

AURORA  
CORPORATE CENTRE

FLEX OFFICE UNITS

# FOR SALE/LEASE



95 ERIC T SMITH WAY, AURORA

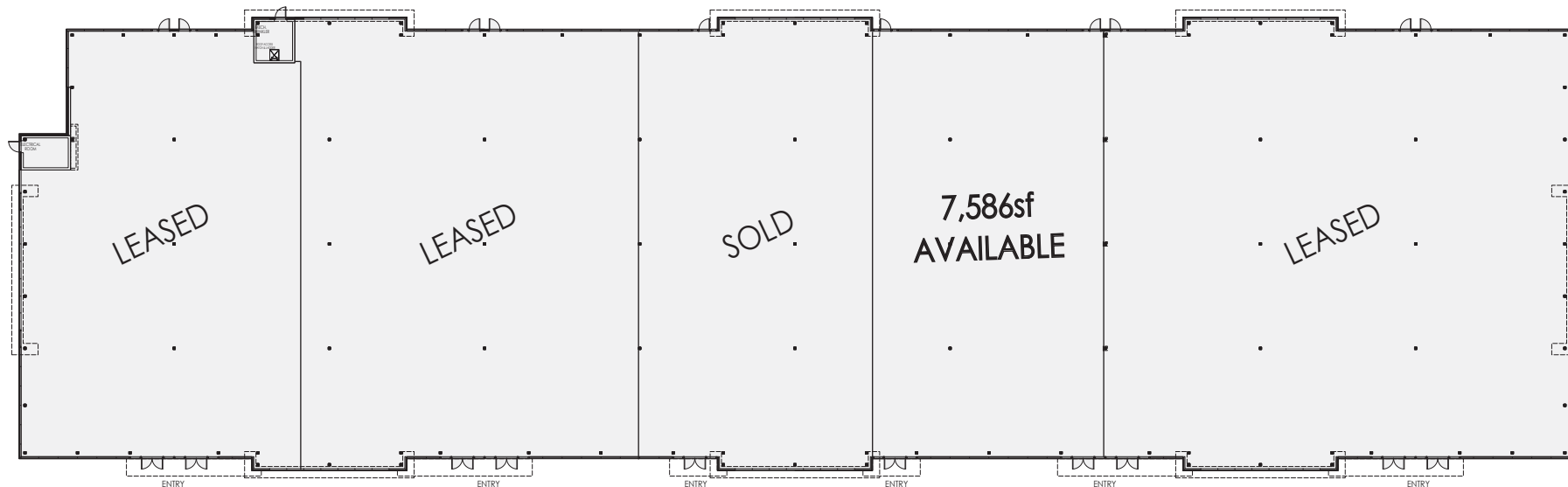


GOTTARDO GROUP OF COMPANIES



## 95 ERIC T SMITH WAY, AURORA

Prestige office condominium units, strategically located in Aurora's business core with Hwy. 404 exposure. Designed and built by Gottardo development team.



\*Proposed demising walls subject to change (based on square footage requirements)

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Materials, specifications, floor plans & site plan are subject to change without notice. All renderings are artist's concept only.



**FLEX OFFICE UNITS / INQUIRIES 905.761.7707 / sales@gottardogroup.com**

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## FLEX OFFICE SPECIFICATIONS

- Total Building Area - 50,843sf
- Exterior - Precast, aluminum and energy efficient glazing
- Clear Height - 16' to u/s of structure
- HVAC - RTU (Roof Top Unit)
- Sprinkler - Ordinary Hazard Group 2
- AMP/VOLTS - 1200amps@600/347V, 3 phase, 4 wire
- Exterior Lighting - LED fixtures
- Utilities - Metered per unit
- Parking - 200 stalls (3.9/1000 sf)
- Telecommunications - Fibre Optic available
- Identification Sign - Pylon Sign and Building Signage
- Column Span - 28' x 42'
- Roof - TPO roofing system

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