

**IMMEDIATE OCCUPANCY 917 SF - 34,866 SF**


SUITE	SIZE (SF)	NET RENT (PSF)	T. & O. 2016 (PSF)
100	960	\$14	\$10.50
201	917	\$14	\$10.50
204	1,400	\$14	\$10.50
306	5,183	\$14	\$10.50
400	13,615	\$14	\$10.50
401	4,091	\$14	\$10.50
500	17,160	\$14	\$10.50

Contiguous to 34,866 SF



### Property Highlights

Great opportunity to Lease in the Heart of Downtown Brampton core with access to GO bus/train and the Brampton Transit hub.

- Northwest corner of Nelson Street West and Main Street (HWY 10)
- Two levels of underground parking (220 stalls)
- Well managed and maintained building

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These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation. 2017 \*Sales Representative \*\*Broker

24 Mar '17



**CUSHMAN & WAKEFIELD**

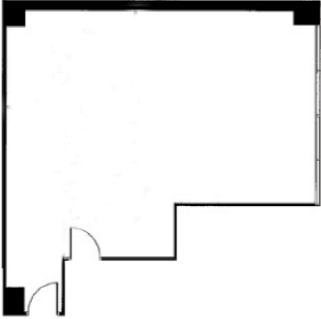
FOR LEASE

**8 NELSON STREET WEST**

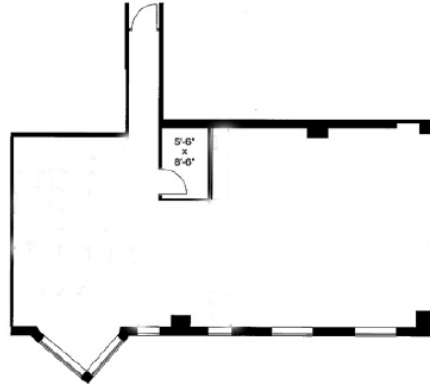
Brampton | Ontario

**FLOOR PLANS**

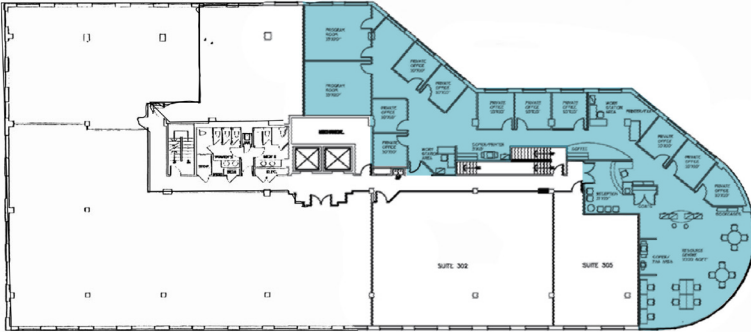
**2nd Floor - Suite 201 - 917 SF**



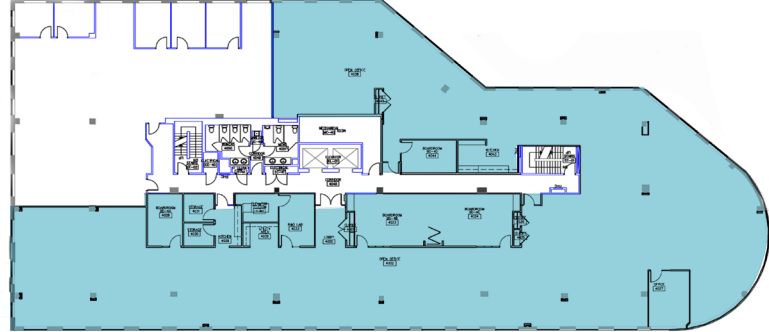
**2nd Floor - Suite 204 - 1,400 SF**



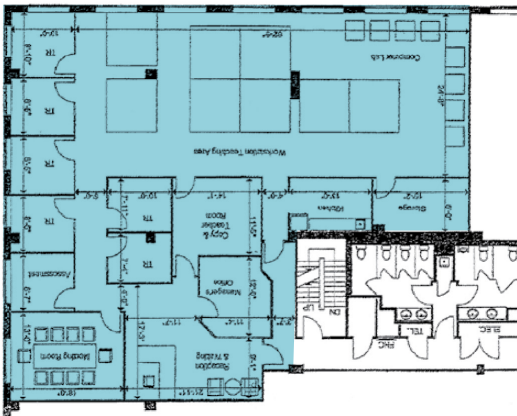
**3rd Floor - Suite 306 - 5,183 SF**



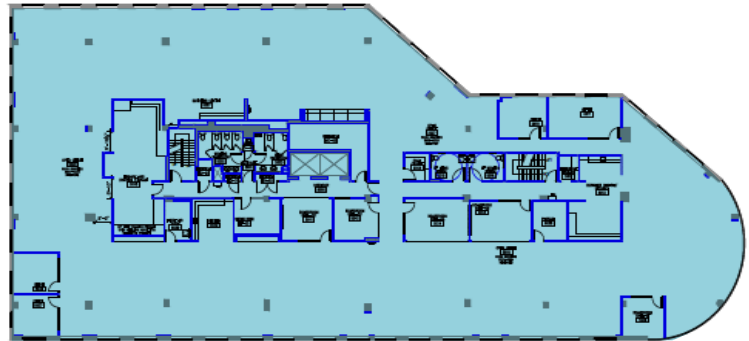
**4th Floor - Suite 400 - 13,615 SF**



**4th Floor - Suite 401 - 4,091 SF**



**5th Floor - Suite 500 - 17,160 SF**



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