

35 Upper Centennial Parkway

STONEY CREEK, ON



Office/Medical Units For Lease

Elliot Goldspink*
Executive Vice President
905 315 3691
elliott.goldspink@cbre.com

Alyssa Bossio*
Transaction Manager
905 315 3678
alyssa.bossio@cbre.com

CBRE

35 Upper
Centennial
Parkway
STONEY CREEK, ON

Property Details

Asking Net Rent \$10.00 Per Sq. Ft. *With Yearly Escalations*

T.M.I. (2025) \$13.37 Per Sq. Ft.

Available Sizes 1,670 to 2,761 SQ. FT.

Elevator 2 Passenger

Parking Approx. 5/1000

Zoning C5 *(Mixed Use Medium Density)*

Possession Immediate



Ample
On-Site Parking

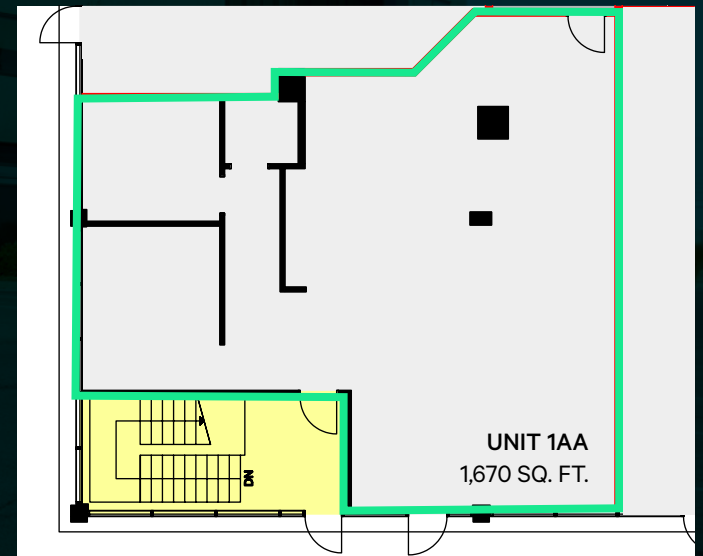
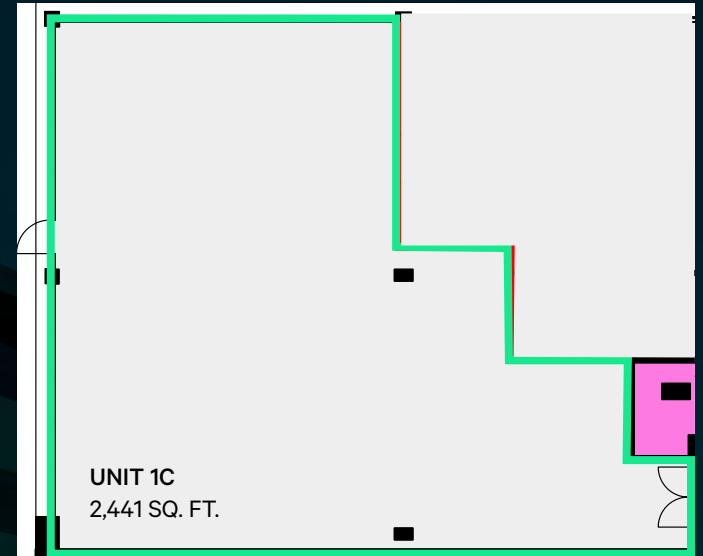


Floor Plans

Ground Floor



Suite	1AA	1C
Suite Size	1,670 Sq. Ft.	2,441 Sq. Ft.
Asking Net Rent	\$10.00 Per Sq. Ft. <i>Escalations Year Over Year</i>	
T.M.I. (2025)	\$13,37 Per Sq. Ft. <i>Includes Utilities</i>	
Possession	Immediate	
Features	» Ground floor units with dedicated entrances » Shell space ready for tenant fixturing » Generous ceiling heights » Ample natural light - two walls of windows in each unit	



Floor Plans

Second Floor



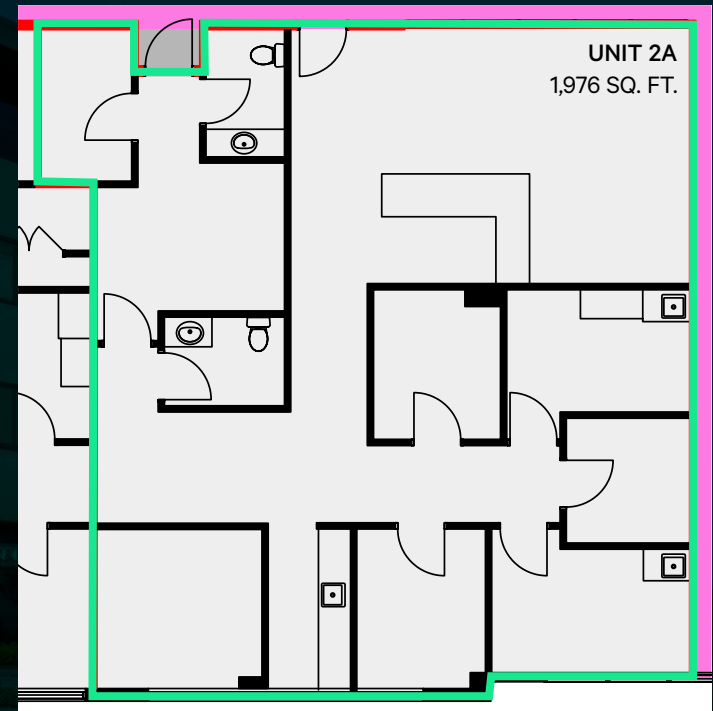
Suite 2A

Suite Size 1,976 Sq. Ft.

Asking Net Rent \$10.00 Per Sq. Ft. Escalations Year Over Year

T.M.I. (2025) \$13,37 Per Sq. Ft. Includes Utilities

Possession Immediate

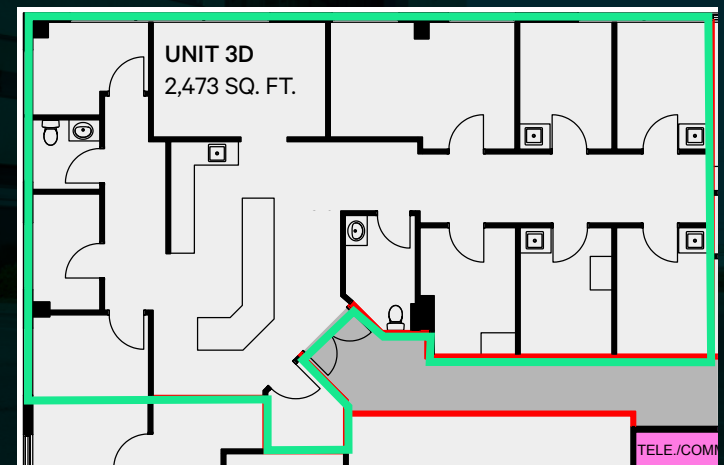
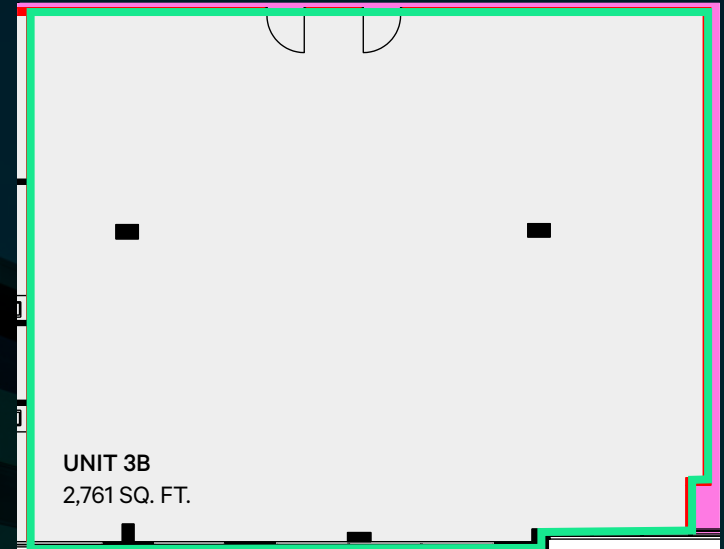


Floor Plans

Third Floor



Suite	3B	3D
Suite Size	2,761 Sq. Ft.	2,473 Sq. Ft.
Asking Net Rent	\$10.00 Per Sq. Ft. <i>Escalations Year Over Year</i>	
T.M.I. (2025)	\$13,37 Per Sq. Ft. <i>Includes Utilities</i>	
Possession	Immediate	
Features	» Open layout » Ample natural light	» 5 treatment rooms with sinks » Reception area » 2 private washrooms » 3 additional private offices/storage rooms » 2 boardrooms





Amenities & Transit

TRANSIT LINES



Route #43
Stonechurch



Route #44
Rymal

DRIVE TIMES

LOCATION	TIME
Red Hill Valley Parkway	9 Minutes
QEW	14 Minutes
Downtown Hamilton	24 Minutes
John C. Munro Hamilton International Airport	19 Minutes
McMaster University	25 Minutes
Mohawk College	19 Minutes
Hamilton General Hospital	26 Minutes

For More Information, Contact Us

Elliot Goldspink*

Executive Vice President

905 315 3691

elliott.goldspink@cbre.com

Alyssa Bossio*

Transaction Manager

905 315 3678

alyssa.bossio@cbre.com

CBRE Limited, Real Estate Brokerage

1235 North Service Road West

Oakville, ON | L6M 2W2

*Sales Representative

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth

