

FOR LEASE

22 Bay Street
Sault Ste. Marie, ON



SPACE TYPE | OFFICE

AVAILABLE SPACE | 7,454 SF

RENTAL RATE | NEGOTIABLE

FEATURES

- 580 square feet to 4,228 square feet of office space available on the first floor
- 3,226 square feet of office space available on the second floor
- Elevator service to second floor available
- Rental rate includes janitorial services and utilities
- Situated in the heart of Downtown Sault Ste. Marie with frontage on Bay Street
- Located within walking distance of Station Shopping Mall. Station Shopping Mall is home to notable tenants such as Scotiabank, Dollarama, Bath & Body Works, H&M, Tim Hortons, TacoBell, New York Fries and a handful of others.
- Easy access to Trans-Canada Highway

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FIRST FLOOR AVAILABILITY



- Opportunity for both suite 172 and suite 174 to be leased together for a total of 3,648 square feet of office space on the first floor.
- Suite 172 is a 2,863.8 square feet open area with new carpet and paint. Suitable for modular workstations. A demising wall will need to be built between the existing tenants in the space and the vacant space.
- Suite 174 is a 784 square feet unit previously used as a training / conference room
- Opportunity for both suite 156 and suite 157 to be leased together for a total of 580 square feet of office space on the first floor.
- Suite 157 is an open area with new carpet and paint. Suitable for modular workstations.
- Suite 156 is a 171 square feet office situated within suite 157

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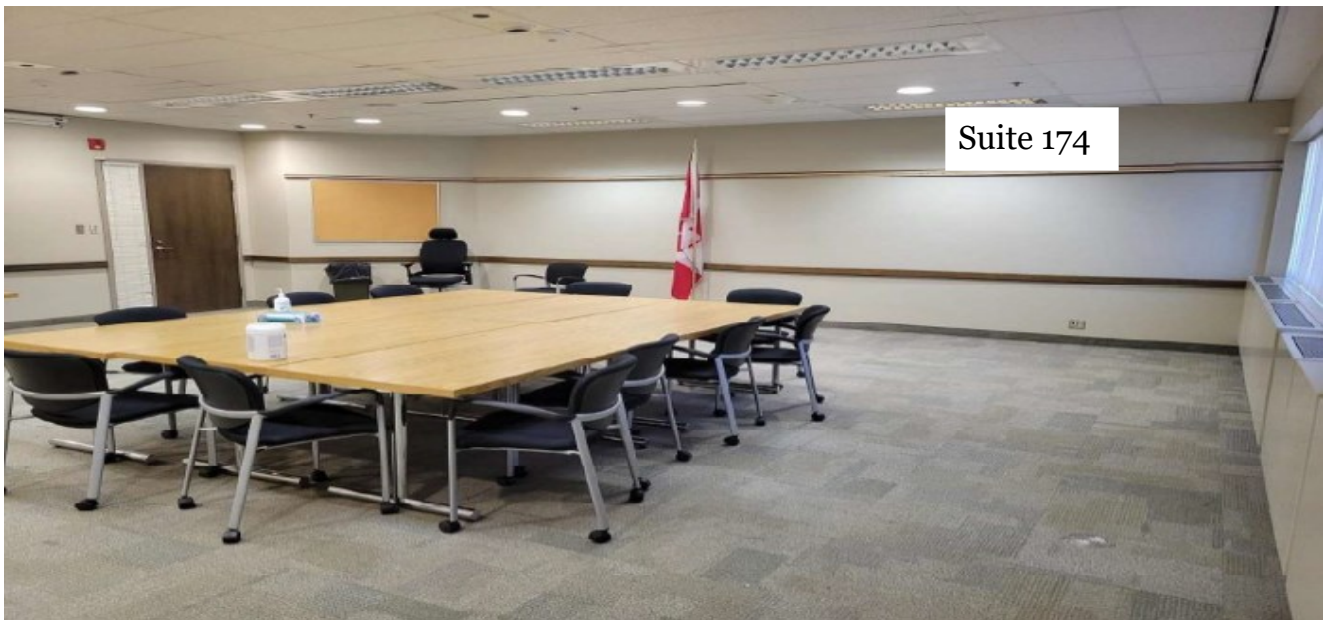


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FIRST FLOOR AVAILABILITY— PICTURES



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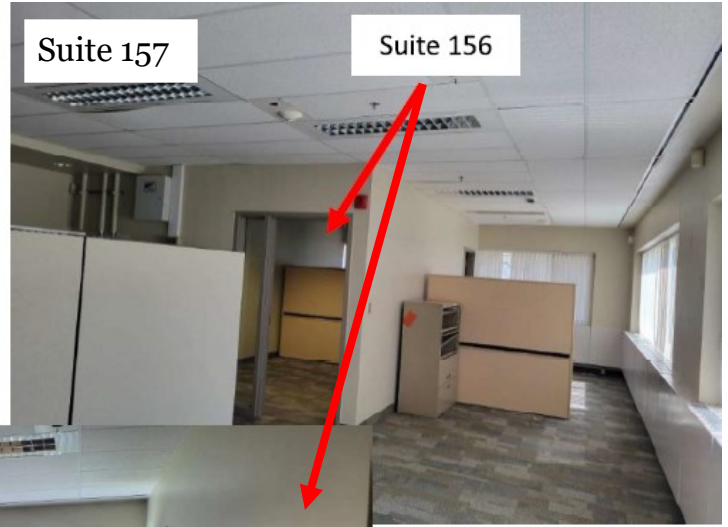
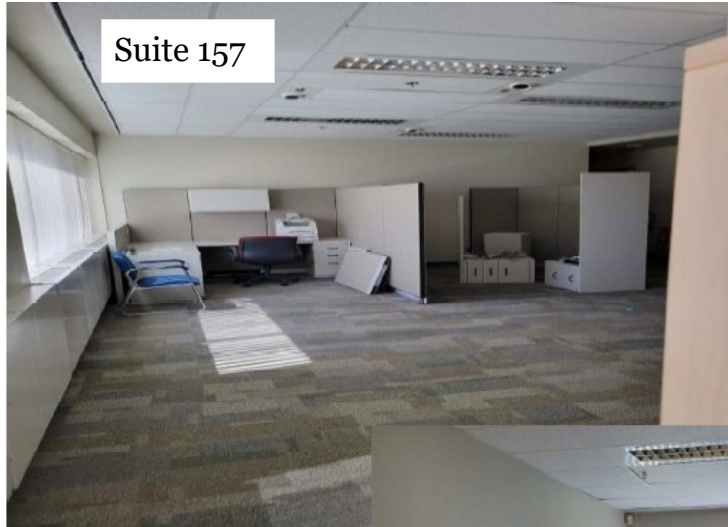


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- 3,226 square feet of office space available on the second floor (Suite 242A & all interior offices). Majority of the space is wide open with two enclosed offices/interview rooms (Suite 249/252) and interior secure room previously used for files (Suite 251). Kitchenette is available.

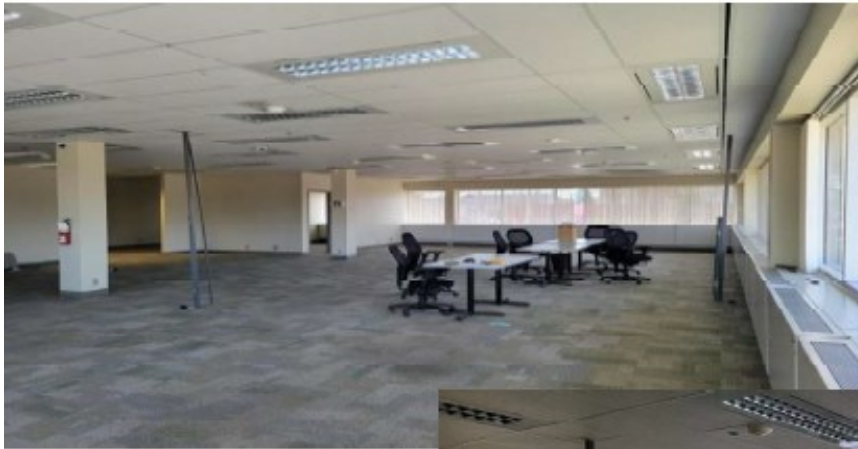
 Second Floor

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SECOND FLOOR AVAILABILITY— PICTURES



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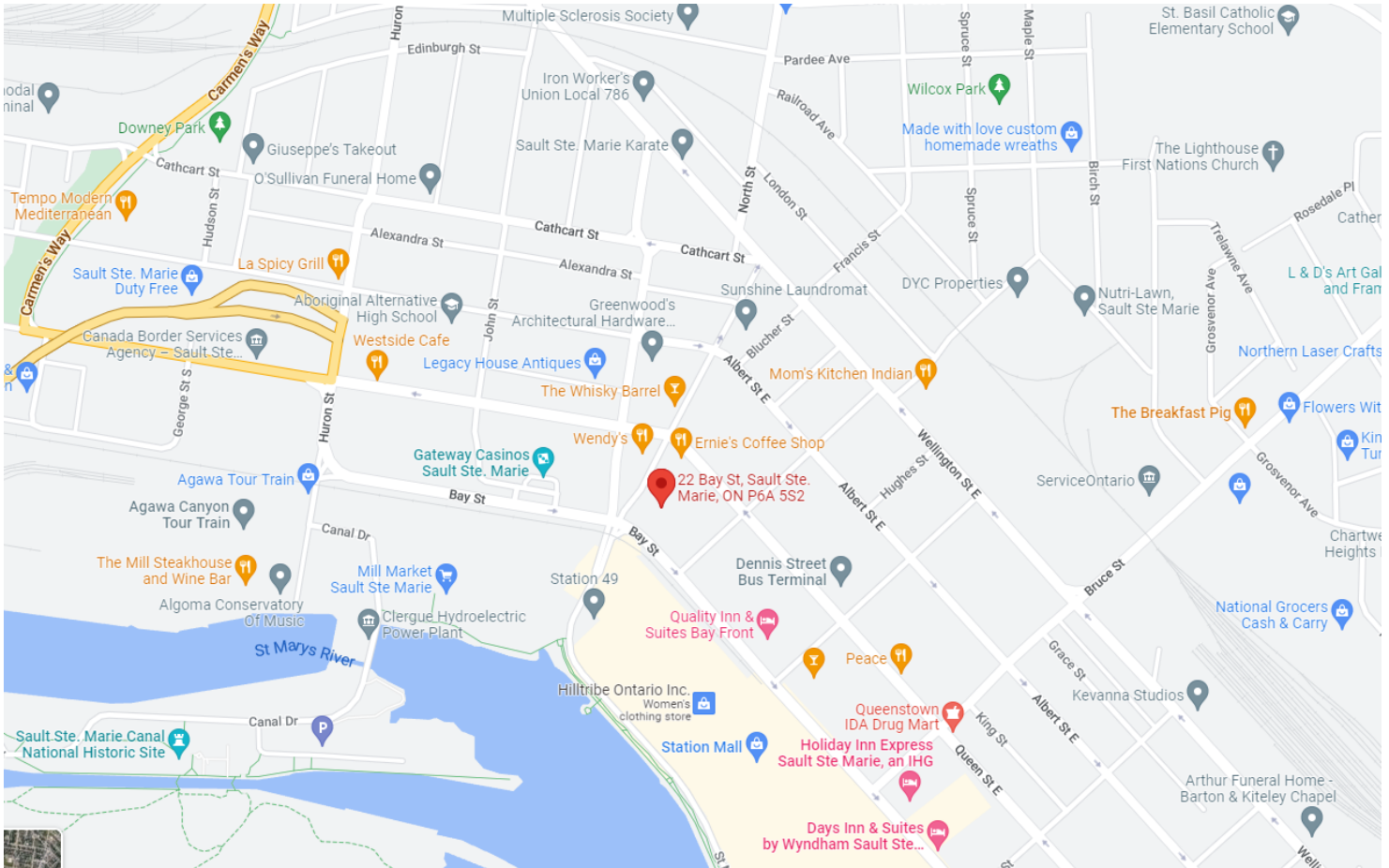


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LOCATION MAP



FOR MORE INFORMATION PLEASE CONTACT:

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