



## **AIM REHAB/MEDICAL CLINIC - DEAL SHEET**

**TENANT:**

AIM Health Group Ltd.

**PREMISES:**

8,000 square feet (with or without a dispensary);  
10,000 square feet (dispensary preferred);  
12,000 square feet (dispensary necessary);

**USE:**

A medical clinic including physiotherapy, chiropractic, massage, x-ray, lab, pharmacy and related services and supplies;

**TERM:**

Ten to Fifteen years;

**FIXTURING PERIOD:**

One hundred and twenty (120) days if the Tenant is doing the Work from base building;

**GROSS RENT:**

The gross rent is approximately \$25/sf gross. The Tenant is prepared to do a net deal but this is the rent average they need to achieve;

**GROSS RENT FREE:**

To be negotiated;

**TENANT ALLOWANCE:**

The Tenant requires a \$75/sf tenant allowance to perform Tenants Work beyond base building. The Tenant would forego the allowance if the Landlord does the work to the Tenants specifications.

Site submissions can be sent to:

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