

**AVISON  
YOUNG**

**For Lease**  
30 Bett Court, Guelph

**Ready for fixturing**  
**PSF inducements available**

**Hanlon Parkway**

**MEDICAL / LAB / OFFICE**

# Brand new class A building

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Platinum member





## Property details

30 Bett Court is a brand new development featuring units ranging from 2,800 sf to 11,000 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 and medical.**

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

Building is now ready for fixturing / occupancy with just exterior cladding left to complete.

Asking net rate: **\$16.50 - \$16.95 psf**



**1,500 - 11,000 sf**  
Available space



**14 feet**  
Clear height



**Common**  
Parking



**Bus #19**  
Transit



**10'x12' DI doors**  
Shipping



**BP-2**  
Zoning



**Available**  
Signage



**\$5.50 psf**  
Additional rent



Unit breakdown





## Display unit Budget cost: \$90 - \$100 psf

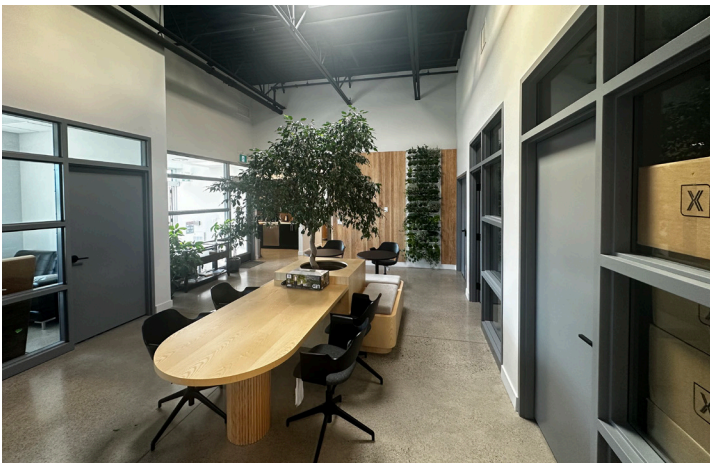
### Budget cost includes:

- 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

### 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

Contact agents for more information on estimated costs and details





## 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



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



58,561  
Population (5km)



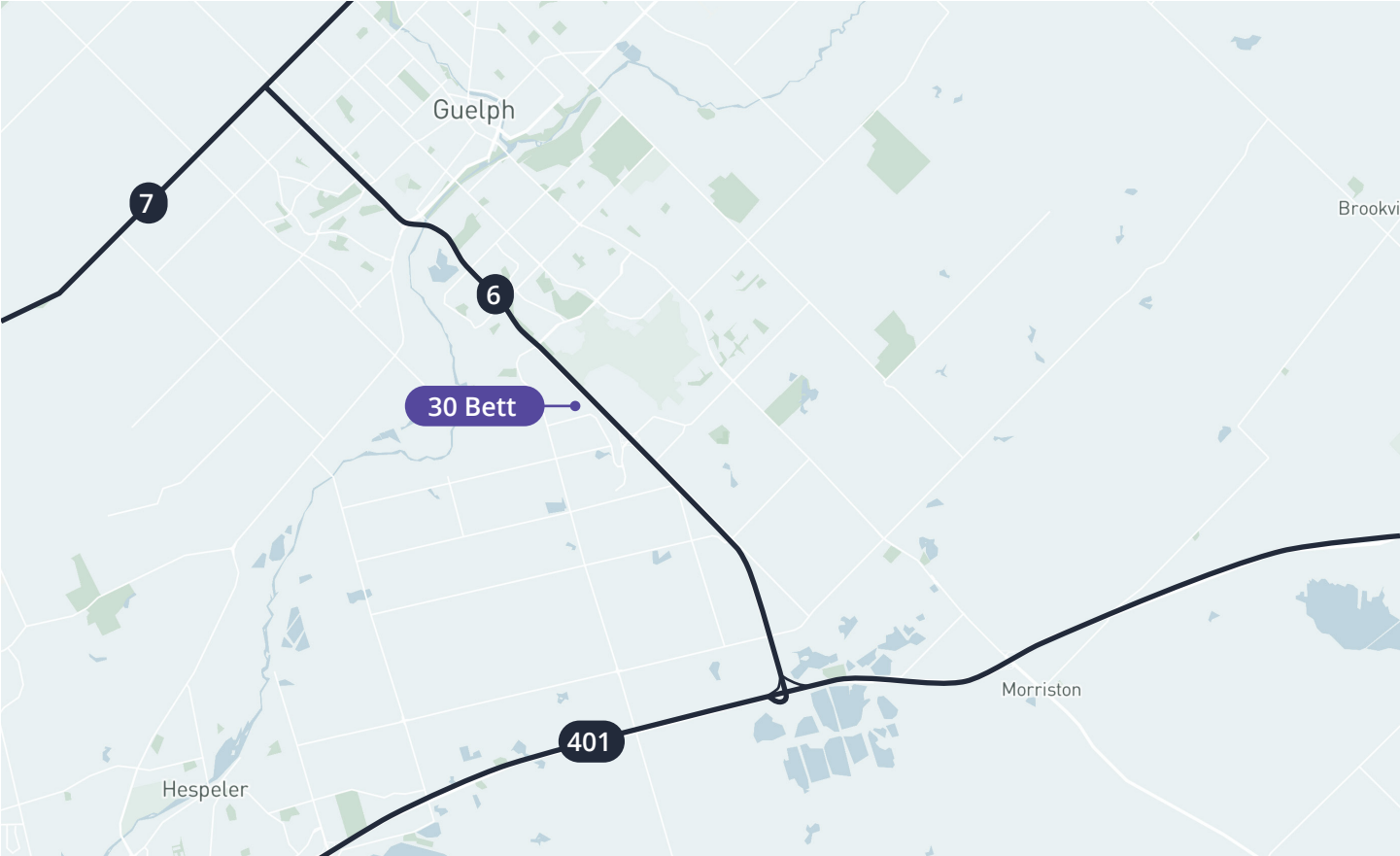
53,690  
Daytime population (5km)



37.7  
Median age (5km)



\$130,307  
Average household income (5km)



Get more information

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