

FOR LEASE: NEW RETAIL

1044 St. Guillaume Road, Embrun



DESCRIPTION: *Build-to-Suit Pads*

- ✓ New Build-to-Suit Pads being constructed at the prime corner of Notre Dame Street and St. Guillaume Road in the retail hub of the village of Embrun, in southeastern Ontario, approximately thirty minute drive to downtown Ottawa. Embrun has a population of approximately 8,680 people.
- ✓ Join Ultramar, A&W, Starbucks, barBURRITO, Domino's Pizza, and Highties Cannabis. Neighbouring retailers include Food Basics, Subway, Embrun Ford, Giant Tiger, The Beer Store, Shoppers Drug Mart, Dollarama, LCBO, Dairy Queen, Rona, Independent Grocer, CIBC.
- ✓ Excellent exposure and good vehicular traffic, easy access. Ideal for service retail, restaurant, retail pads.

NEW SPACE AVAILABLE: **Now Pre-Leasing - Phase III**

- ✓ Phase III - From 1,000 S.F. to 35,000 S.F.

NET RENTAL RANGE:

- ✓ From \$40.00 P.S.F. net per annum

OPERATING COSTS:

- ✓ \$12.00 per square foot (estimate) (CAM: \$6.00 P.S.F.; REALTY TAX: \$6.00 P.S.F.) plus tenant's share of waste and garbage removal.

Notre Dame St. at St. Guillaume Rd. Embrun, ON



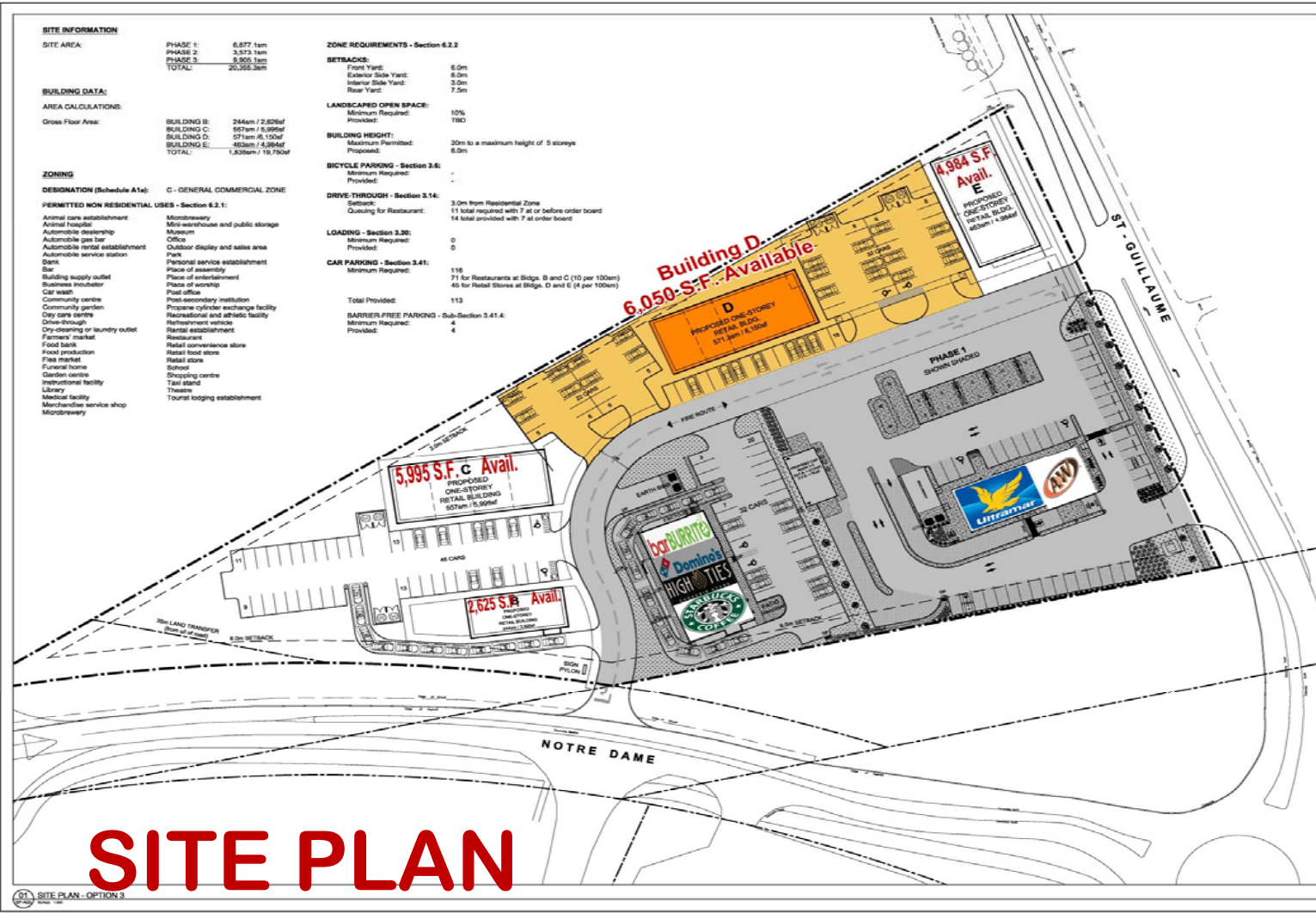
For more information please contact:

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SITE INFORMATION

SITE AREA:	PHASE 1:	6,877.1m ²
	PHASE 2:	3,573.1m ²
	PHASE 3:	9,905.1m ²
	TOTAL:	20,355.3m²

BUILDING DATA:

AREA CALCULATIONS:		
Gross Floor Area:	BUILDING B:	2444m ² / 2,625sf
	BUILDING C:	6571m ² / 6,999sf
	BUILDING D:	6711m ² / 7,211sf
	BUILDING E:	4984m ² / 5,368sf
	TOTAL:	13,809m² / 14,903sf

ZONING

DESIGNATION (Schedule A14): C - GENERAL COMMERCIAL ZONE

PERMITTED NON RESIDENTIAL USES - Section 6.2.1:

- Animal care establishment
- Animal hospital
- Automobile dealership
- Automobile gas bar
- Automobile rental establishment
- Automobile service station
- Bank
- Bar
- Building supply outlet
- Business incubator
- Car wash
- Community centre
- Community garden
- Day care centre
- Drive-through
- Dry-cleaning or laundry outlet
- Farmers' market
- Food bank
- Food production
- Flea market
- Funeral home
- Garden centre
- Instructional facility
- Library
- Medical facility
- Merchandise service shop
- Microbrewery

ZONE REQUIREMENTS - Section 6.2.2

SETBACKS:

Front Yard:	6.0m
Exterior Side Yard:	6.0m
Interior Side Yard:	3.0m
Rear Yard:	7.5m

LANDSCAPED OPEN SPACE:

Minimum Required:	10%
Provided:	18%

BUILDING HEIGHT:

Maximum Permitted:	20m to a maximum height of 5 storeys
Provided:	6.0m

BICYCLE PARKING - Section 3.4.6:

Minimum Required:	-
Provided:	-

DRIVE THROUGH - Section 3.14:

Setback:	3.0m from Residential Zone
Queueing for Restaurant:	11 total required with 7 at or before order board 14 total provided with 7 at order board

LOADING - Section 3.30:

Minimum Required:	0
Provided:	0

CAR PARKING - Section 3.4.1:

Minimum Required:	116
Provided:	116 for Restaurants at Bldgs. B and C (10 per 100m ²) 45 for Retail Stores at Bldg. D and E (4 per 100m ²)
Total Provided:	113

BARRIER-FREE PARKING - Sub-Section 3.4.1.4:

Minimum Required:	4
Provided:	4

MCRIBIE
ARCHITECTS - INTERIOR DESIGNERS

Revisions

No.	By	Description	Date
01	JAS	ISSUED FOR DESIGN REVIEW	26 OCT 2019
02	JAS	REVISED FOR DESIGN REVIEW	23 NOV 2019
03	JAS	REVISED FOR DESIGN REVIEW	23 NOV 2019

PROJECT:
**RUSSELL PROPERTIES
RETAIL DEVELOPMENT**

EMBRUN, ONTARIO
Drawing:
**SITE PLAN - PHASE 3
Option 3**

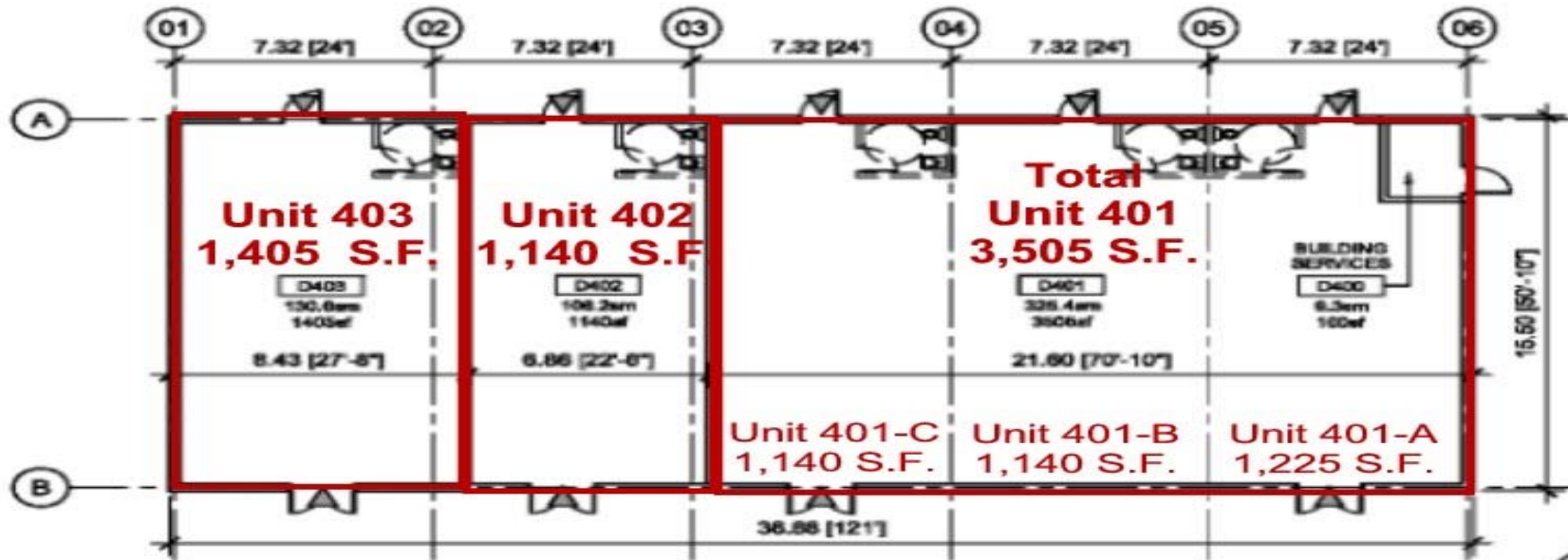
Scale: 1:300 Sheet:
Drawn: JAS
Checked:
Project No.: Drawing No.:
Date: OCTOBER 2019 **SP-A03**

SITE PLAN

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BUILDING D - CLOSEUP PLAN

RETAIL TENANT UNIT NUMBER	NET TENANT AREA	NET RENTABLE AREA	562.0sm 6050sf
UNIT 401	325.4sm (3505sf)	BUILDING COMMON AREA	9.3sm 100sf
UNIT 402	106.2sm (1140sf)	GROSS RENTABLE AREA	571.3sm 6150sf
UNIT 403	130.6sm (1405sf)		

RENTABLE AREA IS MEASURED TO THE CENTRE-LINE OF DEMISING WALLS TO OTHER LEASABLE PREMISES, TO THE EXTERIOR FACE OF EXTERIOR BUILDING WALLS, TO THE EXTERIOR FACE OF ALL INTERIOR WALLS, DOORS AND WINDOWS SEPARATING THE PREMISES FROM COMMON AREAS.

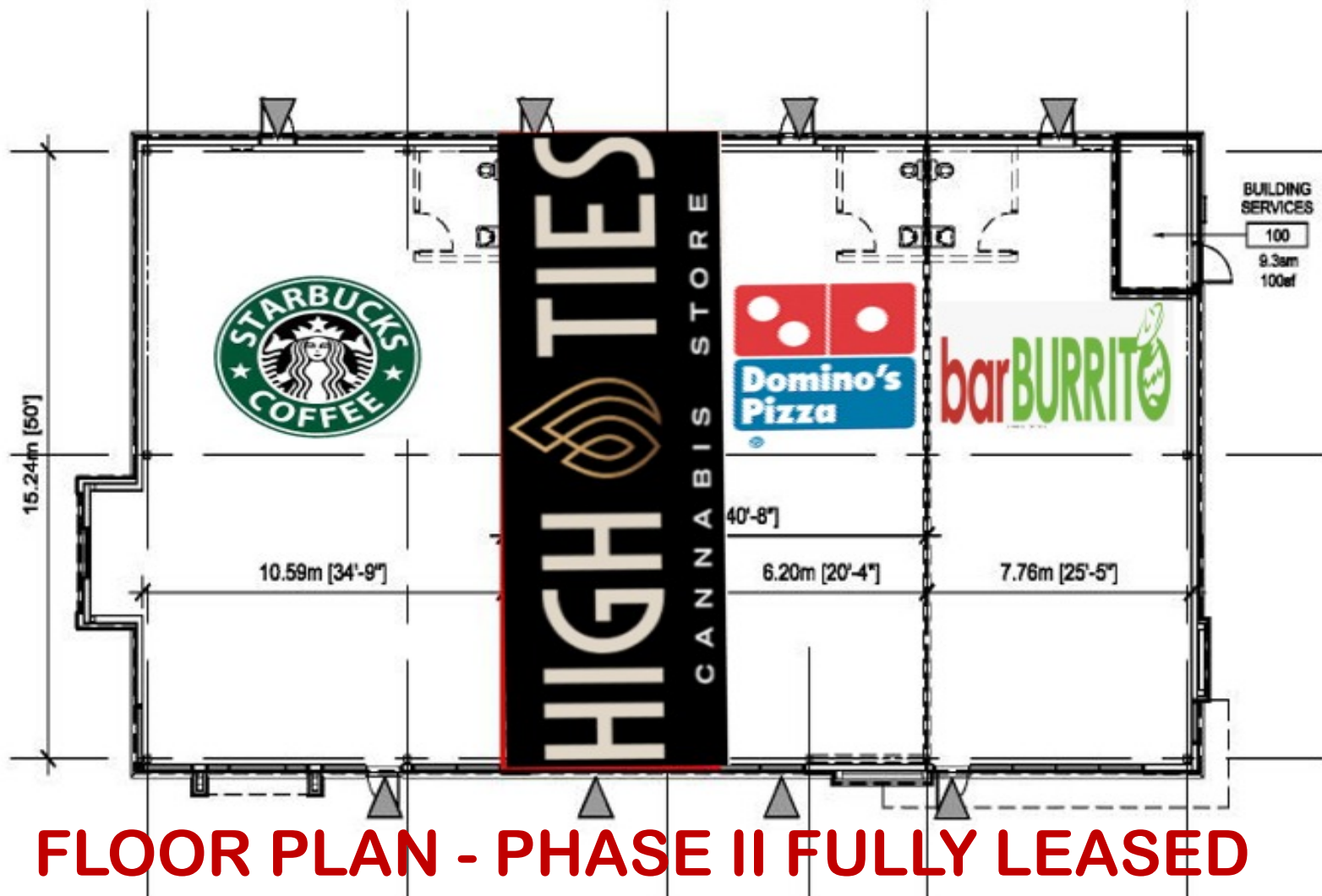
PHASE III

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FLOOR PLAN - PHASE II FULLY LEASED

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LANDLORD AND TENANT'S WORK (Subject to Change)

LANDLORD'S WORK

The Landlord shall carry out the following work in the Leased Premises at its sole expense in a good and workmanlike manner:

A. WALLS:

Interior Walls - Drywall demising wall only. Taped, sanded & ready for paint and fire rated to meet current building code for a restaurant. No other interior walls to be provided by the landlord.
Exterior Walls - 18 inch masonry, and stucco exterior. Any requirement above this will be borne by the tenant.

B. FLOOR:

Concrete floor (5" polished concrete slab 25 mpa)

C. PLUMBING:

i) 1 1/2-inch diameter cold water line below roof structure to be located at the rear of the Demised Premises with shutoff valve for extension by Tenant;
ii) clean-out located at the rear of the Demised Premises in accordance with Landlord's plan; iii) Washroom rough in provided at rear of demised premises
iv) 4 inch diameter minimum sanitary sewer to the inside of the Leased Premises; and v) The Landlord shall install water check-meter for the Leased Premises.

D. ELECTRICAL:

Incoming electrical service of 200amp 600v 3 phase 4 wire terminated at a fused disconnect.

E. STORE FRONT:

Standard glass and anodized storefront with single entrance doors as per Landlord's base building drawings. Front door and Rear door as shown on floor plan attached as Schedule "C".

F. SPRINKLERS:

If required by code, sprinkler main and system distributed as per Landlord's standard grid.

G. REAR DOOR:

Location as per Landlord floor plan.

H. H.V.A.C.:

Based on a minimum of 500 sq ft per ton. So if 2,500 sq ft, will supply a 5 tonne unit. It will be undistributed.

I. GAS:

Appropriate gas supply for all Tenant's equipment brought to the Leased Premises or meter. Tenant to provide plans and specifications.

J. FLOOR PLANS

Landlord to supply a CAD and PDF of floor plans to the Tenant for the Leased Premises for the Landlord's Work only.

K. CEILINGS

Exposed primed structural steel

L. ROOF OPENINGS

All penetrations required by the tenant to be completed by base build roofer at the Tenants expense.

M. UNDERSLAB

Tenant's responsibility (except as per plumbing above). Landlord base build contractor can complete at tenants expense.

N. GARBAGE

Landlord to provide space and build a garbage enclosure on behalf of the Tenant. Future maintenance of the garbage enclosure will be borne by the tenants using the enclosure proportionally

TENANT'S WORK

The Tenant's Work to include:

A. All work required to render the Leased Premises complete and suitable to open for business in accordance with this Offer to Lease and/or Lease; and

B. All further renovations, alterations or improvements in or to the Leased Premises. All Tenant's Work will be provided and installed by the Tenant at the Tenant's expense and will be completed in accordance with all codes, by-laws, and government regulations and the Tenant's Work will strictly conform to the then current design criteria and specifications of the Landlord. The Tenant will submit to the Landlord for the Landlord's written approval, detailed drawings and specifications for the Tenant's Work, and will not commence work until receipt of such written approval.

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FOR LEASE: **NEW PLAZA**

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