



MLS®#: [24012915](#) List Price: **\$14.95**
 Status: **Active** Ppty Type: **Industrial/Comm**
 Major Area: **Windsor-Essex** District: **00**
 Trans. Type: **Lease** Sub-District: **02**
 Legal Description: **N/A**
 Address: [156-190 UNIVERSITY AVENUE W #10TH FLOOR](#)
 City/Town/Munic: **Windsor, Ontario N9A 5N9**
 Side of Road: **North**
 Nearest Cross St: **VICTORIA AVE**
 Nearest Town:
 Area/Property Known As: **METROPOLITAN BUILDING**
 Property Size: **105.16 x N/A**
 Acreage: **0.048** Approx Sq Ft:
 Zoning: **CD3.1** Occupancy: **Vacant**
 Start Date: **04-Jun-2024** Expiry Date:
 Possession: **30 DAYS**

Remarks: **Office space available for lease high atop the Metropolitan Building, one of Windsor's most prominent buildings in downtown Windsor. This 10th Floor office space measuring 1,800 square feet boasts 7 offices, a Boardroom and Reception Area. Steps away from numerous parking lots, public transportation, restaurants, the Court House and the U of W/St. Clair College downtown campuses. \$14.95 PSF / all in. Call today for a personal tour.**

Year Built: **/Unknown**

Approx Taxes/Year: **\$N/A/2024**

ICI Details

Property Offered: **Part Of Building** Type: **Office(s)** Style: **Multi-Unit**
 Total Building Sq Ft: **75,000**

Square Footage Breakdown

Office:	<u>Total Vacant</u>	<u>Total Leased</u>	<u>Ttl Combined</u>
	15,000	60,000	75,000

Lease Specific

Type of Lease: **Gross**
 Inclusions in Additional Rent: **Building Insurance, Common Area Maintenance, Property Taxes, Water**
 Lease Area 1: **Office** Sq Ft: **1800** \$/Sq Ft: Addl Rent/Cams:

Property Details

Fire Protection: **Monitored Alarm System**
 Flooring: **Carpeted, Ceramic or Porcelain**
 Roof: **Tar & Gravel** Fuel: **Natural Gas**
 Heating/Cooling: **Air Conditioned, Forced Air, HVAC**
 Parking: **None** # Car Parking Spots: # Truck Parking Spots: Parking Finish:
 Elevators: **Passenger Only** Power: **AMPS, PHASE**
 Power Amps: **200** Power Phase: **3** Power Volts:
 Equipment Rental: **No**
 Signage: **Directory Board**
 Amenities: **Finished Offices, Natural Light**
 Site Influences: **Corner Site, High Traffic Location**
 Utility Water/Avail: **Municipal Water/Connected** Utility Sewer/Avail: **Sanitary/Connected**
 Utility Sewer/Avail: **Storm/Connected**

Miscellaneous

REALTOR® Information

Data Modification: **Yes** Calling Expired Permit: **No** Title to Land: **Freehold**
 Seller/s: **304830 ONTARIO LIMITED**
 List Branch: **640 ROYAL LEPAGE BINDER REAL ESTATE - 640** L/BR Phone: **(519) 948-5300**
 List Salesperson: **DAVID MADY** L/SP Phone: **(226) 350-1110**
 Showings: **Call First** CB Share: **3.00%/1.50%**

REALTOR® Remarks

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Loaded by: **Windsor-Essex County Association of REALTORS®**

Full Report | Date Printed: 07/23/2024