

Lease the Entire Building — a Turnkey Operating Hub in Timmins

One tenant, one lease, full control: all three floors of a 7,562 sq ft finished building — reception and communication centre, treatment/office rooms, executive offices, boardroom and on-site teaching facility. A corner lot at the gateway to Timmins' auto-dealer row on the Highway 101 corridor — the main route through Timmins — with prominent road signage.



7,562

SQ FT / 3 FLOORS

40

PARKING SPACES

4

SEPARATE ENTRANCES

10+

TREATMENT/OFFICE
ROOMS

11,000+

VEHICLES / DAY*

SIMPLICITY

One Lease, Full Control

Four separate entrances, every floor and room under your brand — configure clinic, sales, training and admin space however your operation works.

BEST RATES

The Preferred Path

Full-building tenants receive our best rates — floor and room occupancy is priced at a premium. Terms on request.

ECONOMICS

Below Replacement Cost

A comparable new build is estimated at \$3.5M–\$5.0M+ before land and soft costs, and years away. This building is finished, serviced and ready now.

Preferred Lease Structure

Triple-net (NNN)

Base rent plus recovery of taxes, insurance and common costs

10-year term

Plus two 5-year renewal options

Annual escalations

Standard commercial escalations over the term

Improvements negotiable

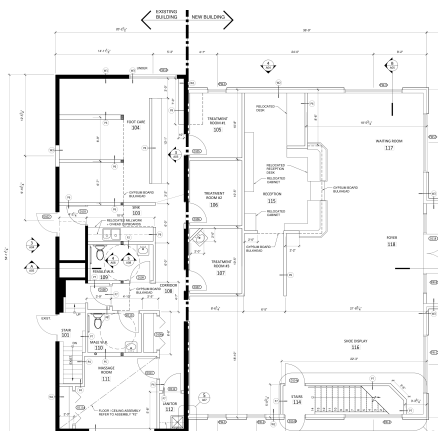
Fixturing period and TI considered for qualified long-term operators

Lease terms and rates available on request — incentives considered for strong long-term operators.

Ask about the full building

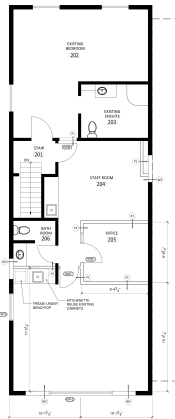
Every serious inquiry gets a direct answer.

leasing@riversidetimmins.ca



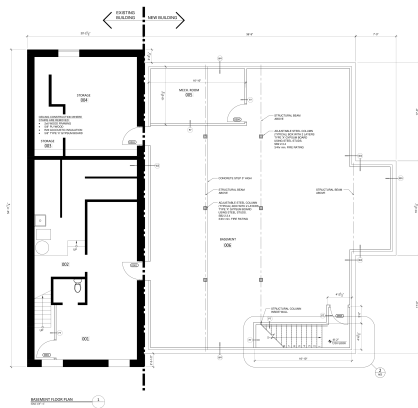
Main Floor — Premium Clinic & Client Services

Reception, waiting room and foyer flowing into treatment/office rooms, a foot-care room, massage room and barrier-free washrooms. The customer-facing floor, with the main entrance.



Upper Level — Office & Admin

Offices and staff room with kitchenette, bath and ensuite. Executive, admin, or professional suite — with its own private entrance.



Lower Level — Training & Flex Space

Large open level plus storage and mechanical. Teaching/training, low-impact wellness, or operational support — with its own separate entrance.