

B Medical Center**Current Owner: 1830029 Ontario Inc****1083 Ouellette Ave, Windsor, ON, N9A 4J8**

0.617 acre

Paved parking for 37 vehicles

3 levels accessible by elevator

Lower level accessible by exterior ramp

3rd & 4th Floor are currently granted a Level 2 Medical Facility by the CPSO

Total Tax Bill for 2021 - \$5137.79 for 10 months = 51377.90 annually

Floors:	Square Footage	Current Tenant(s)	Lease Start:	Lease End:	Base Rent:
Main Floor Lobby	517				
1st floor/lower level	2529.7	Current Tenant BL	01-Aug-19	31-Jul-23	22
2nd floor/main	2817	Future Tenant(s)			
3rd floor	3051	Current Tenant CW	01-Sep-18	31-Aug-21	4000
		Current Tenant CB	01-May-18	30-Apr-23	6000
		Future Physician			
		Future Physician			
4th floor	2817	Current Tenant KK	01-May-18	30-Apr-23	6000
Total Square Footage:	11731				
Total Above Grade:	9202				

CAM Fee:	Monthly Cost:	Comment:
7.5	6219.583	Signed lease - fixturing period until July 2019 To be rented 22 base + 7.5 CAM
0	4000	Base fee charged on 1 day/week/month, addl for supplies/days
0	6000	Flat fee + HST
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Total Monthly	22219.583	