

OFFICE/ WAREHOUSE SPACE IN ST JAMES INDUSTRIAL AREA FOR SUBLEASE

1475 DUBLIN AVENUE



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Stevenson



PROPERTY HIGHLIGHTS

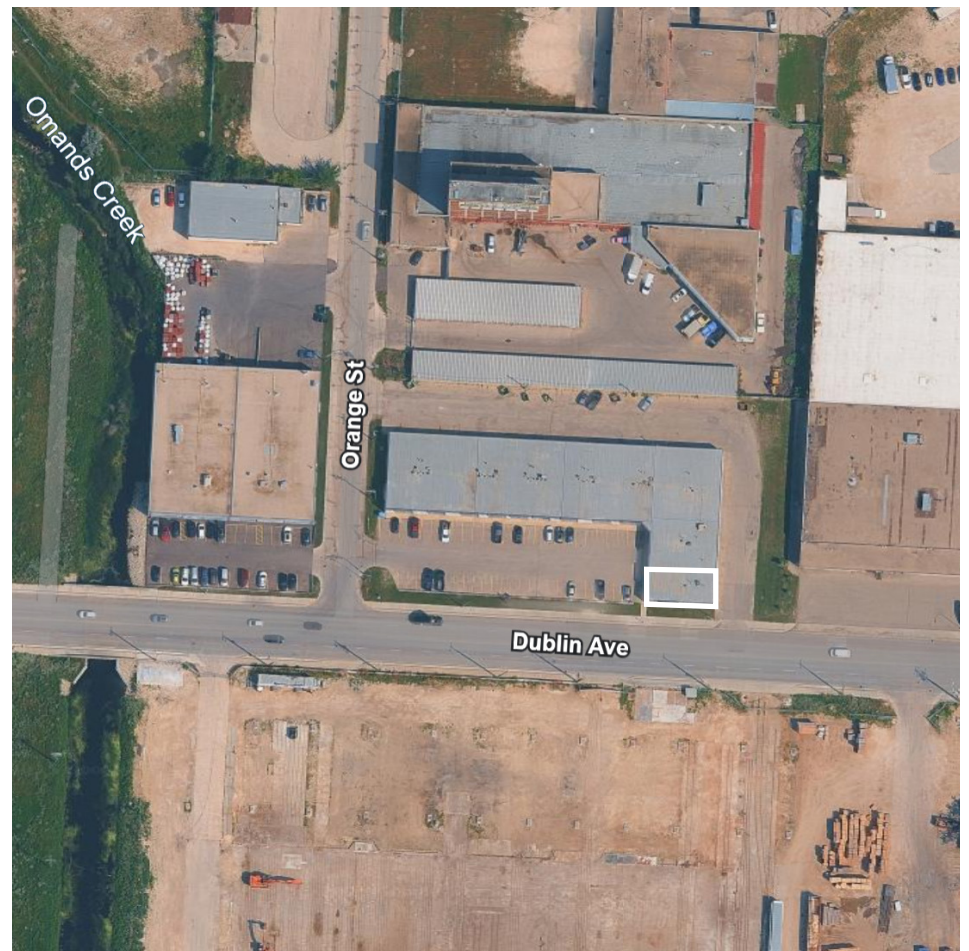
UNIT SF: (+/-) 3,719

- Nicely developed corner unit with lots of natural light
- Spacious office area featuring large, bright open workspaces, four private offices, meeting rooms, kitchen area, and storage rooms
- Warehouse space with two 10' x 10' grade-level loading doors
- Sublease expires June 30, 2028

LEASE RATE: CONTACT AGENT

CAM & TAX: \$5.73 PSF (2025 EST.)

PLUS MANAGEMENT FEE OF 5% OF GROSS RENT

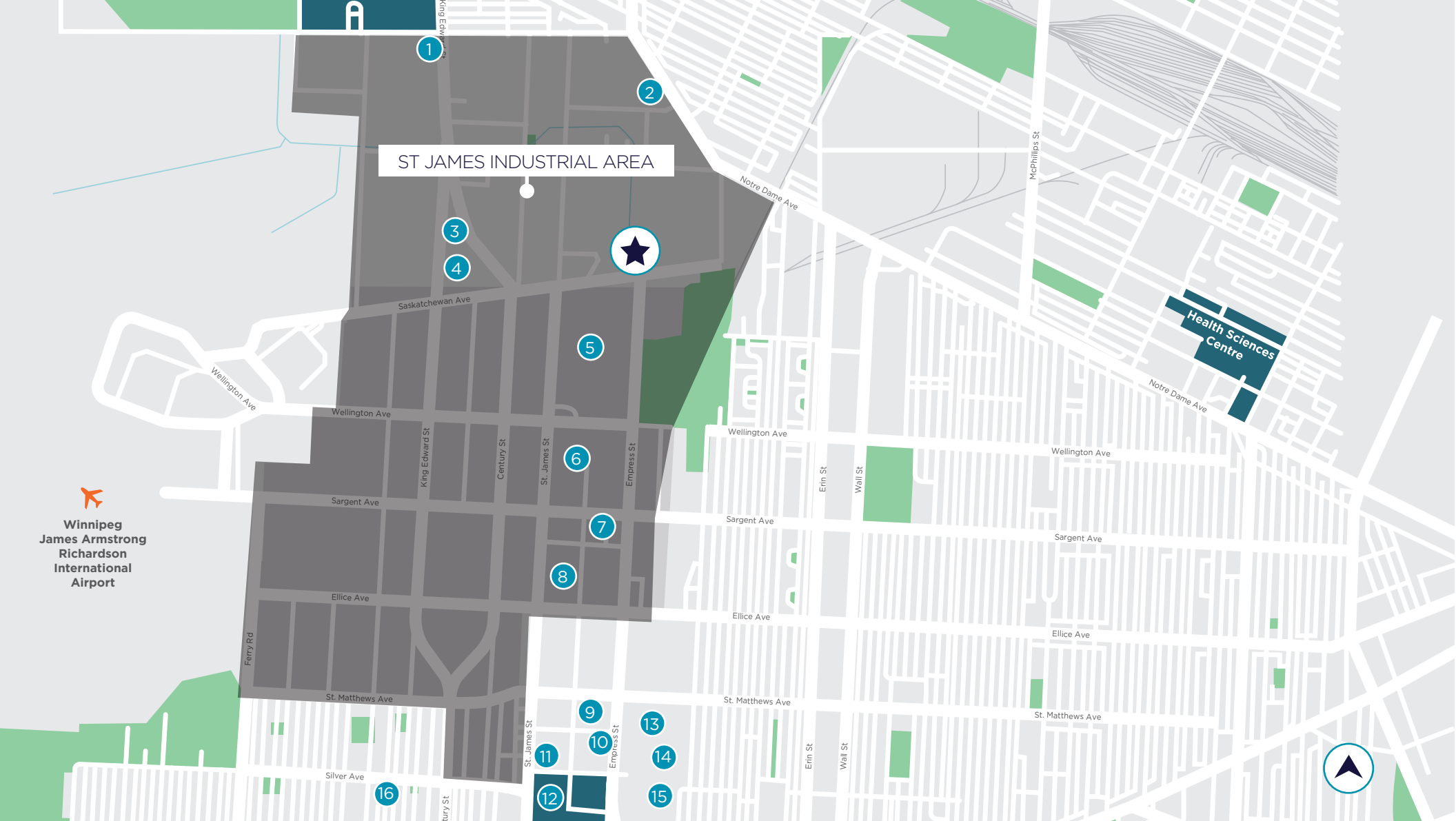




AREA MAP

DRIVE TIMES

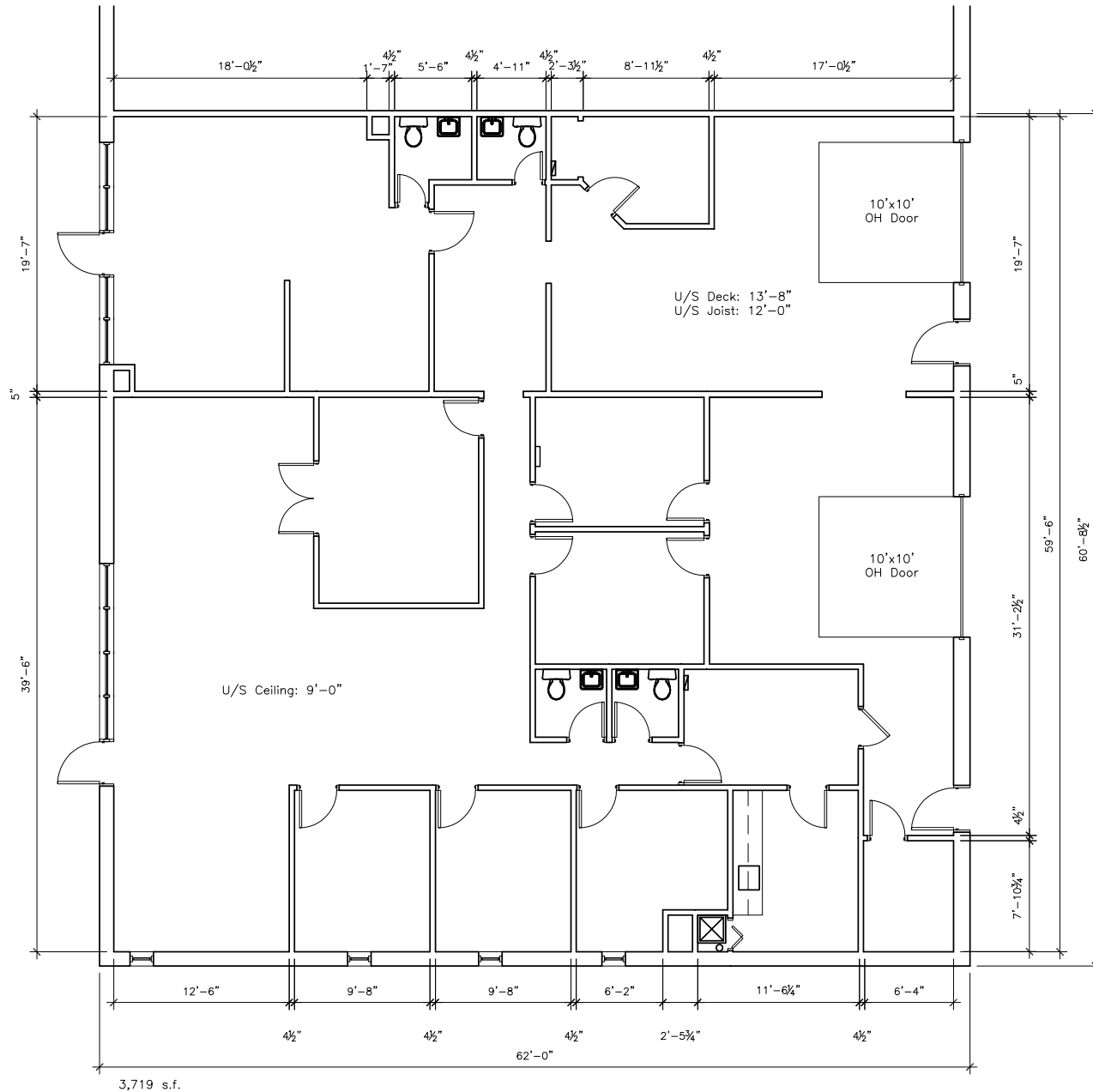
- 2 MINS TO ROUTE 90
- 3 MINS TO THE AIRPORT
- 6 MINS TO POLO PARK MALL
- 13 MINS TO THE PERIMETER HWY
- 13 MINS TO CENREPORT CANADA WAY



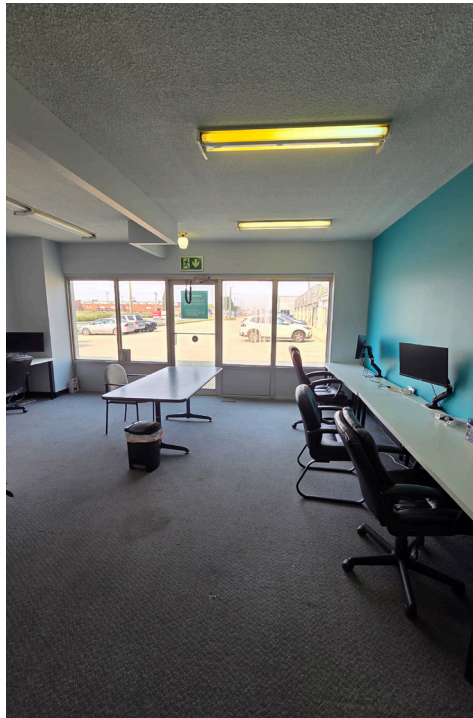
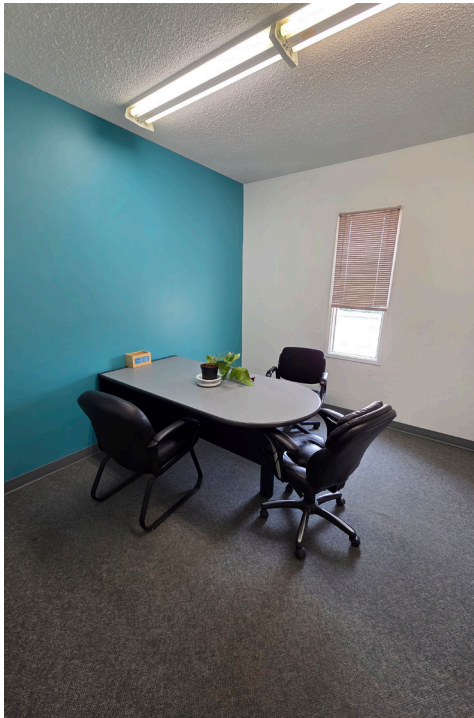
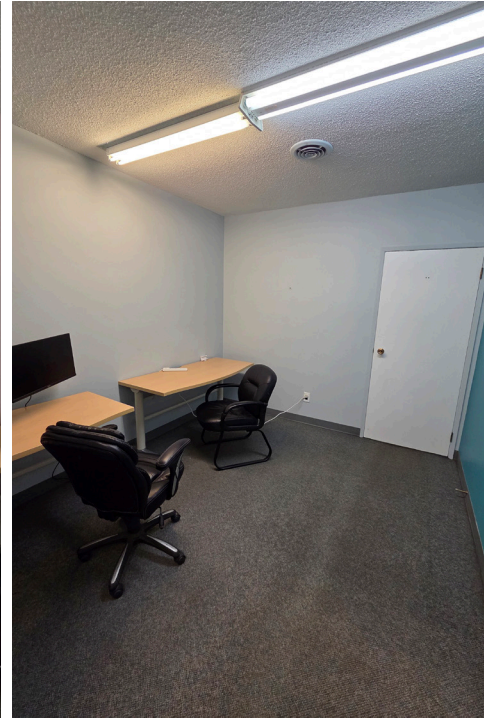
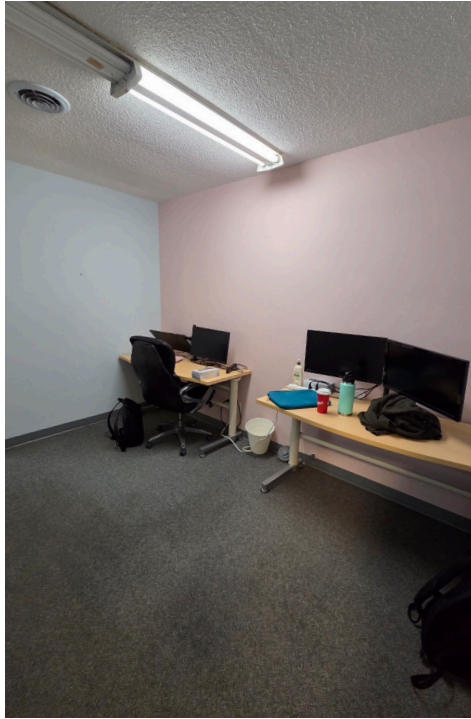
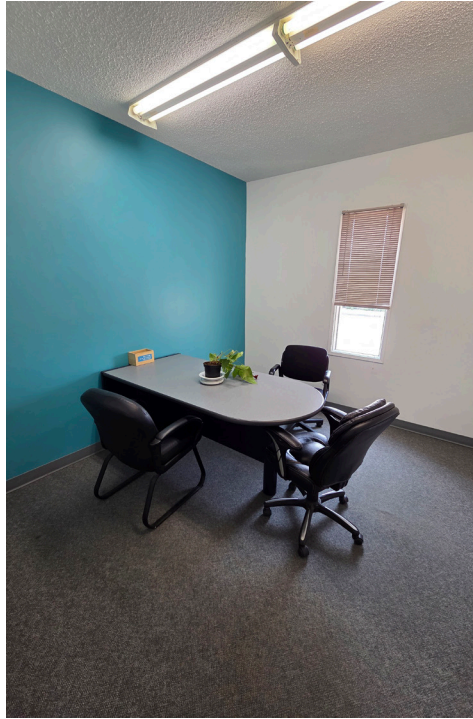
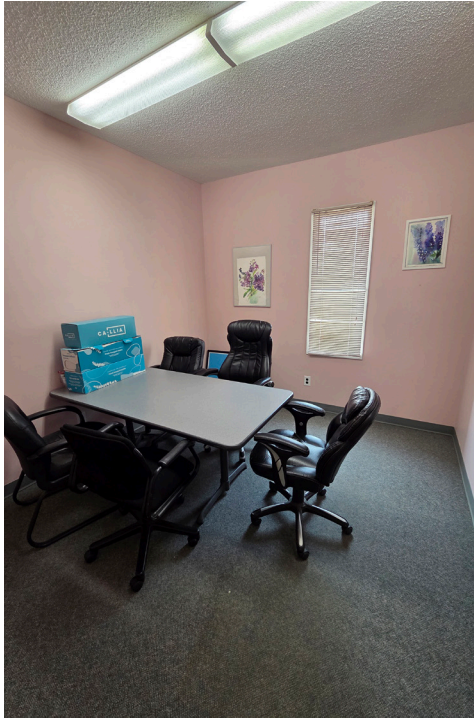
AMENITIES MAP

- | | | | |
|---|-------------|----|---------------------------|
| 1 | A&W | 9 | WINNERS |
| 2 | TIM HORTONS | 10 | PF CHANGS |
| 3 | WENDY'S | 11 | CINEPLEX |
| 4 | TIM HORTONS | 12 | POLO PARK SHOPPING CENTRE |
| 5 | COSTCO | 13 | HOME DEPOT |
| 6 | SUPERSTORE | 14 | BURGER KING |
| 7 | WALMART | 15 | CHAPTERS |
| 8 | STAPLES | 16 | CANADIAN TIRE |

FLOOR PLAN









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