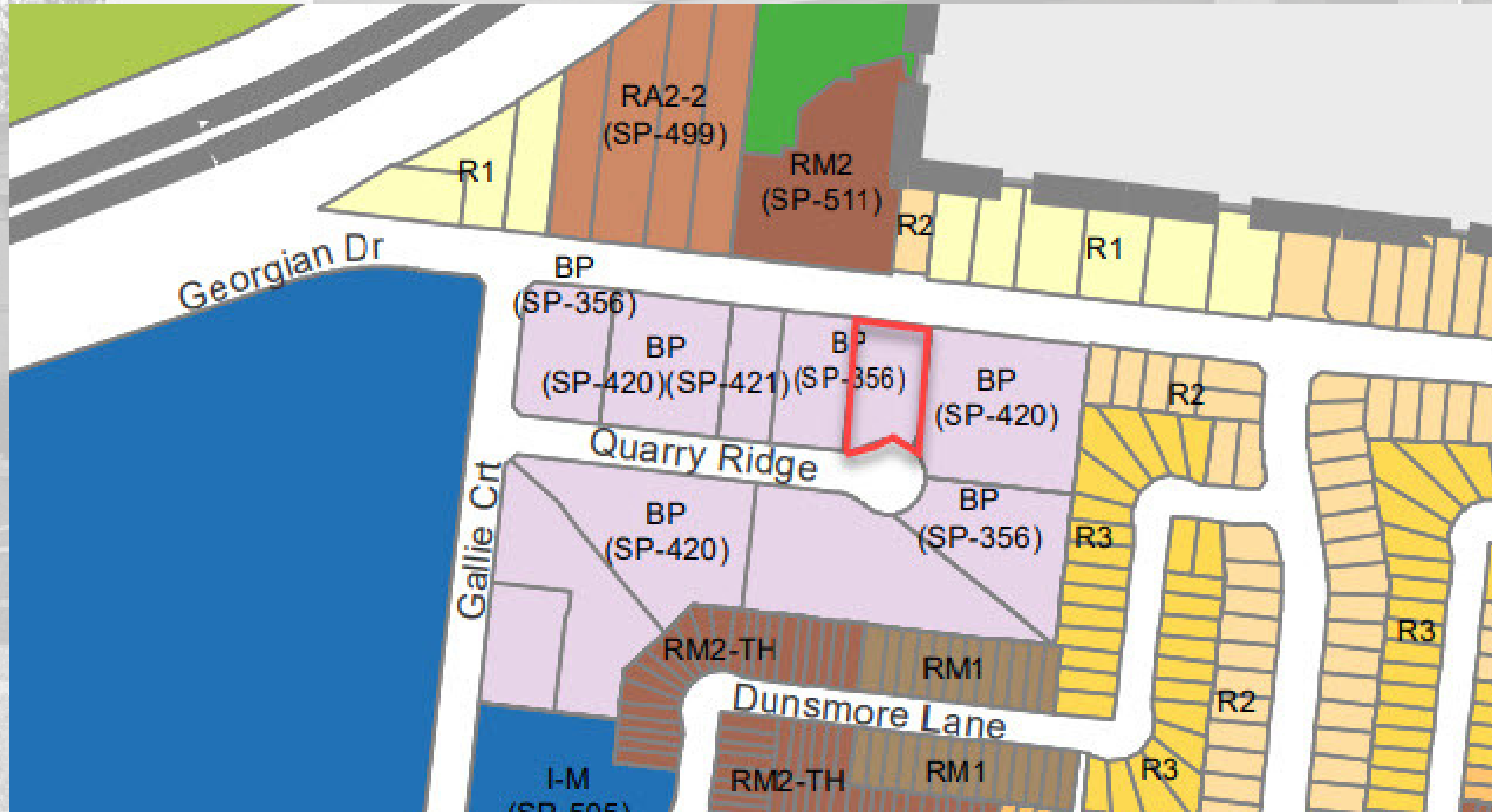
- Turn Key professional office close to Royal Victoria Hospital and Georgian College
- 7,528.28 SF
- Main level is 5,537 SF including multiple private offices, 2 boardrooms with wireless casting and smart boards, elegant reception, and coffee area.
- Main Floor is fully accessible
- Downstairs area is 1,991 SF including large open space area, kitchen, storage, boardroom and washrooms.
- Onsite parking: 26

SUMMARY



# ZONING BY-LAW

## BARRIE ZONING BY-LAW



ZONING BY-LAW



# ZONING BY-LAW

## BARRIE PERMITTED USES

- Zoning Map Business Park Zone

Uses	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)
<b>Industrial Uses</b>		
Abattoir		
Animal Shelter		X
Bakery		X
Concrete Product Manufacturing		
Concrete Ready Mix Plant		
Excavation and Processing of Mineral Aggregate Resources		
Foundry		
Manufacturing and Processing in Wholly Enclosed Buildings	X	X
Manufacturing, Refining, or Rendering of Noxious Products		
Material Recovery Facility		
Cannabis Production Facility (By-law 2019-086)		
Outdoor Storage		X
Outdoor Storage of Sand, Gravel, Stone, Soil or Salt		
Printing and Publishing	X	X
Transfer Facility		X
Transferable Materials Transfer Station		

Uses	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)
Photography Studio	X	X
Private Club		X
Recreational Establishment		X
Restaurant (By-law 2019-115)	X <sup>(3)</sup>	X <sup>(3)</sup>
Service Store	X	X
Trade Centre		X
Transmission Establishment, Cellular and Electronic		
Veterinary Clinic	X	X
<b>Agricultural Uses</b>		
Heavy Equipment Dealer		
Kennel		
Kennel in wholly enclosed buildings		X
<b>Institutional Uses</b>		
Child Care	X	X
Commercial School	X	X
Industrial School		X
Place of Worship		X
Funeral Service Provider		X

Uses	Business Park (BP) (Formerly EM1-Business Park)	Light Industrial (LI) (Formerly EM1-Business Park and EM3-Service Industrial Zones)
Recycling Facility Concrete And/Or Asphalt		
Rental Store Excluding Video and Electronic Rentals		X
Research/Development Facility	X	X
Self Storage		X
Truck Terminal		
Warehousing in wholly enclosed buildings excluding self storage	X	X
Wholesale Establishment		X
<b>Commercial Uses</b>		
Accessory Employee Use	X	X
Accessory Retail	X	X
Adult Entertainment Parlour		
Assembly Hall	X	X
Automotive Repair Establishment		X
Bank (By-law 2019-115)	X	X
Building Supply Centre (By-law 2019-115)		X <sup>(2)</sup>
Car Wash		X
Conference Centre	X	X
Custom Workshop		X
Data Processing Centre	X	X
Drive Through Facility	X	X
Dry Cleaning Establishment		X
Fitness or Health Club	X	X
Golf Driving Range (outdoor)		
Hotel, Motel	X	X
Miniature Golf (outdoor)		X
Nursery or Garden Supply Centre		X
Office	X	X
Office, Medical	X	X
Outdoor Display and Sales Area		X



# MAIN LEVEL



RECEPTION



# MAIN LEVEL

# BOARDROOMS





# MAIN LEVEL

# PRIVATE OFFICES





# MAIN LEVEL

# PRIVATE OFFICES





# MAIN LEVEL

# PRIVATE OFFICES





# LOWER LEVEL



MEETING AREA



LITTLE LAKE

Amica Little Lake

400

Tim Hortons



30 Quarry Ridge Rd,  
Barrie, ON L4M 7G1

Georgian Dr

400

Johnson St

Hospice Simcoe

re for Health,  
and Sciences

Georgian  
College

J.C. Massie Field

JNL Mechanical  
Solutions

A Caring Heart Home  
Support Services



MULTIPLE LISTING SERVICE



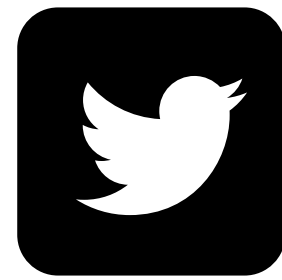
LOCATION MAP



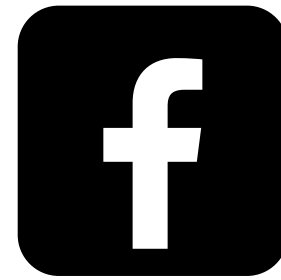
# Social Media Links



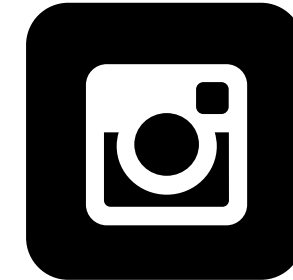
LINKEDIN



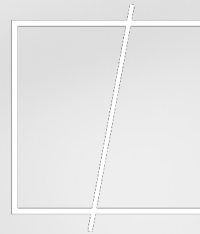
TWITTER



FACEBOOK



INSTAGRAM



# MEET THE TEAM



LINDA LOFTUS

Broker  
CCIM SIOR CIPS MRICS FEA

SHANNON MACINTYRE

Broker  
CCIM SIOR

ASHLEY POLISCHUIK

Broker  
B.Comm CCIM

BETH LAMBERT

Sales Representative  
Business Development  
Coordinator

LAUREN MCNAIR

Sales Representative  
B.A.

## Squarefoot Commercial Group

Sutton Group Incentive Realty Inc. Brokerage  
Independently Owned and Operated



MAILING ADDRESS  
80 Maple Avenue, Barrie L4N 1R8

PHONE NUMBER  
**705-735-2246**

EMAIL ADDRESS  
[hello@squarefoot.ca](mailto:hello@squarefoot.ca)

MEETING TEAM  
LISTING

