

FOR LEASE - TWO UNITS AVAILABLE 1891 Robertson Road



12,948.03 SF

9,779.85 SF
BUILD OUT TO 20,000 SF IN 2026

UNIT 1

UNIT 2



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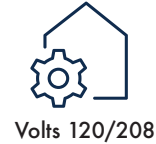
Property Information

Property Highlights

Join long-term tenants like WSP and TechInsights at Bells Corners Business Campus! Discover a vibrant community where collaboration, innovation, and growth thrive. At Bells Corners, you'll find an ideal environment to network, learn, and showcase your company's innovation. Embrace the opportunity to foster unity and camaraderie with like-minded businesses.

Join us and transform your workspace into a hub of inspiration and success!

- ▶ Easy access to Hwy 417 and Hwy 416
- ▶ Close proximity to retail and services
- ▶ On-site parking
- ▶ Steps to public transportation
- ▶ Ground floor office/flex space
- ▶ Opportunity for exterior building signage
- ▶ Brokers Protected
- ▶ Large windows provide ample natural light in offices



Volts 120/208



Unit 1: 7'- 8.5'
Unit 2: 12'-14'
Ceilings



Green space for
team building
events



Ample Parking
(Unit 1: 36 spaces
Unit 2: 55 spaces)

Unit 1: Office space

Available Rentable Area	12,948.03 square feet (2 floors)
Possession	July 2025
Base Rent	Inquire
Additional Rent Estimated 2025	Ops Cost: (Exclusive of Hydro) \$8.49 Mgt Fee: (15% of ops) \$1.27 Property tax: \$2.62 Total: \$12.38 PSF
Utilities	Tenant Directly
MLS® Listing #	TBD

Additional Information

- ▶ 2nd floor walk up
- ▶ Enclosed offices, kitchen, washrooms
- ▶ 2 Boardrooms
- ▶ Lobby
- ▶ Your exclusive building

Zoning

Arterial Mainstreet Zone (including but not limited to such uses as instructional facility, medical facility, research and development, centre technology industry, training center, and more).

Power

Unit 2 (9,779.85 sf)

There are 3 panels available.

- ▶ 1C 60 circuits
- ▶ 1D 42 circuits
- ▶ 1F 60 circuits

Each panel is fed by a 150 amp breaker

Voltage: 120/208 3 phase 4 wire

Amperage: 150

Unit 2: Flex Space - Office or Lab

Available Rentable Area	9,779.85 square feet + 10,000 sf
Possession	Immediate / 120 Days
Base Rent	Inquire
Additional Rent Estimated 2025	Ops Cost: (Exclusive of Hydro) \$8.49 Mgt Fee: (15% of ops) \$1.27 Property tax: \$2.26 Total: \$12.38 PSF
Utilities	Tenant Directly
MLS® Listing #	#10402631

Additional Information

ADDITIONAL SPACE

Available up to approx. 10,000 sf behind vacant space with 120 days notice

Additional Highlights

Amenities:

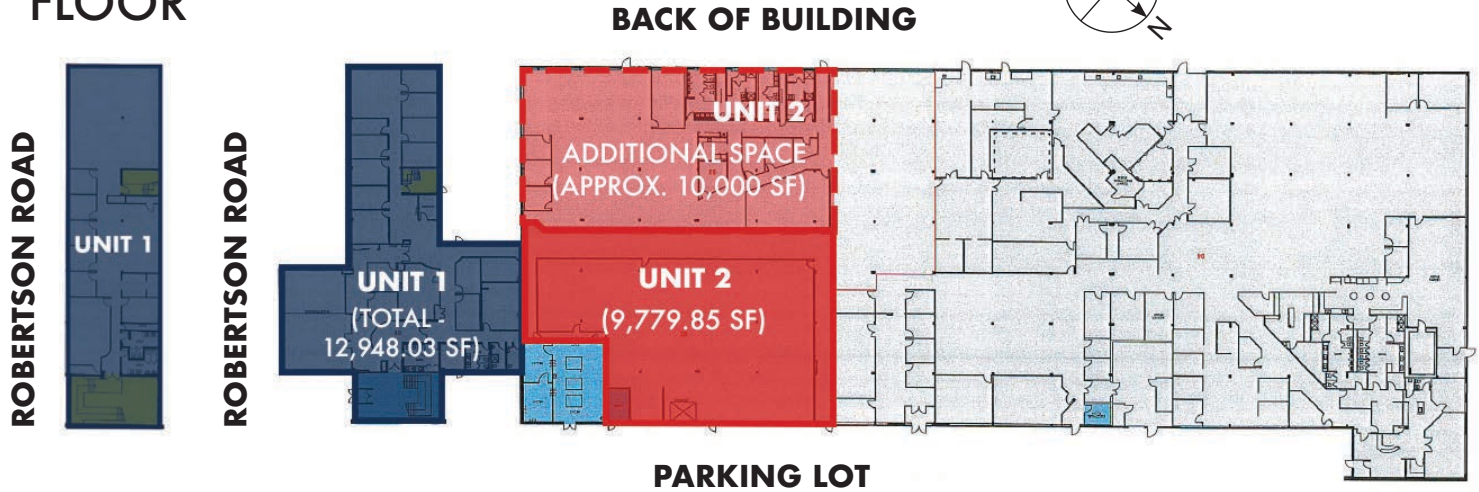
Restaurants, shopping and grocery near by!

Ample parking and recreation outdoor area.

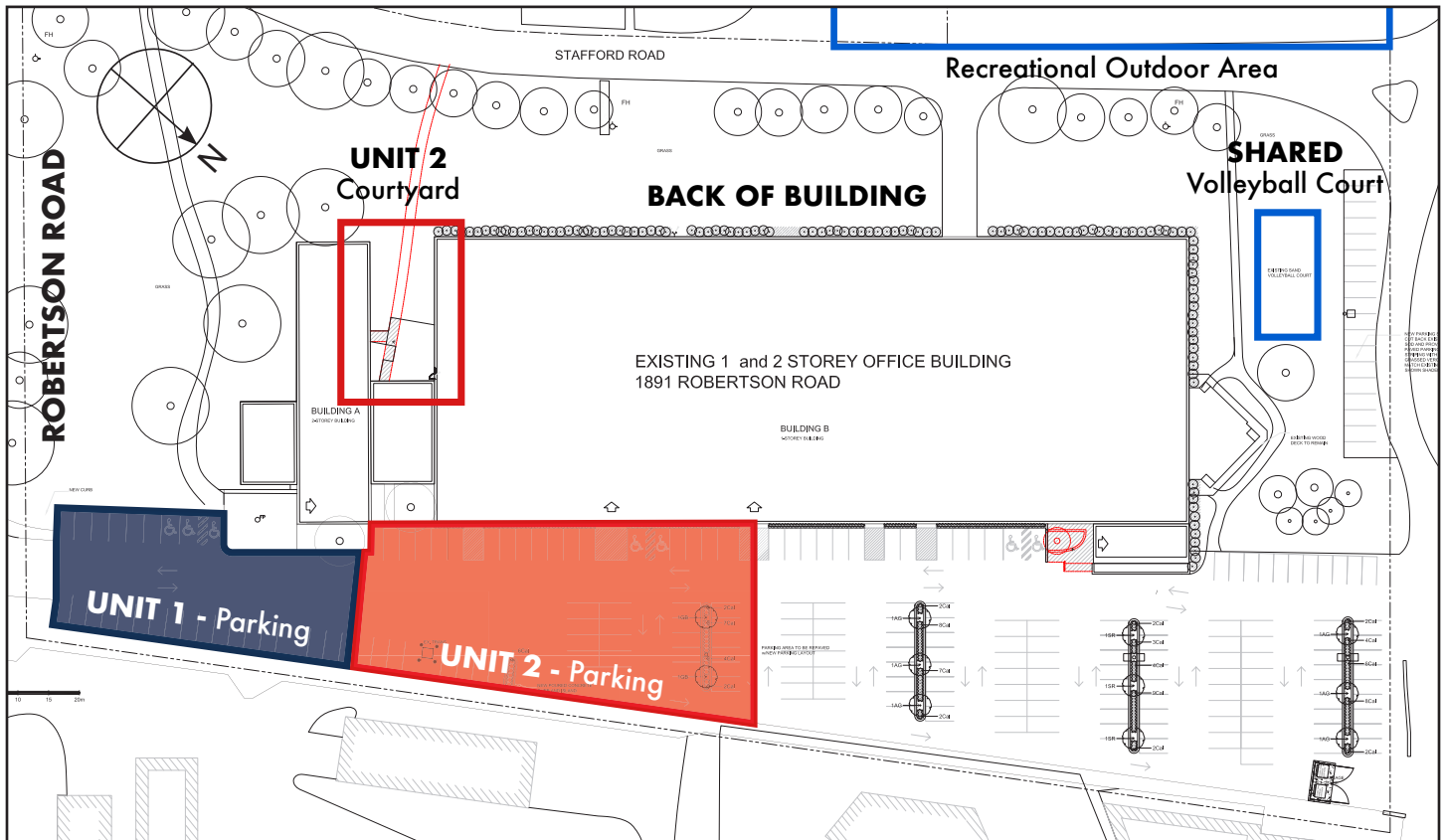
Property Floor Plans and Parking

2ND FLOOR

1ST FLOOR

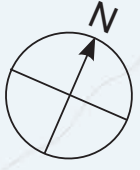


PARKING

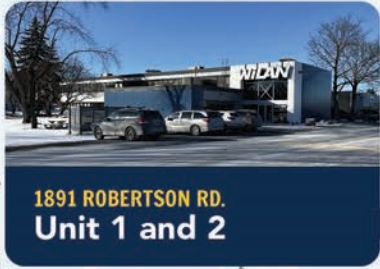


HWY 417

HWY 416



BELL'S CORNER BUSINESS CAMPUS
- TechInsights
- WSP



**1891 ROBERTSON RD.
Unit 1 and 2**



ADDITIONAL LOCATION FEATURES

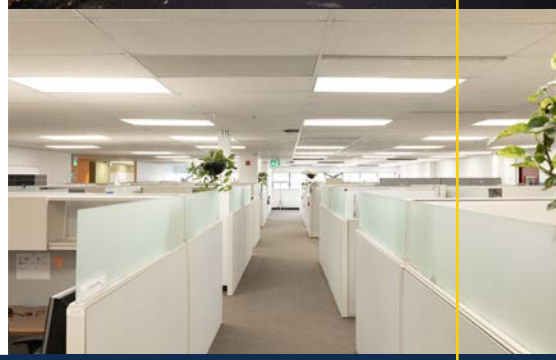
- ▶ Easy access to Hwy 416 Interchange
- ▶ Easy access to the 417 interchanges at Moodie Drive and Bayshore Drive
- ▶ Easy four-way access of Robertson Road



UNIT 1



UNIT 2



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