



Office Space in Pillette Village

Our Pillette Village property is located one block from the Detroit River, the picturesque peace fountain, and less than a kilometre from Olde Riverside.



Surrounded by over 40 shops, you are in an ideal location for both work and play. This medical/office building houses a variety of tenants from a busy pharmacy to the local CNIB offices.



AVAILABLE SUITES

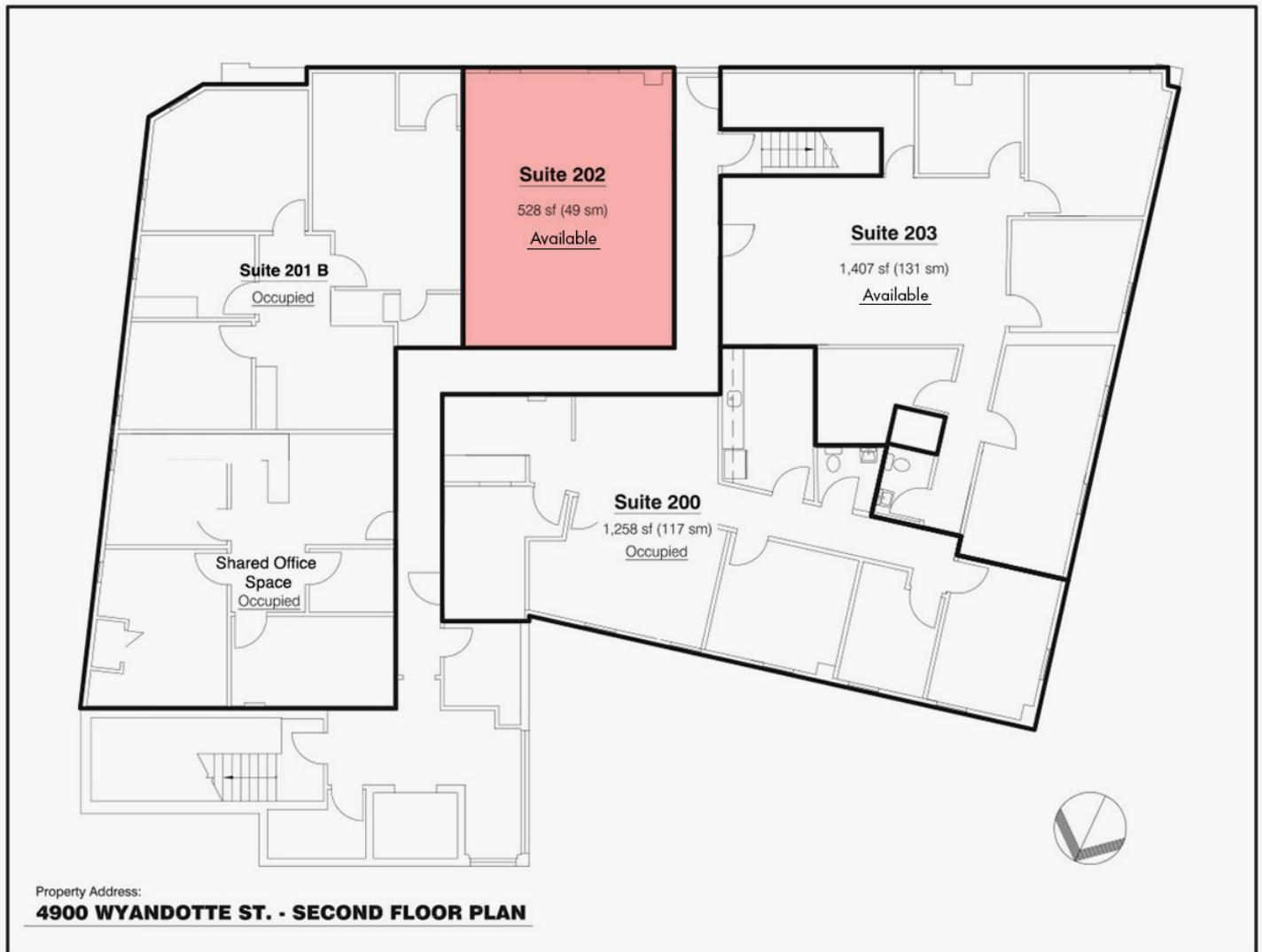
Suite 202 with up to 528 sf (49 sm)

SUITE 202 INCLUDES:

- Second floor unit
- 1 communal washroom
- Built-in alarm
- Lots of natural sunlight
- Office ceiling height: 8ft
- Onsite parking
- Storage closet

NET LEASE PLUS:

- Property taxes
- CAM'S
- Utilities (gas, water and hydro)
- Building insurance



AVAILABLE SUITES

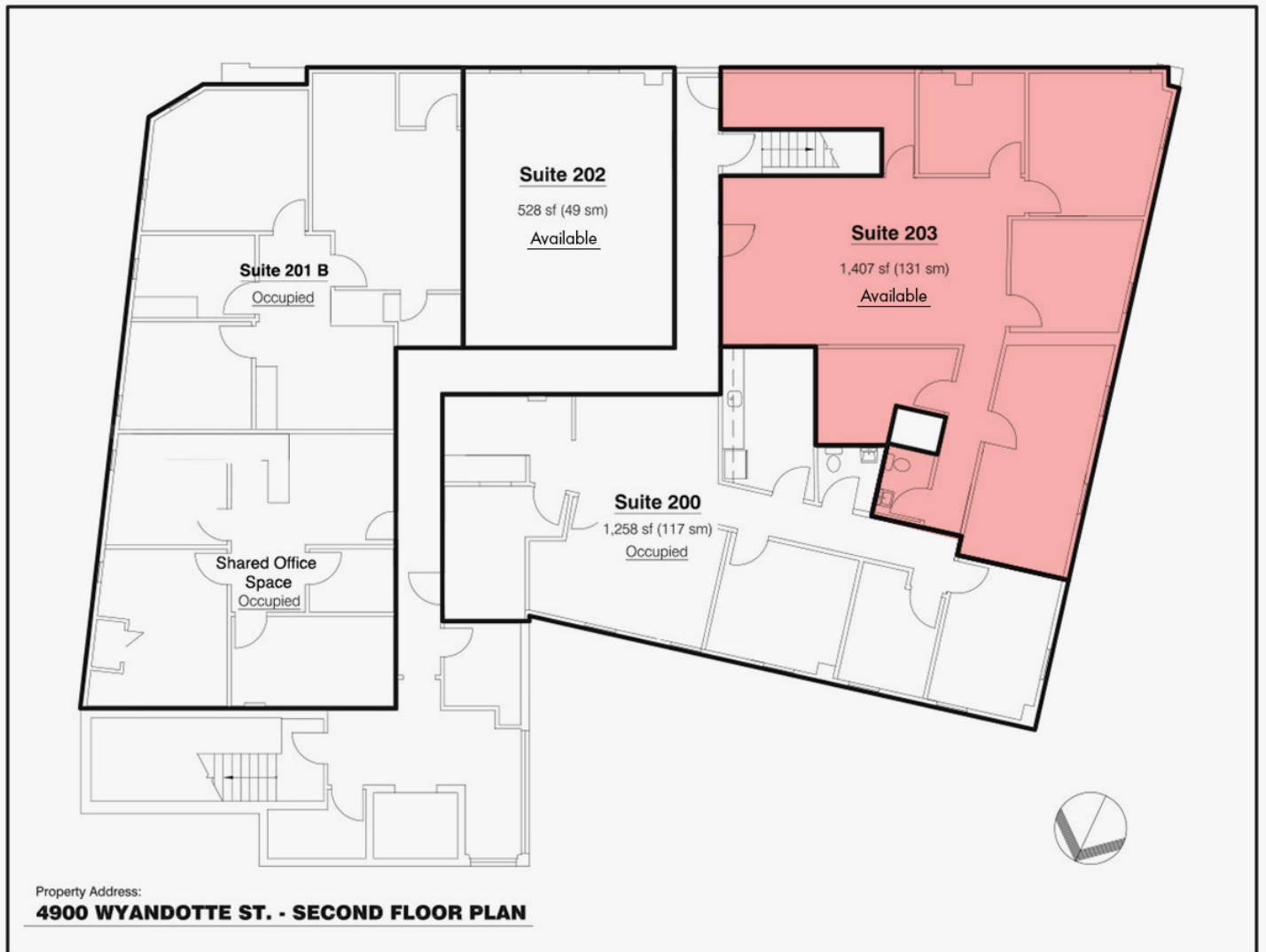
Suite 203 with up to 1,407 sf (131 sm)

SUITE 203 INCLUDES:

- Kitchen
- Private washroom
- Waiting room
- 2 entrances
- Boardroom
- 3 private offices
- South facing

NET LEASE PLUS:

- Property taxes
- CAM'S
- Utilities (gas, water and hydro)
- Building insurance



PROPERTY SPECIFICS

The main floor of the building has a retail pharmacy area and doctor offices.
The second floor is divided into four separate office areas.

EXTERIOR FINISH

The building exterior is deco concrete block with aluminum frame windows and doors.

MECHANICAL

Electrical service with a total service comprising 4-400-amp breaker – 600 volt 3 phase service.
The building is heated and cooled with rooftop HVAC units.

PARKING / SITE

Large asphalt paved parking lot with over 50 spaces including accessible parking. The site also includes bike racks and an outside seating area.

UTILITIES

Electricity, Water, Natural Gas heat

ZONING

Commercial District 2.2 (CD 2.2)
Commercial District 1.7 (CD 1.7)

WE DESIGN THE SPACE YOU NEED

STEP 1 **Tell us what you want** (space requirements, use of space, decorating preferences, etc.)

STEP 2 **Let our design specialists take your needs and draw up a plan!**

Visit the HOW WE WORK tab on lessorltd.com for more information.

