



FOR LEASE

BEACON HILL
PROFESSIONAL CENTRE

Prestige Office Space for Business/Medical Professionals

Superb office space opportunity in Stouffville's business core

- Two-storey professional centre
- Two spacious 14,310 sq.ft. floorplates
- Designed and built by experienced development team
- Distinctive architecturally designed building
- High quality construction materials
- Building and unit identification architecturally controlled
- Easy access to Highways 404 & 407
- Within walking distance to all amenities
- Ample parking



Information subject to change without notice. E&OE.



Site / Building Specifications

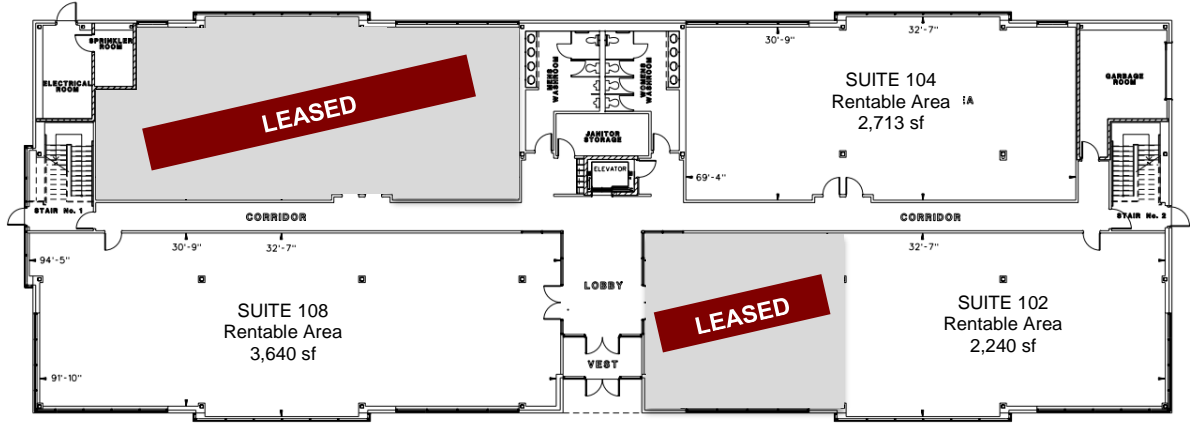
Site	1.86 acres
Building area	28,620 square feet (ground and second floors are 14,310 sq.ft. each)
Unit size	2,713 to 28,620 square feet
Zoning	Prestige Office
Parking	Surface parking provided (approximately 4.7 spaces per 1,000 sq. ft.)
Identification Signage	Exterior pylon sign, listing on indoor directory (suite # and company name)
Exterior Building	White architectural concrete panels with grey energy efficient glazing and anodized aluminum panels
Interior Building	Finished common areas consisting of painted walls, finished ceilings, applied flooring, entry suite doors and complete mechanical and electrical systems
Tenant Areas	Shell finish consisting of primed perimeter drywall, standard 2' x 4' acoustic style ceilings, semi-recessed sprinkler drops, duct distribution and lighting throughout (design based on an open concept layout)
Washrooms	Common washrooms at ground and second floor core locations
Elevator	Passenger type elevator – 2,500 lbs. capacity
Barrier-Free Access	Code compliant
HVAC	Gas-fired rooftop heat/cool units; complete duct distribution throughout common finished areas and future tenant areas
Hydro	600-amp main building service
Life Safety	Fully sprinklered; emergency/exit lighting
Telecommunications	Fibre optics available
Security System	Controlled access after hours and weekend entry
Property Management	Landlord managed –janitorial services, landscaping, snow removal and general maintenance to interior of building (as part of common expenses)

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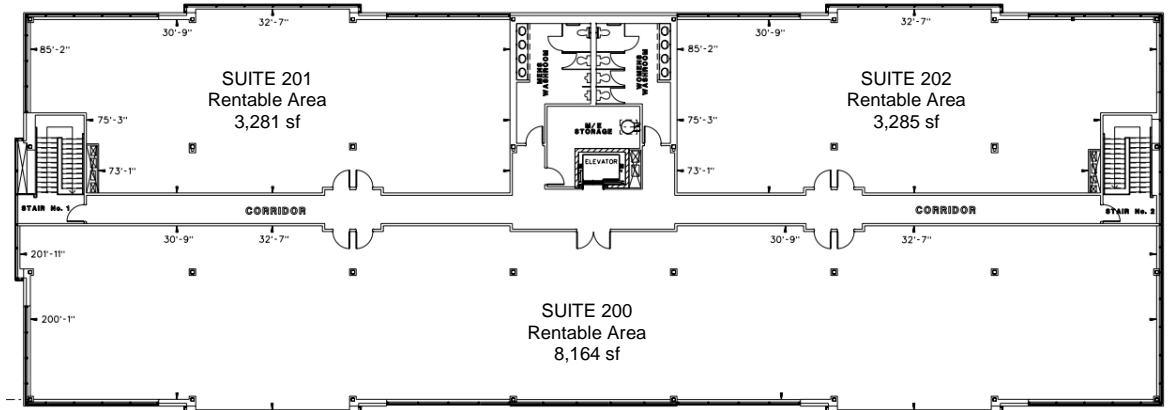


Floor / Unit Plans (Proposed Layouts)

Ground Floor *



Second Floor *



*Partitions may vary due to space requirements.



High quality contemporary finishes are featured throughout the entire building interior

Artist Concepts



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The Gottardo Group is a recognized leader in the building sector serving clients throughout South Western Ontario as a real estate builder, developer, design builder and general contractor.

Rates / Pricing (2015)*

GROUND FLOOR OFFICE	<i>Base Rent</i>	<i>\$18.00 psf per annum</i>
SECOND FLOOR OFFICE	<i>Base Rent</i>	<i>\$16.95 psf per annum</i>
<i>Estimated Taxes and Operating Costs</i>		<i>\$10.15 psf per annum</i>

**Plus applicable taxes*



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Contact Us

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