

# FOR LEASE



## 7325 Yonge Street

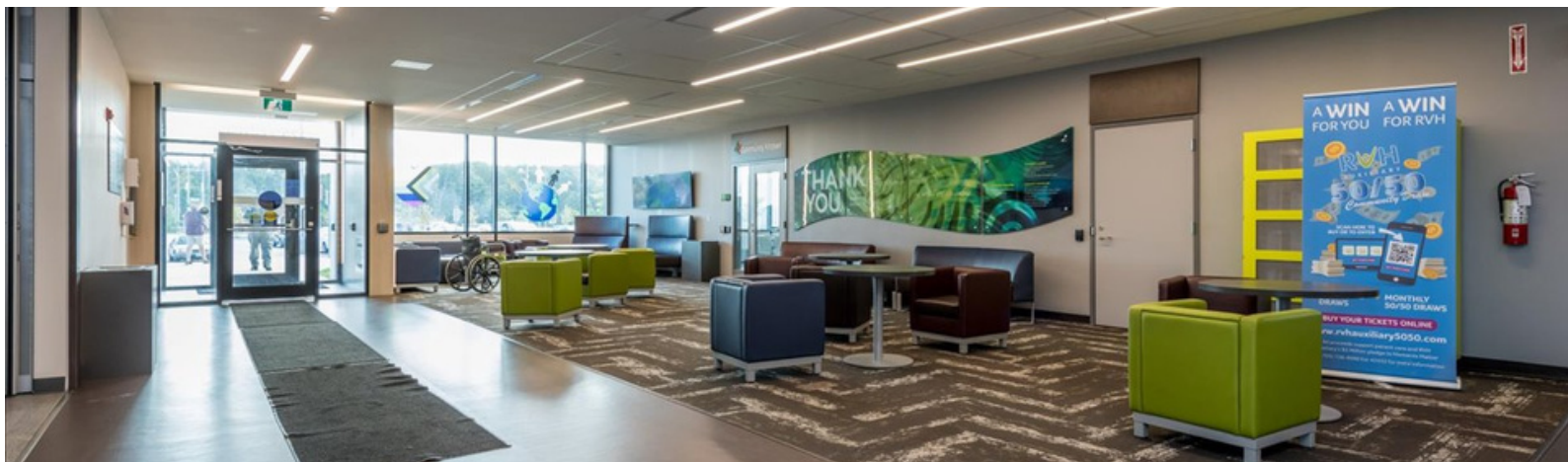
**Suite 1400 & Suite 2700**

**Innisfil, ON**



# Unit Details

- Zoning: CS - Community Service
- TMI: \$14.30/SF (2023)
- Suite 1400
  - Base rent \$15.00 / SF
  - 2,626 SF. 4 exam rooms, 1 washroom, large procedure / casting room, one cleanroom, reception at front and utility at the rear of the unit.
- Suite 2700
  - Base rent \$17.50 / SF
  - 431 SF. Finished open concept.
- The vision of this building is to: encourage health and wellness; connect with the community; foster a connection to nature; provide safe, accessible, and comfortable social spaces; and support environmental responsibility
- Be part of the medical hub of Innisfil. Current tenants include: RVH, LifeLabs, CHMA, Georgian Radiology, etc.
- Unit available immediately
- Zoning provides a wide range of institutional and community uses
- Ample parking
- Short distance from InnPower and Treasure Garden Childcare
- Across the street from the new Royal Victoria Hospital development site
- 5.5km from Hwy 400 cloverleaf





**Available  
2,626sf**

**UNDER CONTRACT**  
1,328sf

**AVAILABLE**  
431sf  
UNPROGRAMMED SPACE

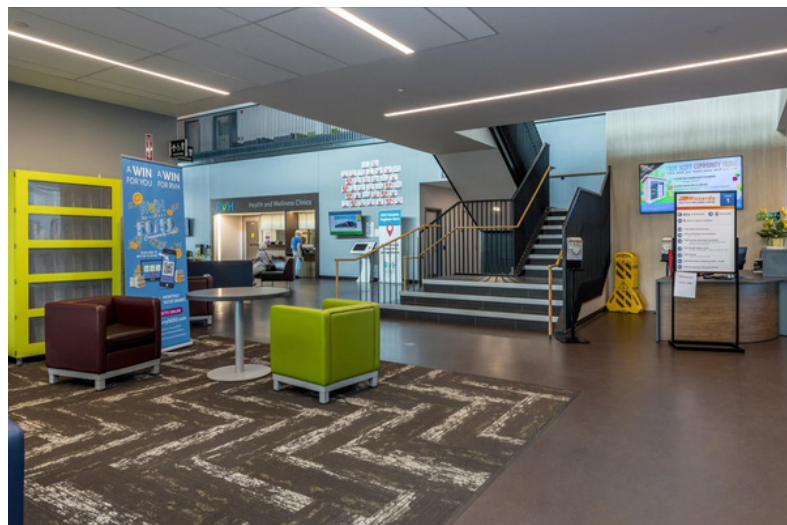
Other labeled rooms include: GYMNASIUM, EXAM ROOM, RECEPTION, IT CUPBOARD STORAGE, KITCHENETTE, DIRTY UTILITY, UNPROGRAMMED SPACE, SERVER ROOM, PUBLIC WASH ROOM, CORRIDOR, OFFICE, CMU A, CMU B, CMU C, CMU D, CMU E, CMU F, CMU G, CMU H, CMU I, CMU J, CMU K, CMU L, CMU M, CMU N, CMU O, CMU P, CMU Q, CMU R, CMU S, CMU T, CMU U, CMU V, CMU W, CMU X, CMU Y, CMU Z, CMU AA, CMU AB, CMU AC, CMU AD, CMU AE, CMU AF, CMU AG, CMU AH, CMU AI, CMU AJ, CMU AK, CMU AL, CMU AM, CMU AN, CMU AO, CMU AP, CMU AQ, CMU AR, CMU AS, CMU AT, CMU AU, CMU AV, CMU AW, CMU AX, CMU AY, CMU AZ, CMU BA, CMU BB, CMU BC, CMU BD, CMU BE, CMU BF, CMU BG, CMU BH, CMU BI, CMU BJ, CMU BK, CMU BL, CMU BM, CMU BN, CMU BO, CMU BP, CMU BQ, CMU BR, CMU BS, CMU BT, CMU BU, CMU BV, CMU BW, CMU BX, CMU BY, CMU BZ, CMU CA, CMU CB, CMU CC, CMU CD, CMU CE, CMU CF, CMU CG, CMU CH, CMU CI, CMU CJ, CMU CK, CMU CL, CMU CM, CMU CN, CMU CO, CMU CP, CMU CQ, CMU CR, CMU CS, CMU CT, CMU CU, CMU CV, CMU CW, CMU CX, CMU CY, CMU CZ, CMU DA, CMU 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# Suite 1400





# Additional Photos





# Location



Total Population: 45,263 - 2022

Median Household Income: \$83,516 - 2016

Community: 35,898 - 2016

Median Age: 42 - 2016



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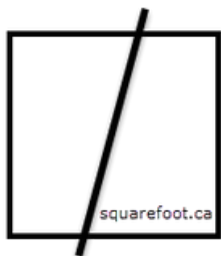


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