

FOR LEASE - 319 TALBOT ST. N. ESSEX, ONTARIO



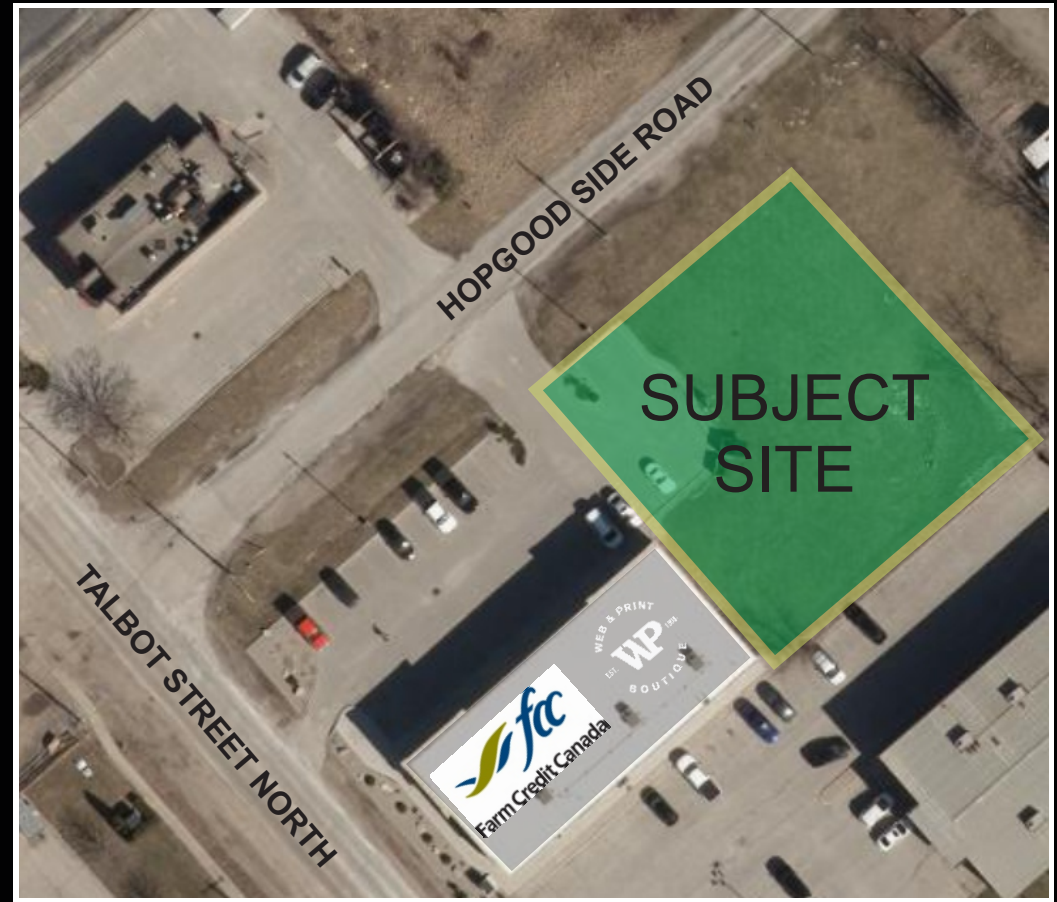
Phase 2 Now Available
Up To 6,500 Square Feet
Drive Thru Pad Site Option



Salient Details

OPTION 1

Civic Address:	319 Talbot St. N. Essex, ON
Rentable Space:	Up To 6,500 square feet
Parking:	40+ parking stalls
Zoning:	Commercial district 3.1
Occupancy:	6-9 months from a binding agreement
Lease Rate:	TBD
Cam/Taxes:	\$6.50 per square foot



Opportunity

High profile/traffic location in the heart of beautiful Downtown Essex located steps from the Essex District High School, major automobile dealerships and various national brands including TSC, Little Caesars, Subway and more.

Highlights

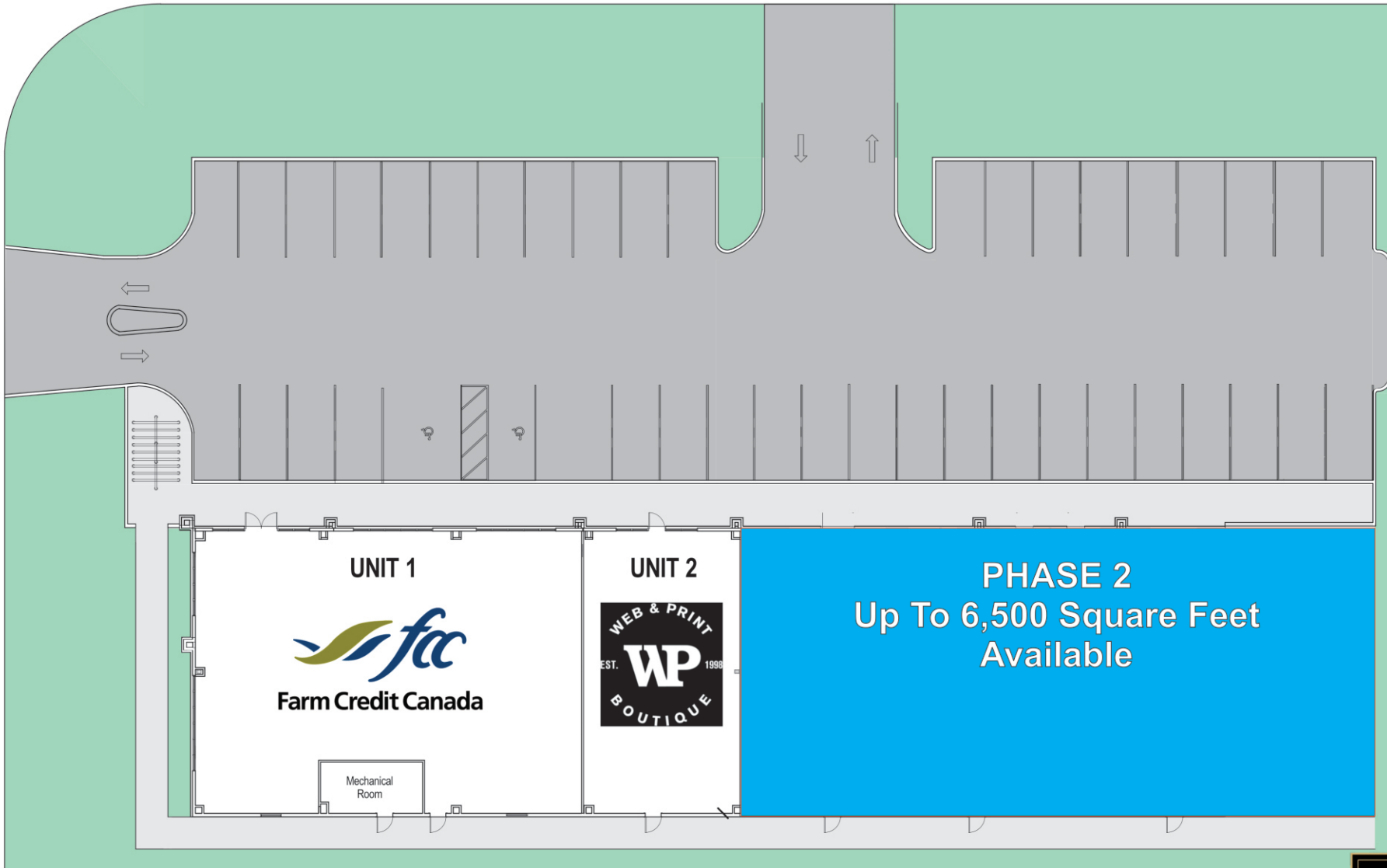
- Units ranging from 1,200 to 6,500 square feet
- Design build pad site with option for drive-thru
- Just steps from the Essex District High School
- Central location
- Well positioned to serve the growing population of Essex
- Pylon sign available



OPTION 1 - STRIP PLAZA EXPANSION

HOPGOOD SIDEROAD

TALBOT STREET NORTH



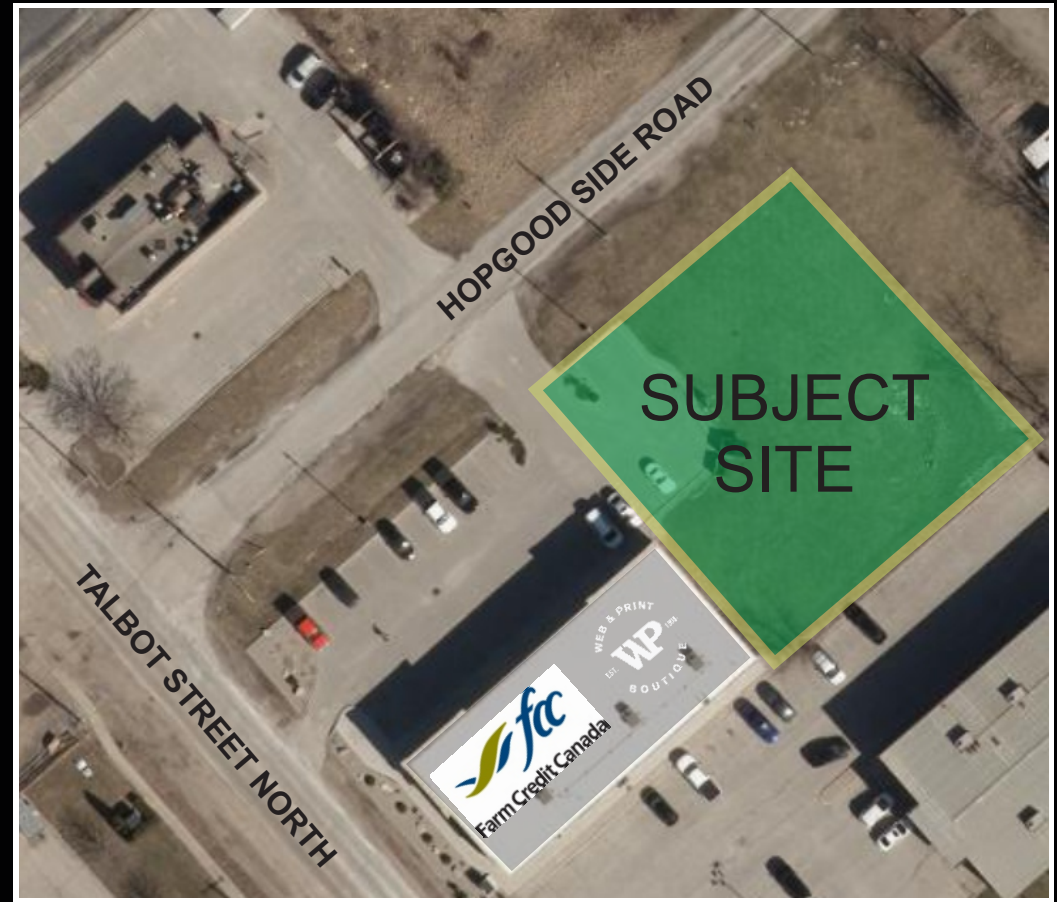
STRIP PLAZA EXPANSION RENDERING



Salient Details

OPTION 2

Civic Address:	319 Talbot St. N. Essex, ON
Rentable Space:	2,400 square feet
Parking:	38 parking stalls
Zoning:	Commercial district 3.1
Occupancy:	6-9 months from a binding agreement
Lease Rate:	\$38.00 per square foot
Cam/Taxes:	\$6.50 per square foot



Opportunity

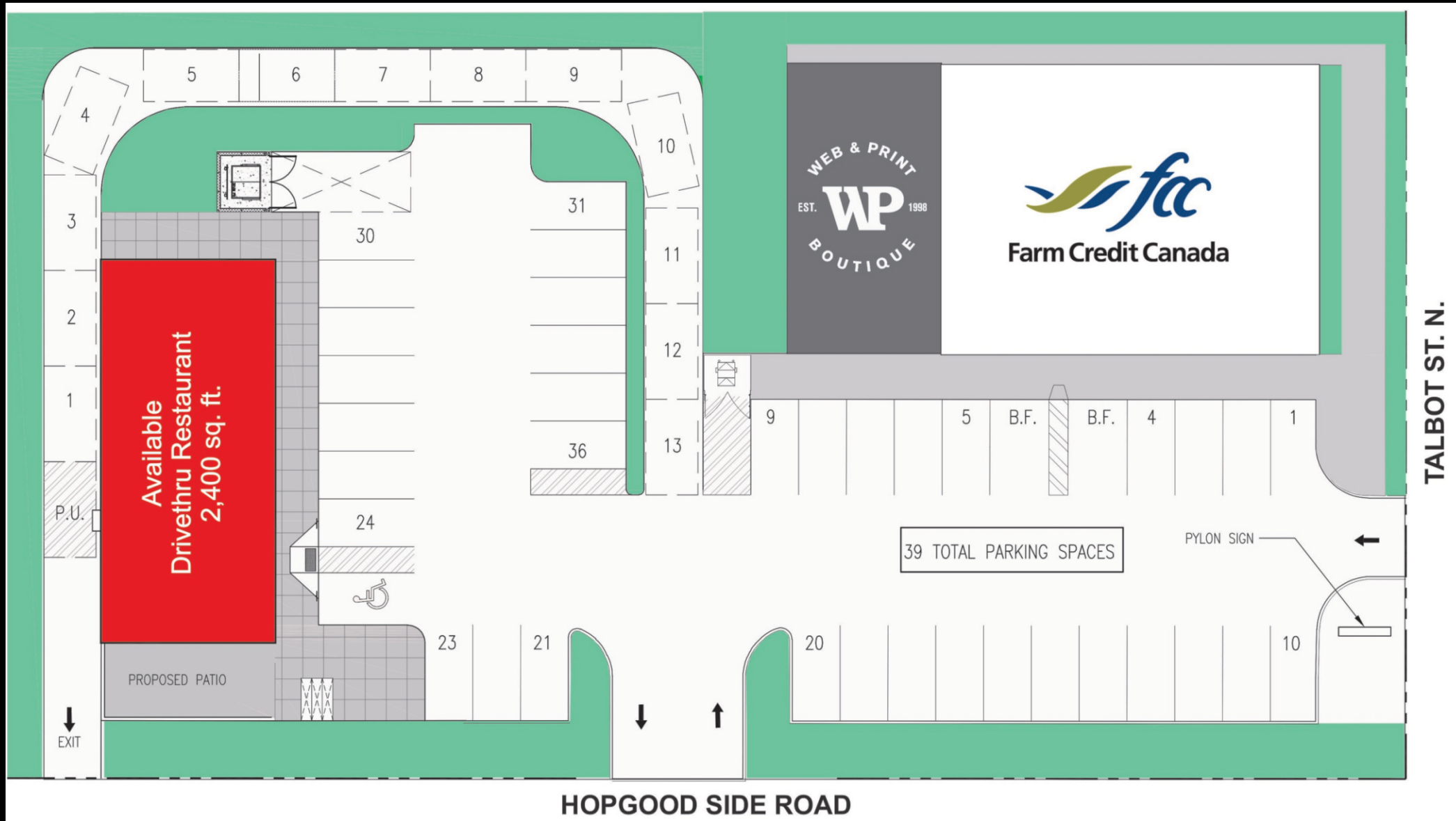
High profile/traffic location in the heart of beautiful Downtown Essex located steps from the Essex District High School, major automobile dealerships and various national brands including TSC, Little Caesars, Subway and more.

Highlights

- Design build pad site with option for drive-thru
- Central location
- Just steps from the Essex District High School
- Well positioned to serve the growing population of Essex
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OPTION 2 - PAD SITE DRIVE THRU



NOTE: LAYOUT IS A CONCEPT ONLY AND CAN BE DESIGNED TO SUITE



A True Family Business Dating Back To 1957

Recognized as an industry leader, Brotto Development Corporation is a fully integrated real estate developer with a focus on the acquisition, development and re-development of commercial and residential projects in Southwestern Ontario. Handling everything in house from land acquisition, planning and rezoning, marketing and sales, construction and after customer care, maintains control over the process ensuring the highest quality product and complete customer satisfaction.

All construction for Brotto Development is completed through Suburban Construction, a division of Brotto Development. As a registrant with the Home Construction Regulatory Authority, Suburban Construction is a full service contractor with a focus on the residential and commercial construction sectors. Bold designs, stunning interior finishes as well as the use of only quality suppliers and the best subcontractors in the businesses is what sets Suburban apart. A hands on approach by the principals of Suburban as well as streamlined communication with suppliers, subcontractors and consultants ensures our projects have unsurpassed attention to detail.

Brotto Development and Suburban Construction were founded on principals dating back to 1957 through the formation of Suburban Builders by Tarcisio Brotto. The Brotto and Suburban names are synonymous with quality construction and attention to detail.



ANOTHER DEVELOPMENT BY



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CORPORATION**

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