

Turnkey Commercial, Medical & Professional Space for Lease in Timmins

7,562 sq ft building with reception, treatment/office rooms, offices, boardroom, teaching/training space, 40 parking spaces and four separate entrances. 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. **Full-building lease preferred; floor and room options available.**



7,562

SQ FT / 3 FLOORS

40

PARKING SPACES

4

SEPARATE ENTRANCES

10+

TREATMENT/OFFICE
ROOMS

11,000+

VEHICLES / DAY*

RECOMMENDED

Full Building Lease

One tenant takes all three floors as a complete turnkey operating hub. Best for medical, dental, institutional, training, sales/showroom, government/community, or professional operators.

ALSO AVAILABLE

Floor-by-Floor

Main floor clinic/reception; upper office/admin/boardroom; lower training/flex. Separate entrances make split occupancy practical.

ALSO AVAILABLE

Practitioner Rooms

Individual treatment/office rooms with shared reception under a common fee + per-room model, for allied health and wellness providers.

How the three paths are priced: full-building tenants receive our best rates; floor and room occupancy is priced at a premium. Lease terms and rates on request.

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

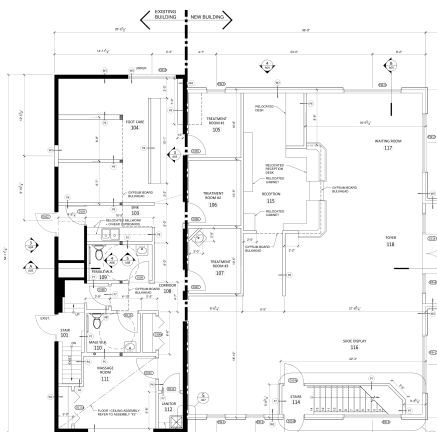
Fixturing period and TI considered for qualified operators

Book a private viewing

Every serious inquiry gets a direct answer.

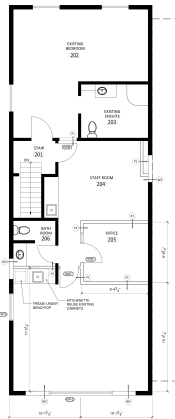
leasing@riversidetimmins.ca

Sources: traffic count — Riverside Dr retail leasing study (11,668 vehicles/day); zoning EA-CH & NA-R1 per City of Timmins; 2018 Census (2016 data on request). Replacement-cost figures are estimates, not appraisals. Information believed accurate but not warranted. All uses and occupancy subject to zoning, building-code, landlord and insurance approval.



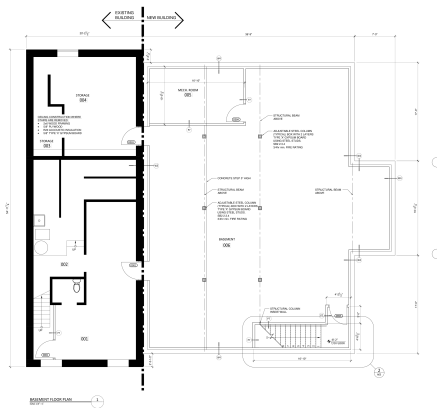
Main Floor — Premium Clinic & Client Services

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.

Why lease existing turnkey space?

Rebuilding a comparable finished clinic/professional building today would likely cost significantly more than leasing an existing turnkey facility — estimated replacement cost approximately \$3.5M–\$5.0M+, excluding land and development soft costs. Riverside Centre lets an operator avoid years of site search, design, permitting, construction and fit-out, on a corner lot on the Highway 101 corridor where traffic counts record more than 11,000 vehicles a day.