

LOCATION

- Located on approximately 7.34 acres, it is comprised of approximately 103,000 sq. ft. of leaseable area. The site is on Mississauga Road between Financial Drive & Howard Stewart Road, approximately 2km north of hwy 407 easily accessible from hwy 407 & 401

PROJECT FEATURES

- Great opportunity for Commercial, Retail, Medical, Office & Restaurants in fast growing River Height and Credit Manor Heights Community with approximately 3800 and 4,000 houses respectively.
- It is located in a major employment district and residential node.
- Riverview Commons access points and site plan were designed to maximize exposure for each building.
- Corporate community present within approx. 5 minute drive includes Loblaws, Microsoft, DuPont, Maple Leaf Foods, RBC Financial, GlaxoSmithKline, Valeant, Medtronic, BMO, Baxter, Walmart, Patheon & Canon (under construction)

ASKING LEASE RATES

BUILDING 'A' & 'B'

- Inline units - \$30.00 - \$35.00 NET plus TMI
- Inline end cap units - \$35.00 NET plus TMI
- Second and third level units - \$20.00 NET plus TMI
- Medical units - \$25.00 NET plus TMI

BUILDING 'C' 'D' & 'H'

- Stand alone units - \$35.00 NET plus TMI

BUILDING 'E' & 'F'

- Box units - \$28.00 - \$30.00 NET plus TMI

BUILDING 'G'

- Inline units - \$30.00 NET plus TMI

OCCUPANCY AND MAINTENANCE FEE

- Occupancy is slated tentively for autumn 2017, but will keep you updated for any change.
- First year TMI (taxes, maintenance, insurance and management fee and reserve fund) is budgeted at
- \$10.00 per sq. ft. for all main floor units except Dentist & Medical Clinic in Building 'A' (\$12.00)
- \$15.00 for all second and third floor units. (include utilitie & HVAC maintenance too)

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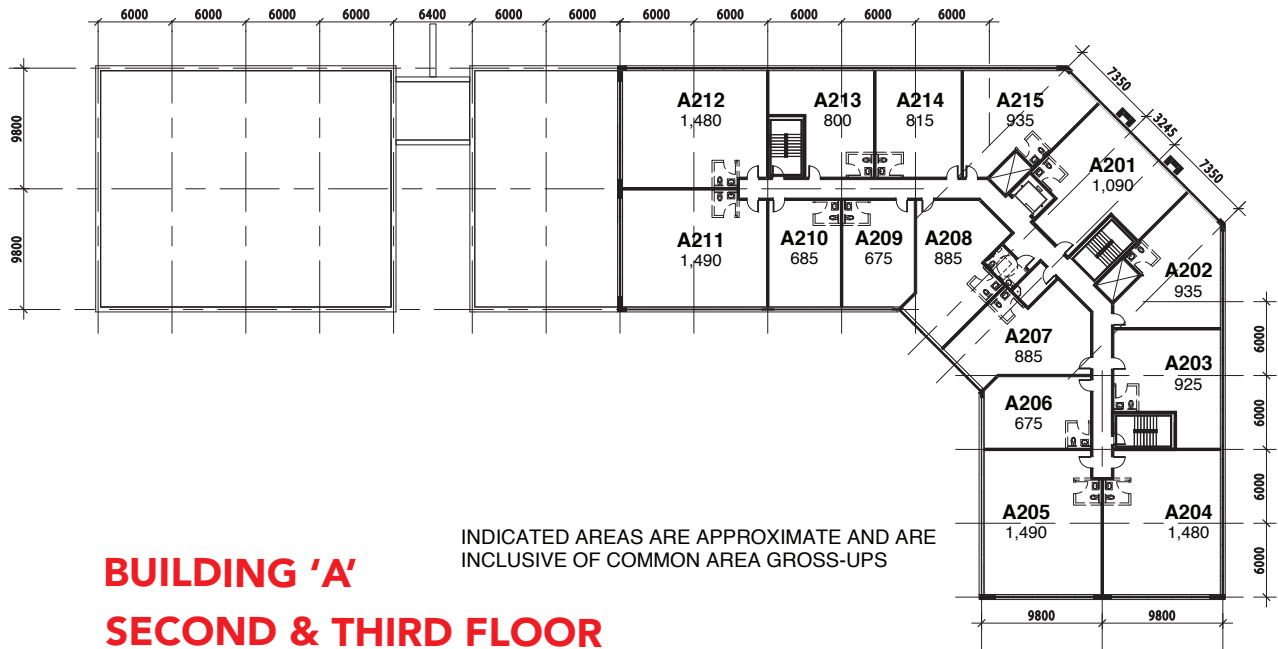
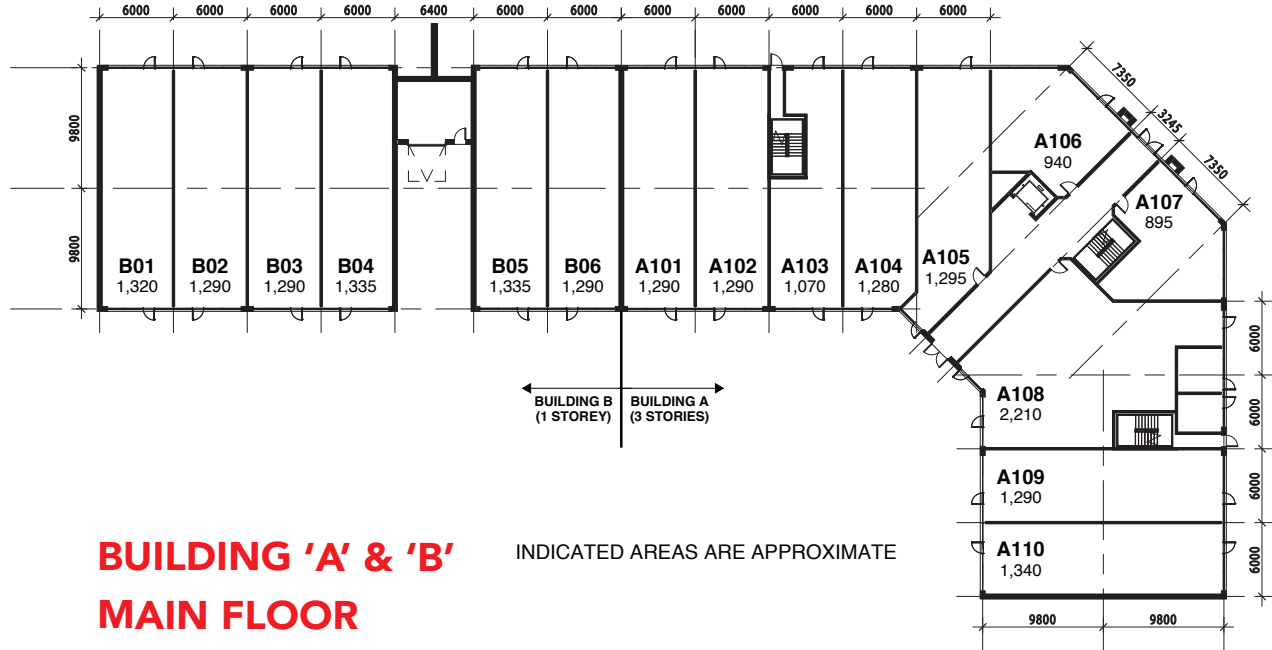
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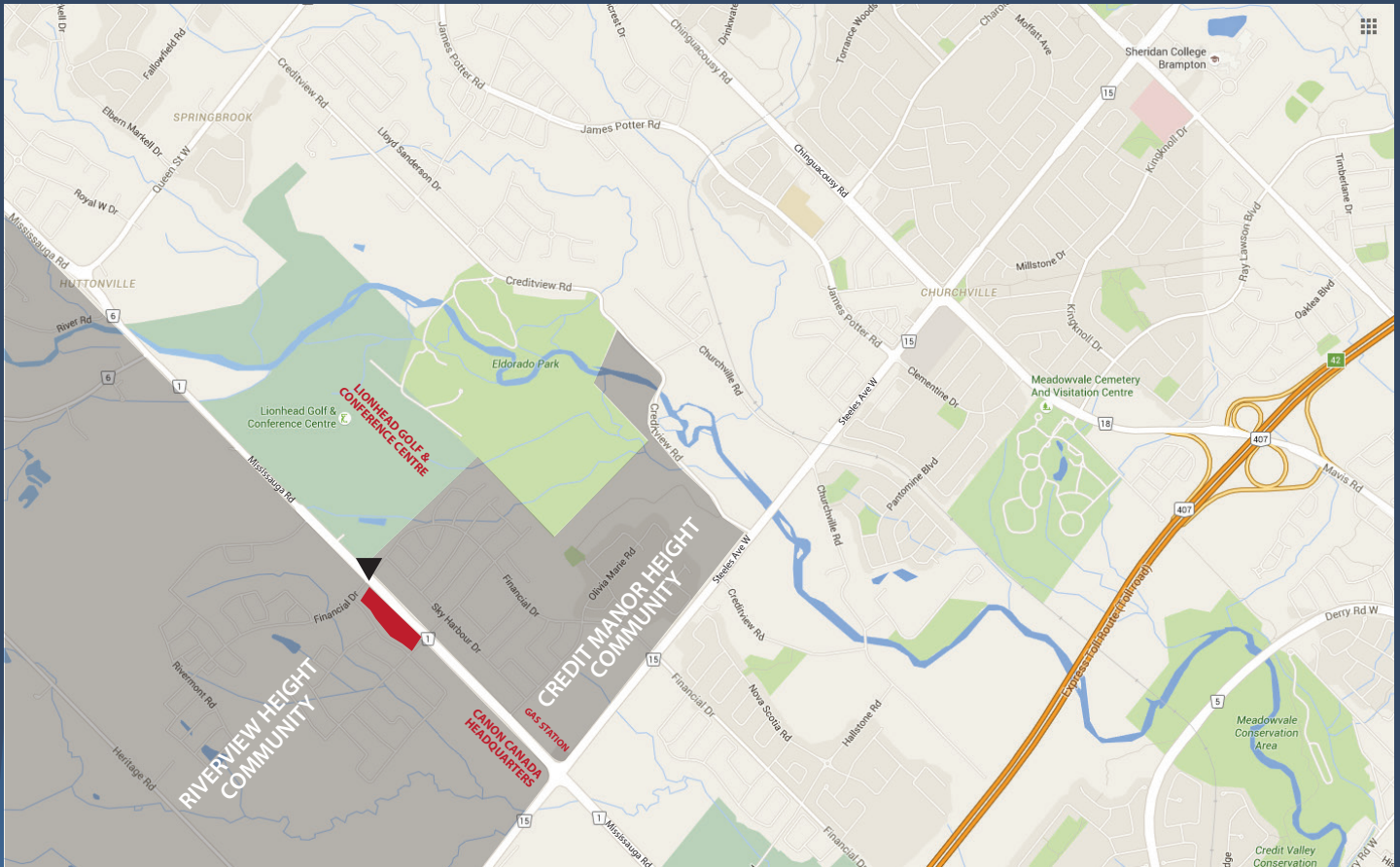
SITE PLAN



FLOOR PLANS



LOCATION



DREAM



of your future

SUCCEED



making it happen

EXPECT



only the best

LEASING BY:

EXCLUSIVE PRESENTATION BY:



OFFICE: 416-798-7070
CELL: 647-298-9940

E-MAIL: SARBJITBATH@GMAIL.COM

WEBSITE: WWW.SARBJITBATH.COM

WWW.RIVERVIEWCOMMONS.CA