

# 545-565 NORTH RIVERMEDE ROAD

Concord, ON

Exposure to Highways 7 & 407. Mixture of automotive, office and retail uses.

## STATS & FACTS

**AVAILABLE UNIT: B-01 | 1,461 SQ FT. , UNIT 102 | 1,759 SQ FT. , UNIT 201-A | 2,157 SQ FT. , UNIT 200 | 1,583 SQ FT.**

<b>Gross Leasable Area :</b>	<b>Intersection :</b>	<b>Average Household Income Benchmark (for Ontario) :</b>	
53,978 sq. ft	North Rivermede Road at Centre Street	\$106,524.04	N/A

Demographics	Radius		
	≤ 1km	≤ 3km	≤ 5km
Population	1,603	54,029	177,232
Total # of Households	498	18,282	61,633
Avg. Household Income	\$130,196.55	\$130,836.12	\$113,452.3

(Source: Environics Analysis, Demostats 2023)



## CONTACT

### CONDOR PROPERTIES

Corporate Office  
1500 Highway 7  
Concord, ON L4K 5Y4

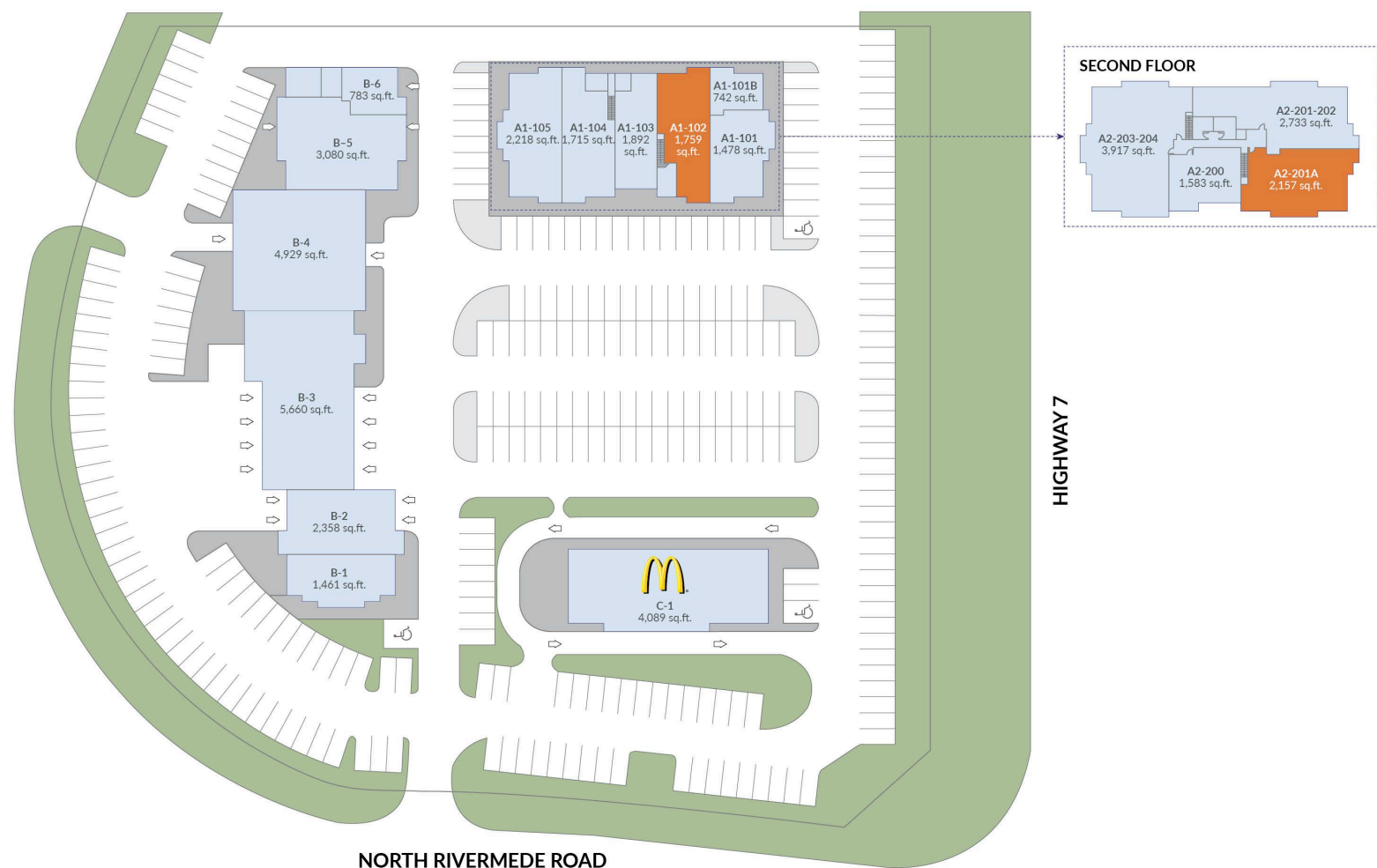
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### VIVIAN VOO

Senior Director of Leasing  
905 907 1600 ext. 216  
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# SITEPLAN



## LEGEND

● LEASED

● AVAILABLE

## TENANT LIST

### BUILDING A

- A1-101 Star Salon & Med Spa
- A1-101B Times Realty
- A1-102 Available
- A1-103 Vaughan Pool Supplies
- A1-104 Concord Veterinary Hospital
- A1-105 The Womb

### BUILDING B

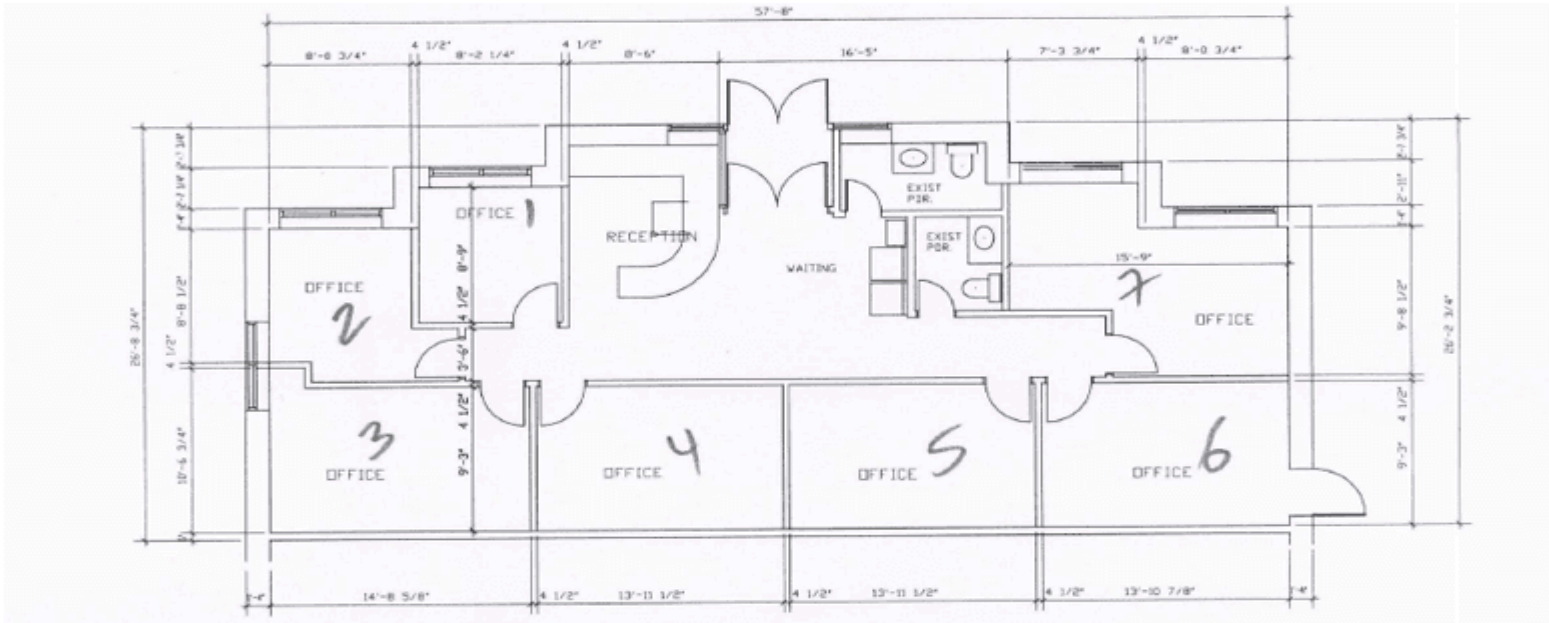
- B-1 MSF Services
- B-2 Hairpin AutoSpa
- B-3-8 Bay Auto Service
- B-4 The Chef Upstairs
- B-5 Manaf Auto Sales
- B-6 The Womb

### OFFICES

- A2-200 Elev8 Marketing Alliance
- A2-201A Available
- A2-201-202 Ngen Communications
- A2-203-204 Wiz Kidz Learning Centre



# B-01 | OFFICE | RETAIL



## B-01 | OFFICE | RETAIL

- Rentable Area:** 1,461 sq. ft.\*
- Operating Costs:** \$8.39 per sq. ft.\*
- Realty Taxes:** \$2.89 per sq. ft.\*
- Availability:** Available upon 30 days notice. HVAC fee: \$1.38 psf.

\*Estimated for 2025  
The information contained herein is for marketing purposes only; the information has been obtained from sources deemed to be reliable and, while thought to be correct, the accuracy or correctness of the information (including the floor plan) is not warranted, nor guaranteed, by Condor Properties and is subject to change. The floor plan shall always be verified on site. The property (and any unit) may be withdrawn from the market without notice.



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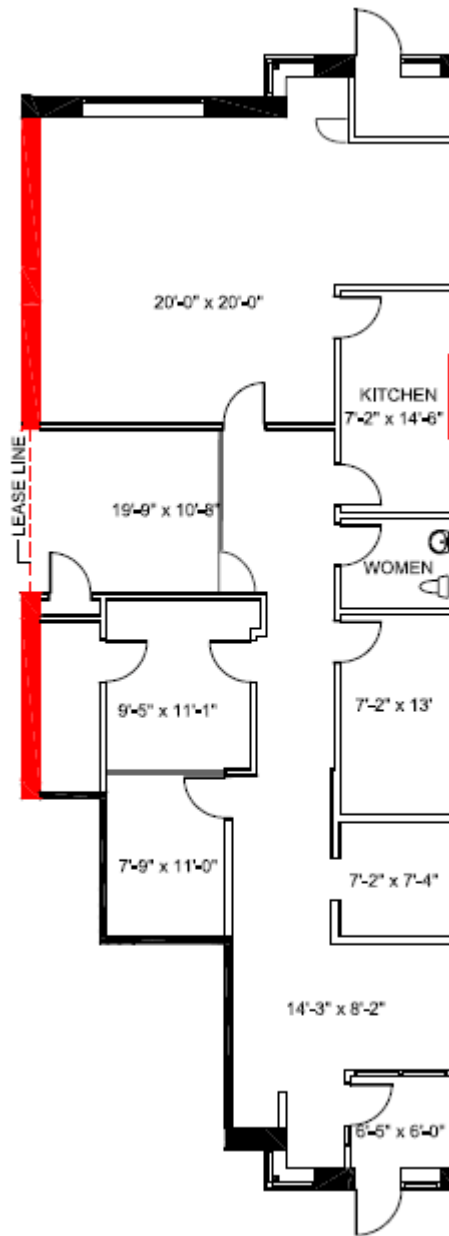
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## UNIT 102 | OFFICE | RETAIL



## UNIT 102 | OFFICE | RETAIL

<b>Rentable Area:</b>	1,759 sq. ft.*
<b>Operating Costs:</b>	\$12.33 per sq. ft.*
<b>Realty Taxes:</b>	\$2.89 per sq. ft.*
<b>Availability:</b>	Available Immediately. HVAC Charge: \$1.08 psf. Hydro included in Operating Costs. Not equipped with Gas. Tenant responsible for water (separately metered).

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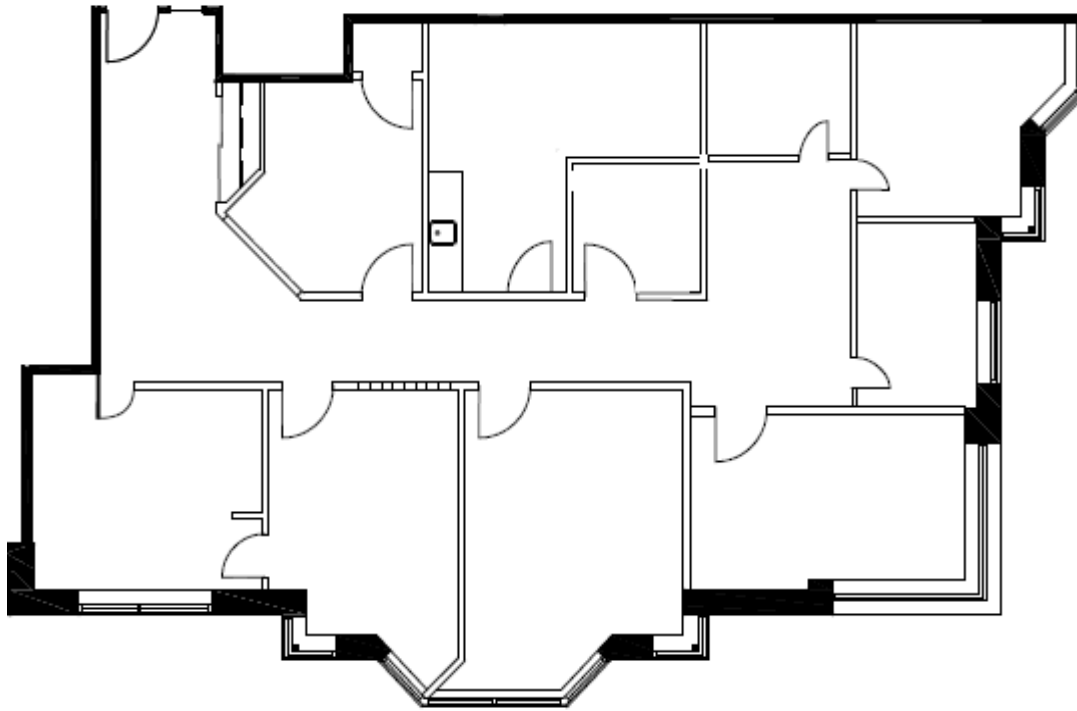
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## UNIT 201-A | OFFICE



KEY PLAN



SUITE 201A  
RENTABLE AREA = 2,157 SF

## UNIT 201-A | OFFICE

<b>Rentable Area:</b>	2,157 sq. ft.*
<b>Operating Costs:</b>	\$12.33 per sq. ft.*
<b>Realty Taxes:</b>	\$2.89 per sq. ft.*
<b>Availability:</b>	Available Immediately. HVAC Charge: \$0.90psf. 100% Office Space, Second Floor Unit. Hydro and Water included in Operating Costs. Gas separately metered.

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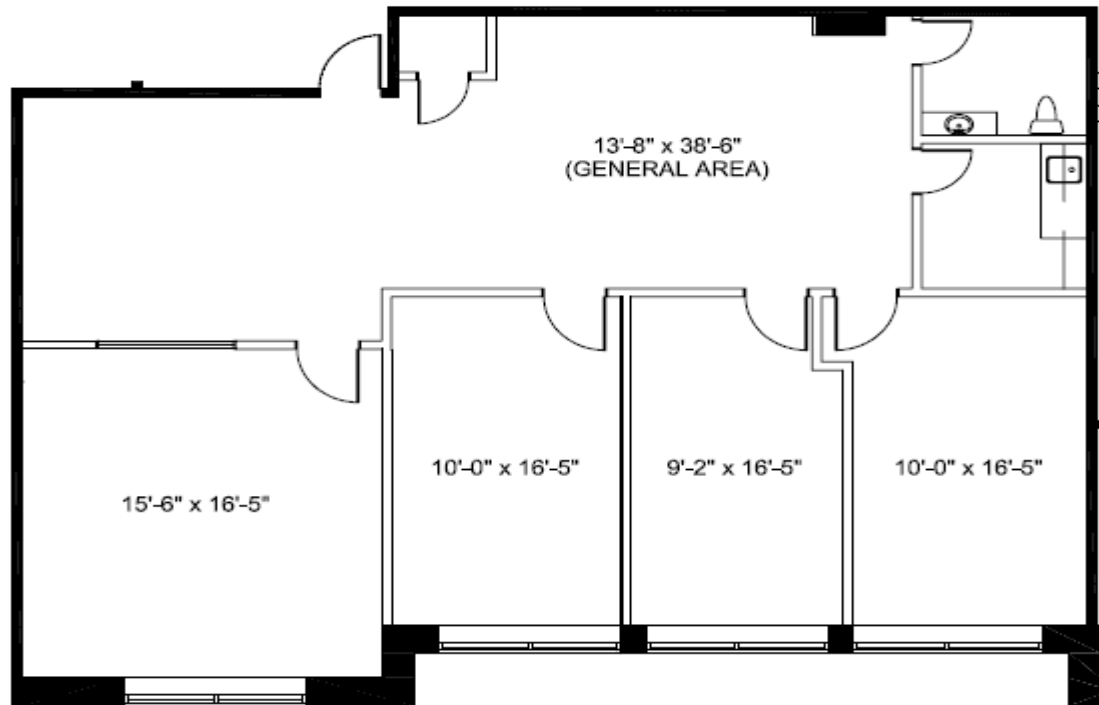
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# UNIT 200



KEY PLAN



SUITE 200  
RENTABLE AREA = 1,583 SF

## UNIT 200

<b>Rentable Area:</b>	1,583 sq. ft.*
<b>Operating Costs:</b>	\$12.33 per sq. ft.*
<b>Realty Taxes:</b>	\$2.89 per sq. ft.*
<b>Availability:</b>	Available Immediately. HVAC Charge: \$1.21psf. 100% Office Space, Second Floor Unit. Hydro and Water included in Operating Costs. Gas separately metered.

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