

RETAIL & OFFICE SPACES FOR LEASE

**145 GOVERNMENT RD. W.,
KIRKLAND LAKE, ON**



**GROUND FLOOR: 1,500 SF (UNIT 125)
SECOND FLOOR: 3,643 SF (UNIT 201)**



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PROPERTY HIGHLIGHTS

145 GOVERNMENT RD. W. is located in the heart of Kirkland Lake, ON and is a four storey office building that is adjacent to McDonald's as well as, Kirkland Lake Mall, a high traffic retail plaza. Ample surface parking available.

Current Tenant Roster includes:

- Northern Credit Union
- Service Ontario
- Kirkland Lake Gold
- Ministry of Natural Resources
- ODSP
- Kunuwanimano Child and Family Services
- Temiscaming Healthcare

Shadow Anchored:

- McDonald's
- Tim Horton's
- Independent Grocer
- Canadian Tire
- Shell Gas Station
- Kirkland Lake Mall

Available For Lease:

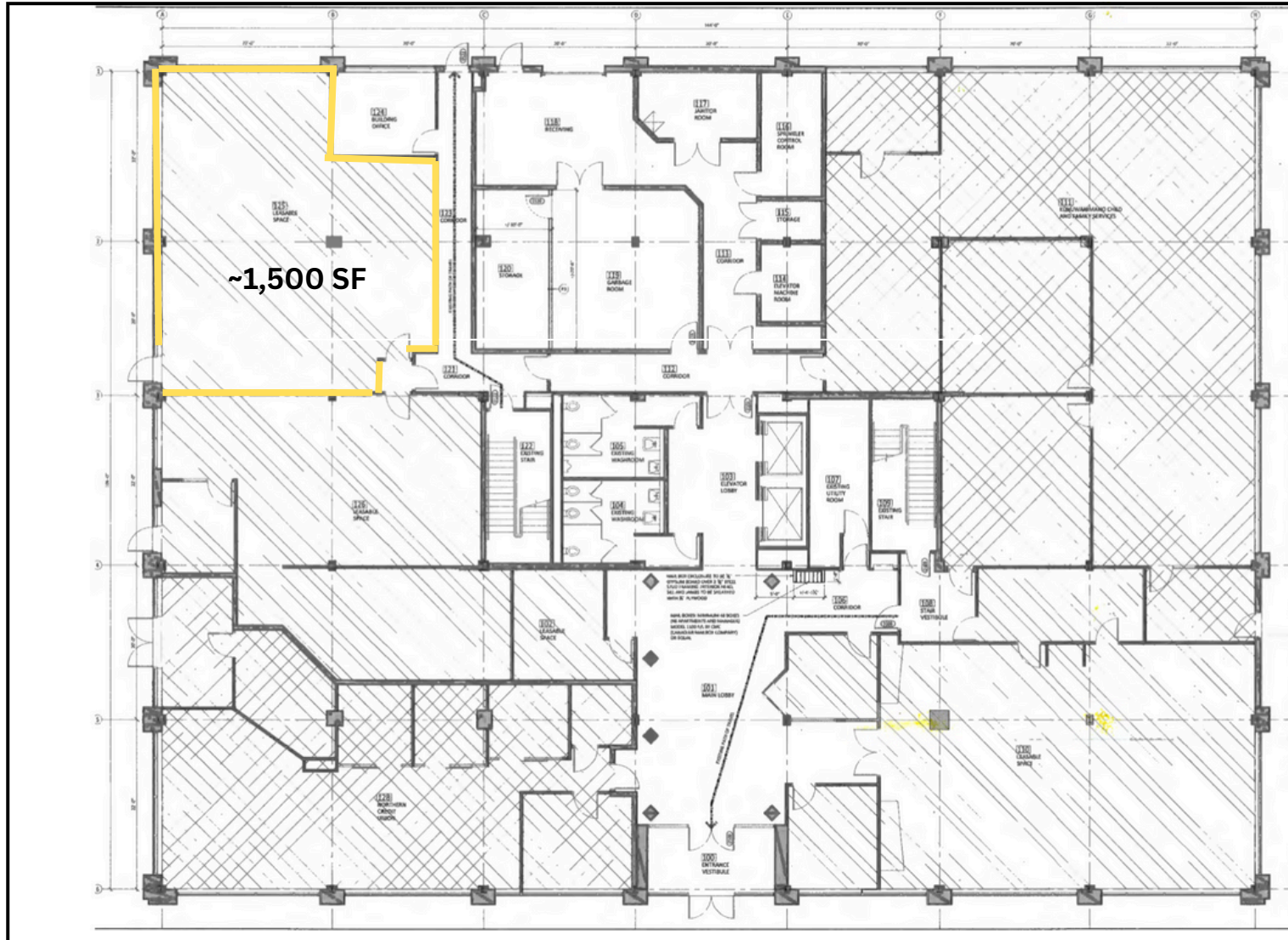
- **~1,500 SF (Unit 125):** Ground floor unit, Bright space and immediately adjacent to the parking lot, with hallway access to exterior door, reducing the walk versus using the Main Entrance lobby. South-West corner of the building with two walls of windows.
- **~3,643 SF (Unit 201):** South-East corner of the building with two walls of windows, bright space

Gross Rents:

- Call Broker(s)



FLOOR PLAN - GROUND FLOOR- UNIT 125



INTERIOR PHOTOS - GROUND FLOOR- UNIT 125



INTERIOR PHOTOS - SECOND FLOOR- UNIT 201



SITE AREA



District Of Timiskaming
Social Services...

KIRKLAND LAKE MALL

GIANT TIGER DOLLARAMA
Topper's Pizza barBURRITO Hart
easyhome goeasy

Museum of Northern
History at Sir Harry...

Microtel Inn & Suites by
Wyndham Kirkland Lake

GOVERNMENT RD. W.

Canadian
Get Your
Road-Trip Re...



Tim Hortons GAS+ McDonald's

145 GOVERNMENT RD. W.
KIRKLAND LAKE, ON

Pettenuzzo's Your
Independent Grocer...

Independent
Food & Beverage Group

CONTACT INFORMATION

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