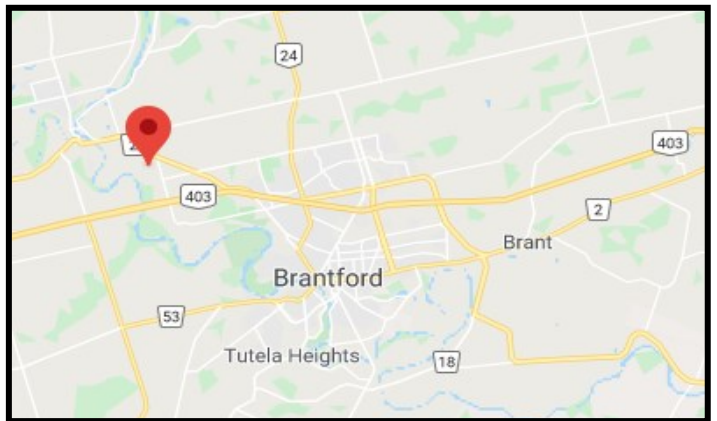


# FOR LEASE OFFICE SPACE

## 53 SHARP ROAD, BRANTFORD



**BUILDING AREA:** Suite A/1 2,174 SF Office Suite B/2 1,334 SF Office or 3,508 SF

Three year old building with brand new offices in Suite 2.

Very competitive rent negotiable. Flexible lease term.

Ample parking at the front door.

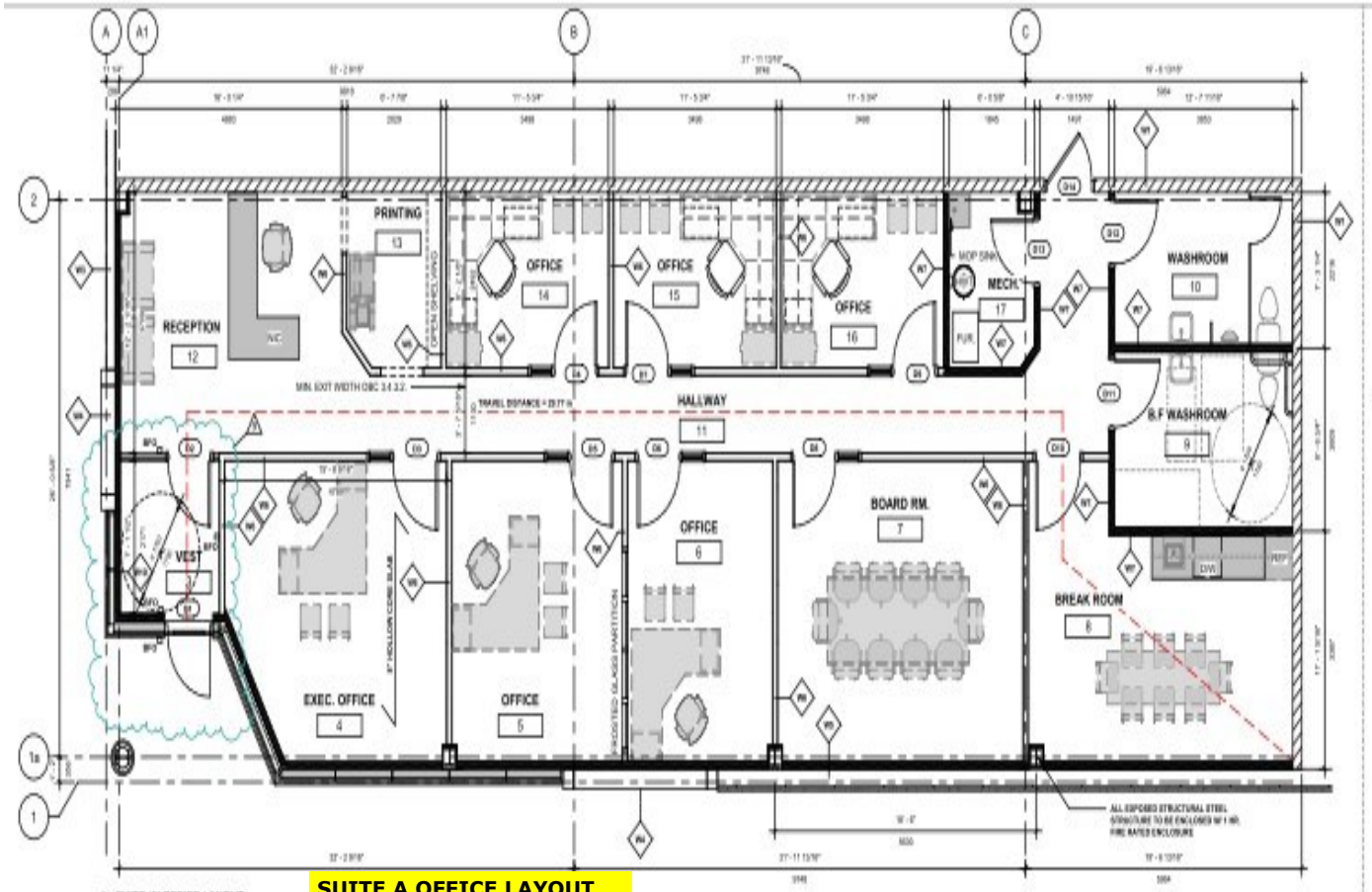
All ground floor.

Easy access to Highway 403. Oak Park Road Exit.

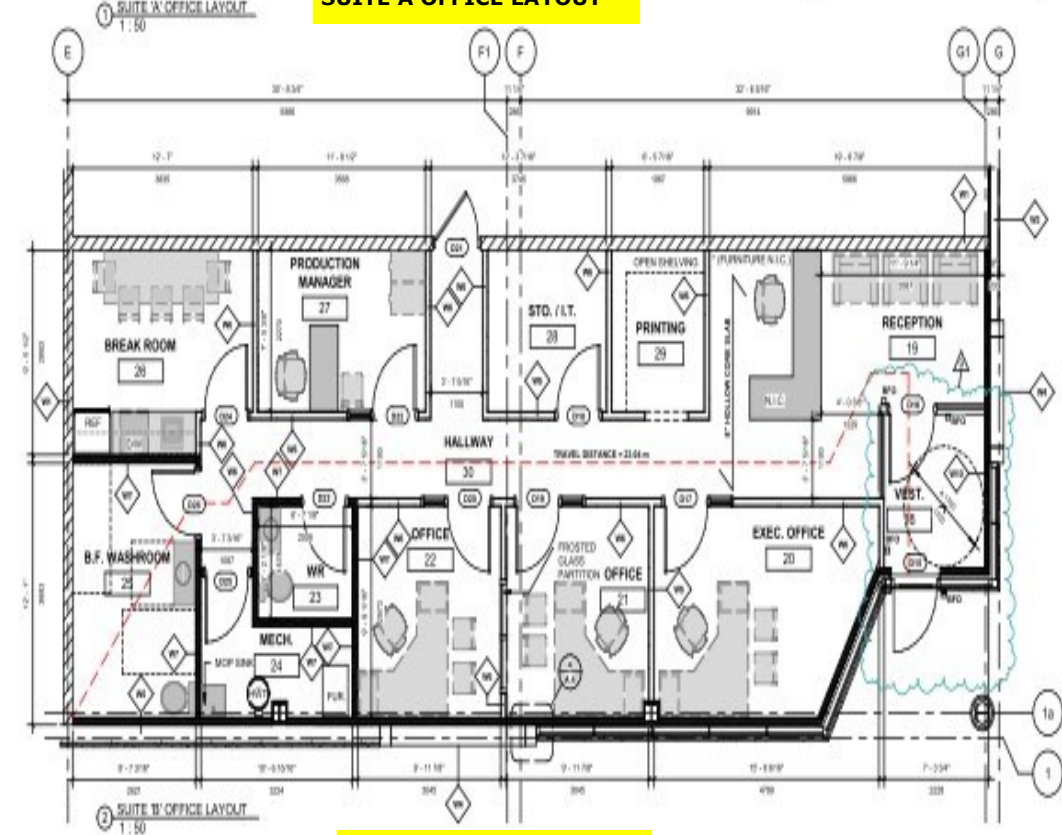


For more information, please call:  
**REALTY ADVISORS LTD./CORFAC International, Brokerage**  
 Ray Lyons BA, SIOR, CCIM, MRICS Broker of Record  
**416-994-0470** raylyons.realtyadvisors@bell.net





**SUITE A OFFICE LAYOUT**



**SUITE B OFFICE LAYOUT**

**ROOM FINISH SCHEDULE**

RM NO.	RM NAME	FLOOR	BASE	FINISH	NO.
1	SUITE 1 - WAREHOUSE	-	CONC.	SLP	1
2	SUITE 2 - WAREHOUSE	-	CONC.	S	2
3	VESTIBULAR	TLF	TLF	PT	3
4	EXECUTIVE OFFICE	CARPET BASE	CARPET TILE	PT	4
5	OFFICE	CARPET BASE	CARPET TILE	PT	5
6	OFFICE	CARPET BASE	CARPET TILE	PT	6
7	BOARD ROOM	CARPET BASE	CARPET TILE	PT	7
8	BREAK ROOM	VINYL BASE	VINYL TILE	PT	8
9	B.F. WASHROOM	VINYL BASE	VINYL TILE	PT	9
10	M. WASHROOM	VINYL BASE	VINYL TILE	PT	10
11	HALLWAY	CARPET BASE	CARPET TILE	PT	11
12	RECEPTION	TLF	TLF	PT	12
13	PRINTING	CARPET BASE	CARPET TILE	PT	13
14	OFFICE	CARPET BASE	CARPET TILE	PT	14
15	OFFICE	CARPET BASE	CARPET TILE	PT	15
16	OFFICE	CARPET BASE	CARPET TILE	PT	16
17	MECHANICAL RM.	-	CONC.	PT	17
18	VESTIBULAR	TLF	TLF	PT	18
19	RECEPTION	TLF	TLF	PT	19
20	EXECUTIVE OFFICE	CARPET BASE	CARPET TILE	PT	20
21	OFFICE	CARPET BASE	CARPET TILE	PT	21
22	OFFICE	CARPET BASE	CARPET TILE	PT	22
23	WASHROOM	VINYL BASE	VINYL TILE	PT	23
24	MECHANICAL RM.	-	CONC.	PT	24
25	B.F. WASHROOM	VINYL BASE	VINYL TILE	PT	25



