

Practitioner Rooms at Riverside Centre

A professional clinic environment without taking on a building: rent an individual treatment/office room under a simple **common fee + per-room** model with shared reception and communication centre. 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*

HEALTH & ALLIED

Clinical Practitioners

Chiropractic/podiatry, physiotherapy, massage therapy, occupational and speech therapy — several rooms have sinks; a purpose-built foot-care room is on the main floor.

CONSULTATION

Counselling & Wellness

Psychotherapy, counselling, social work, naturopathy, dietitians — quiet, sound-insulated rooms with a shared waiting room and reception.

INCLUDED

The Common Services

The common fee covers shared reception, communication centre, staff room, utilities and access to the teaching facility; your room rent is on top.

Occupancy Requirements

12-month minimum

No casual month-to-month occupancy

Security deposit

Held per the room agreement

Common-service fee

Reception, utilities and shared spaces

House rules & insurance

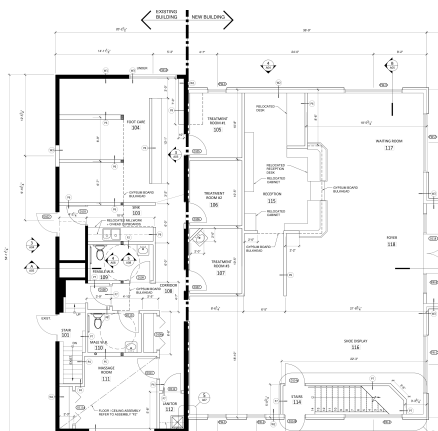
Signage, cleaning, booking, privacy and keys; proof of professional insurance required

Room rents carry the highest per-square-foot premium of the three paths. All occupancy subject to zoning, building-code, landlord and insurance approval. Rates on request.

Ask about rooms

Every serious inquiry gets a direct answer.

leasing@riversidetimmins.ca



Main Floor — Where the Rooms Are

Reception and waiting room at the entrance, with treatment/office rooms, the foot-care room and massage room along the client corridor. Barrier-free access and washrooms.

How the model works

You rent your own treatment/office room and share the front of house: staffed-ready reception, communication centre, waiting area and staff room. Complementary disciplines under one roof refer to each other, and the building's corner-lot visibility on the Highway 101 corridor — more than 11,000 vehicles a day — works for every practice inside.