



Sutton Group Incentive Realty Inc., Brokerage*
Independently Owned and Operated



FOR LEASE | OFFICE SPACE

7,690 sf of c suite office

55 Patterson Road, Barrie, ON L4N 3V9

Shannon MacIntyre
SIOR, CCIM - Broker
705.735.2246 x423
shannon@squarefoot.ca

Linda Loftus
SIOR, CCIM, CIPS, MRICS, FEA, Broker
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linda@squarefoot.ca

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Sutton Group Incentive Realty Inc., Brkg* | 80 Maple Avenue | Barrie, ON L4N 1R8 | 705.735.2246 | squarefoot.ca



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OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

MITU: \$6.50 SF/yr

MLS #: 30733842

Lot Size: 15.79 Acres

Year Built: 1989

Building Size: 82,784 SF

Zoning: HI (SP-361)

Market: Barrie

PROPERTY OVERVIEW

7,690 sq. ft. of Office Space on the 2nd floor of Alectra Utilities building on Patterson. Additional Rent includes utilities. More parking can be available if needed.

Professionally finished and a short drive from Hwy 400.

HI (Highway Industrial) zoning allows for many uses, including Professional and Medical Office, Data Processing Centre, Financial Services and Commercial School.

PROPERTY HIGHLIGHTS

- High end finishes
- Telecom wired boardroom
- Furniture to be left in place and included in rent
- Elevator accessed – fully accessible
- Individual perimeter offices
- Large collaborative open workspaces with work stations in place
- Fully wired and ready for high speed business of the future
- Located between TWO exit points off Highway 400
- Fully A/C climate controlled unit
- Additional rent includes utilities to be budgeted and adjusted annually.

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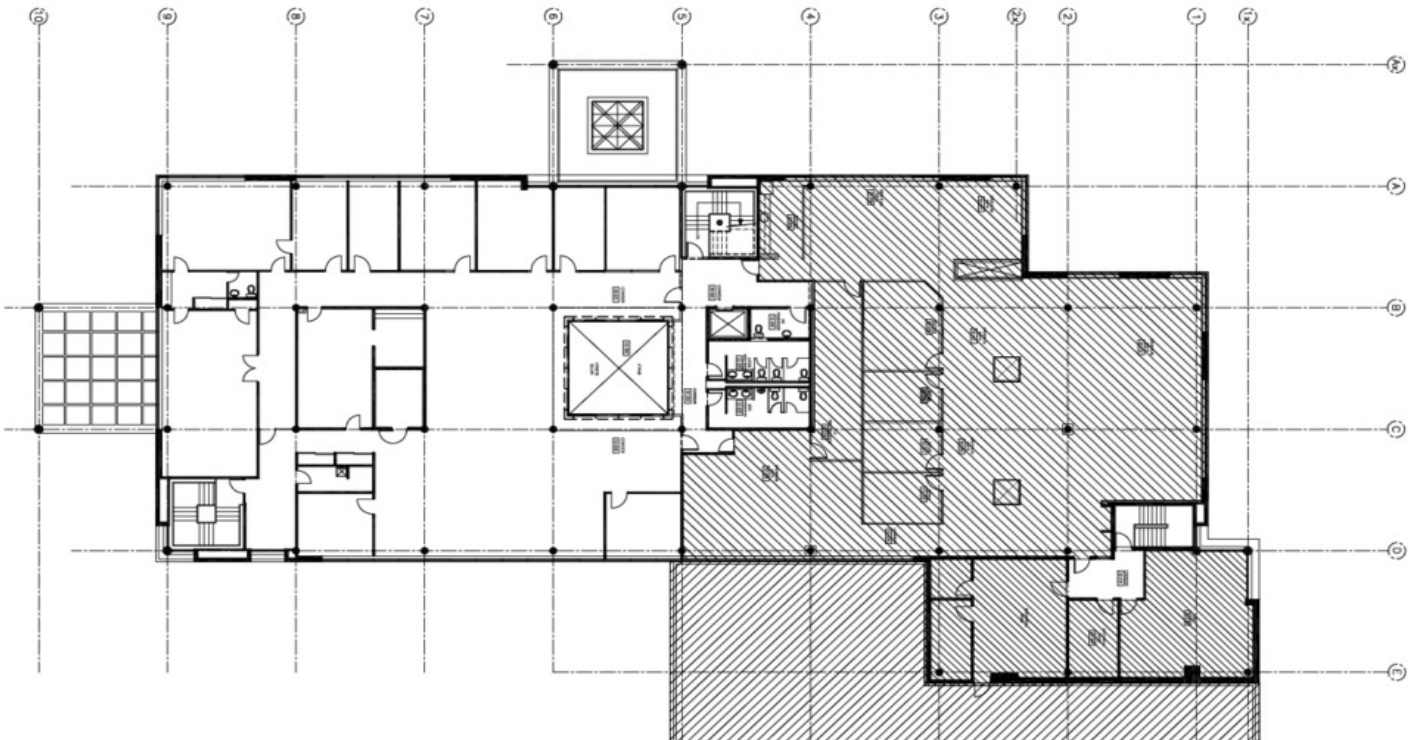


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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	MITU
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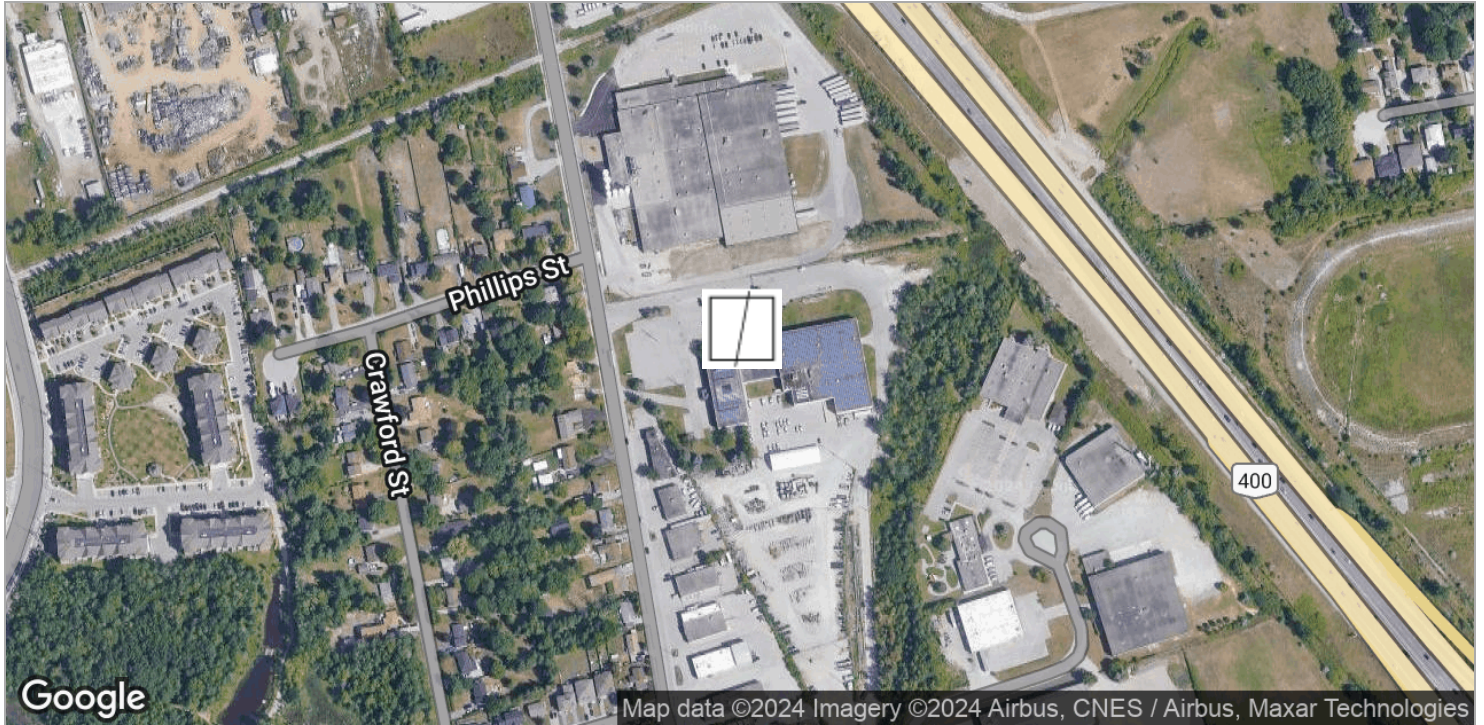
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