

34

BETT COURT GUELPH, ONTARIO

Hanlon Expressway to Hwy 401

BUILDING 2
IN PROGRESS

BUILDING 1
FULLY LEASED

BUILDING 3
PHASE THREE

NOW LEASING PHASE 2
READY FOR TENANT FIXTURING

MEDICAL / LAB / OFFICE / COMMERCIAL SCHOOL

Brand new class A building

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Property details

34 Bett Court is a brand new development featuring units ranging from 1,500 sf to 11,200 sf. For every 2,800 sf, there is a 10' x 12' drive in door at the rear of the building. The building also has 400A power.

Permitted uses include but are not limited to **office, laboratory, research establishment, commercial school and medical.**

Units to be delivered in shell condition and competitive Tenant build-out packaged available for select Tenants.

Phase 2 exterior cladding nearing completion.

Ready for tenant fixturing.



1,500 - 11,200 sf
Available space



14 feet
Clear height



Common
Parking



Bus #19
Transit



10'x12' DI doors
Shipping



BP-2
Zoning



\$17.50 - \$26.95 psf
Asking net rent



\$5.50 psf
Additional rent

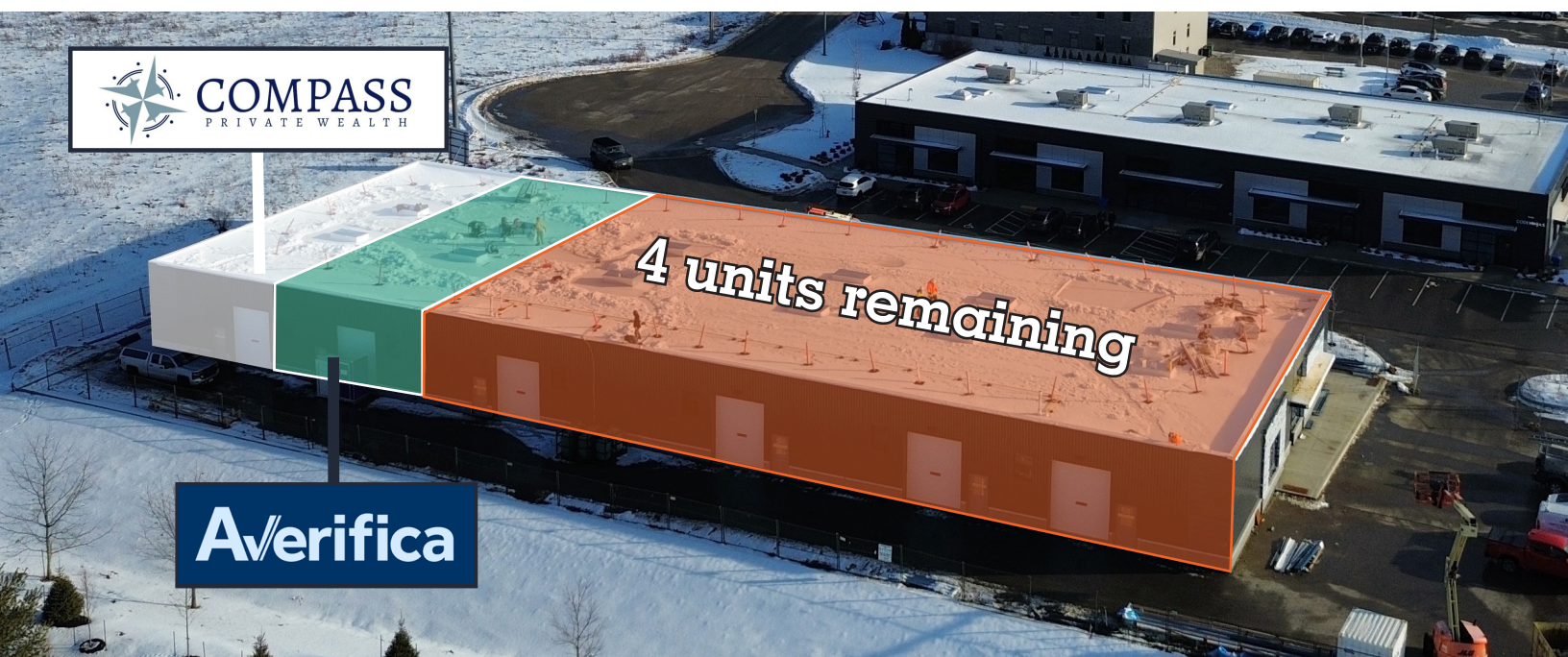
For Lease

34 BETT COURT
GUELPH, ON

BUILDING ONE IS FULLY LEASED



BUILDING TWO - IN PROGRESS



OPTION A

- Asking Rent starting at: \$17.50 psf net
- Space delivered in "cold-shell" as is condition

Landlord to complete outside of budgetary costs:

- Responsible for demising wall, ready for paint
- Provide the concrete floor slab 6" thick with a smooth finish
- Provide plumbing rough in for a universal washroom prior to the floor being poured
- Provide hydro feed up to the service area into a disconnect switch. Amperage and volts to be agreed with owner and tenant
- Provide HVAC equipment complete with gas pipes
- Water softener

Disclaimer: Inducement/free rent available for qualified tenants only

Contact agents for more information on estimated costs and details



OPTION B

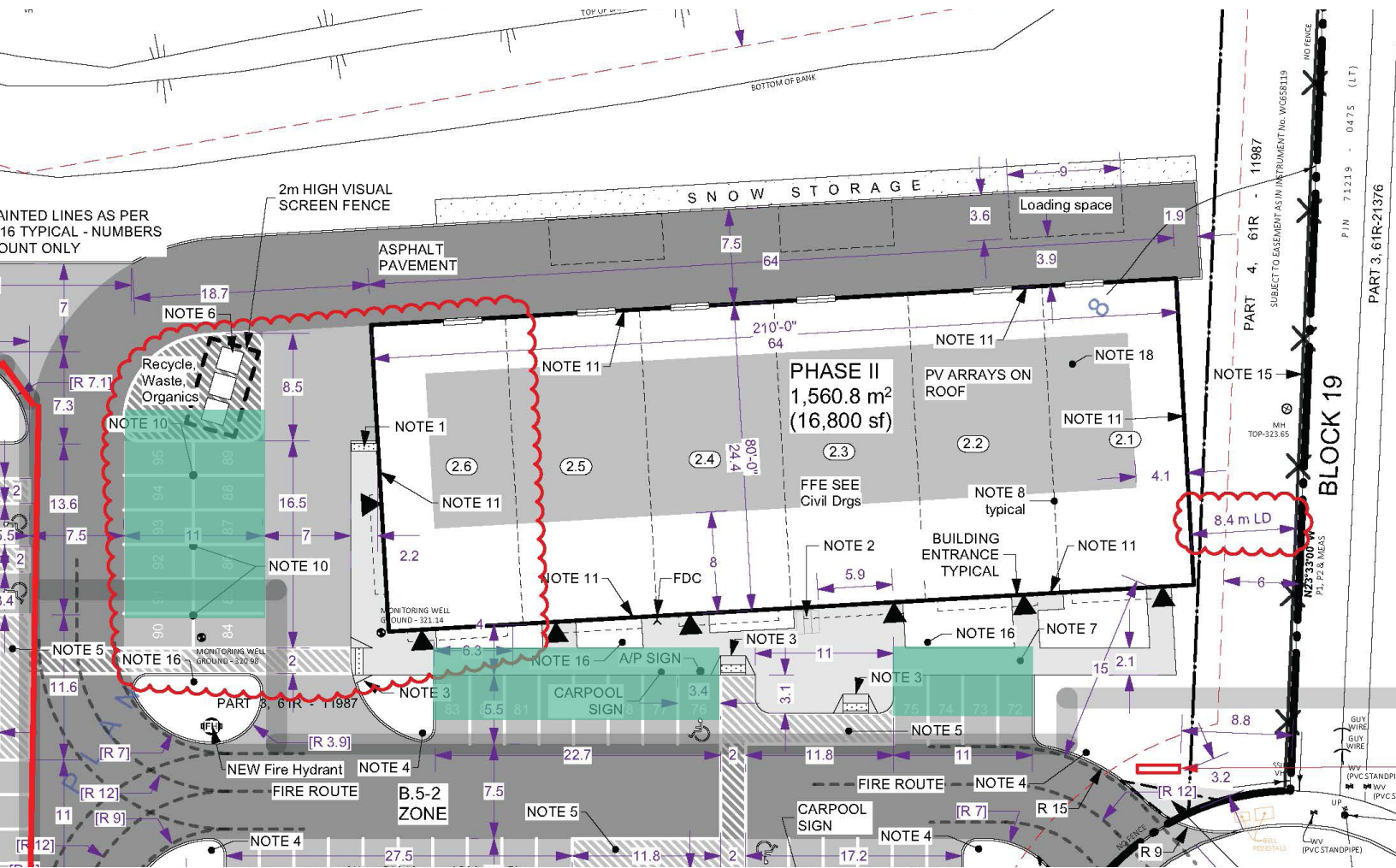
- Asking Rent starting at: \$26.95 psf net

Budget cost includes:

- Metal studs wall framing with drywall to 10' high
- Hollow metal doors and frames complete with standard hardware
- 2'x4' acoustical ceiling tiles
- All required electrical work
- Distribution of HVAC
- Electrical panel
- All standard lighting
- Flooring; carpet or laminate materials
- Finished universal washroom complete with accessories
- Kitchenette / coffee counter and hot water heater



Site plan / parking



- parking

24 in-common spaces for 34 Bett Court, with the ability to add 16 more for qualified Tenants



BP-2 Zone

Site specific uses

- Accessory use
- Computer establishment
- Medical clinic
- Office
- Print or publishing establishment
- Research and development establishment
- School, commercial
- School, post-secondary

Complimentary uses

- Accessory use
- Drive-through facility
- Financial establishment
- Restaurant

Accessory use definition

- Accessory uses are only permitted if listed in the permitted use table of each zone
- Every accessory use shall be located in the same building or structure as the permitted use to which it is devoted and shall not occupy more than 25 of the net floor area of the said building or structure

Complimentary use definition

- Complimentary uses are permitted if listed in the permitted use table of each zone
- Complimentary uses are permitted within a multi-unit building in combination with a primary permitted use

For Lease

34 BETT COURT
GUELPH, ON

Drive times

Hanlon Parkway	2 km / 3 minutes
Highway 401	9 km / 8 minutes
Highway 403	47 km / 45 minutes
Waterloo Airport	17 km / 17 minutes

Kitchener	18 km / 18 minutes
Cambridge	13 km / 13 minutes
Hamilton	41 km / 36 minutes
GTA	48 km / 35 minutes



58,561

Population (5km)



53,690

Daytime population (5km)



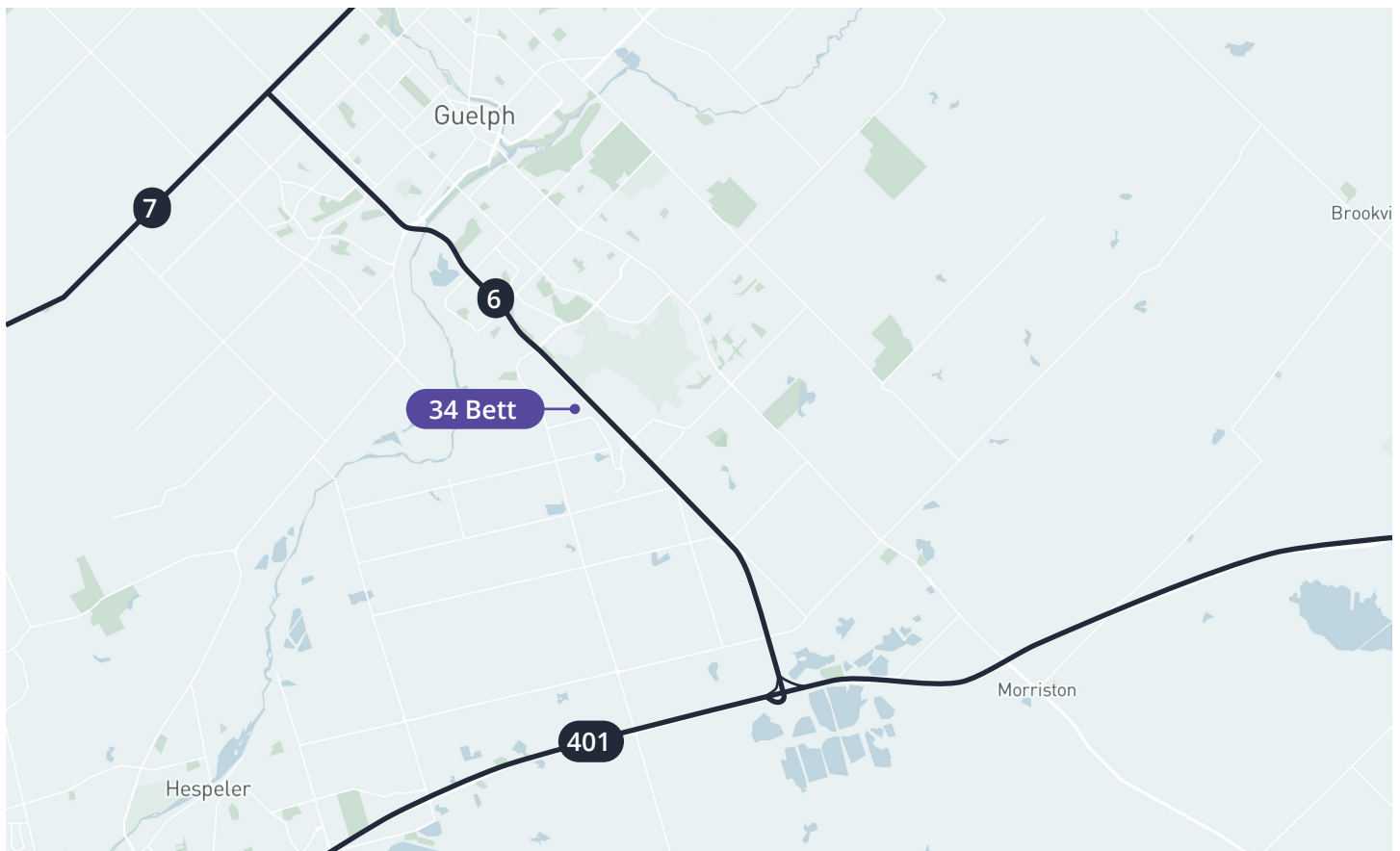
37.7

Median age (5km)



\$130,307

Average household income (5km)



Get more information

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