

7355 BAYVIEW AVENUE THORNHILL Retail/Office Space

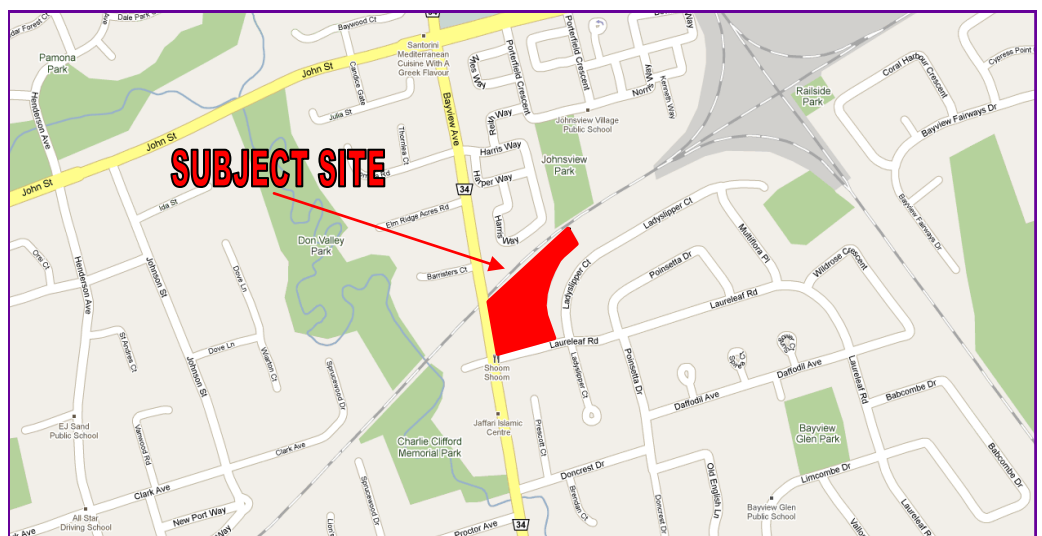
FOR LEASE



- Located on the northeast corner of Bayview Avenue and Laureleaf Road
- Strong residential node in close proximity to office and daytime trade
- Ground floor retail and second floor office space availabilities
- Join Longo's, Starbucks, Shoom Shoom and Bagel Nash in this high traffic shopping centre
- Possession: Immediate
- Retail Net Rent: \$35.00 per square foot
- Office Net Rent: \$16.00 per square foot

For more information, please contact:

Lily Masters
Sales Representative
416.636.8898 ext. 239
416.636.8890 fax
lmasters@thebehargroup.com

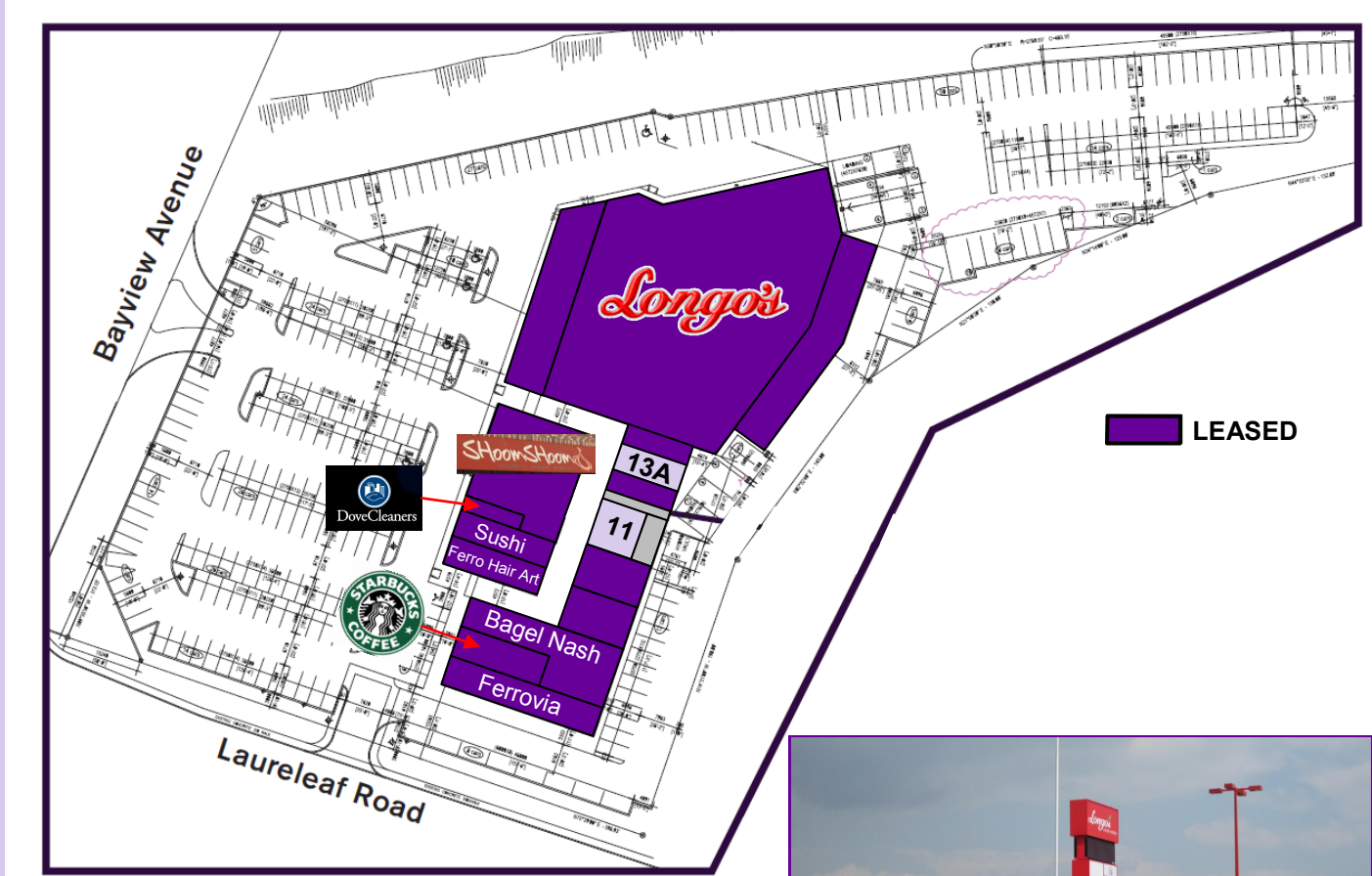


 The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24, Toronto, Ontario M3K 2A3 / Tel: 416.636.8898 / Fax: 416.636.8890 / Website: www.thebehargroup.com

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Retail/Office Space

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	Rentable Area	Monthly	Per Sq. Ft.
7355 Bayview Ave., Unit 11	864 sq. ft.		
Minimum Monthly Rent		\$2,520.00	\$35.00
Estimated Monthly Operating Costs, Realty Taxes & Utilities		<u>1,458.00</u>	<u>20.25</u>
Total Monthly Rent		<u>\$3,978.00</u>	<u>\$55.25</u>

7355 Bayview Ave., Unit 13	747 sq. ft.		
Minimum Monthly Rent		\$2,178.75	\$35.00
Estimated Monthly Operating Costs, Realty Taxes & Utilities		<u>1,260.56</u>	<u>20.25</u>
Total Monthly Rent		<u>\$3,439.31</u>	<u>\$55.25</u>

7355 Bayview Ave., Unit 203	329 sq. ft.		
Minimum Monthly Rent		\$ 438.67	\$16.00
Estimated Monthly Operating Costs, Realty Taxes & Utilities		<u>338.32</u>	<u>12.34</u>
Total Monthly Rent		<u>\$ 776.99</u>	<u>\$28.34</u>

7355 Bayview Ave., Unit 211	850 sq. ft.		
Minimum Monthly Rent		\$1,133.33	\$16.00
Estimated Monthly Operating Costs, Realty Taxes & Utilities		<u>874.08</u>	<u>12.34</u>
Total Monthly Rent		<u>\$2,007.42</u>	<u>\$28.34</u>

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Utilities INCLUDED in Additional Rent for Retail:

- Water

Utilities INCLUDED in Additional Rent for Office:

- Water
- Heat
- Hydro