

# Office



## LOCATION:

# 45 Vogell Road

## Town of Richmond Hill

16th Avenue & Highway 404

UNIT/SUITE: 700

AVAILABLE SPACE: 10,664 sft

NET RENT: \$15.50/sf

OPERATING EXPENSE: \$10.50/sf

REALTY TAXES: \$4.15/sf

LOADING:

CEILING HEIGHT:

AMPS:

## MISCELLANEOUS:

"A" Class Building

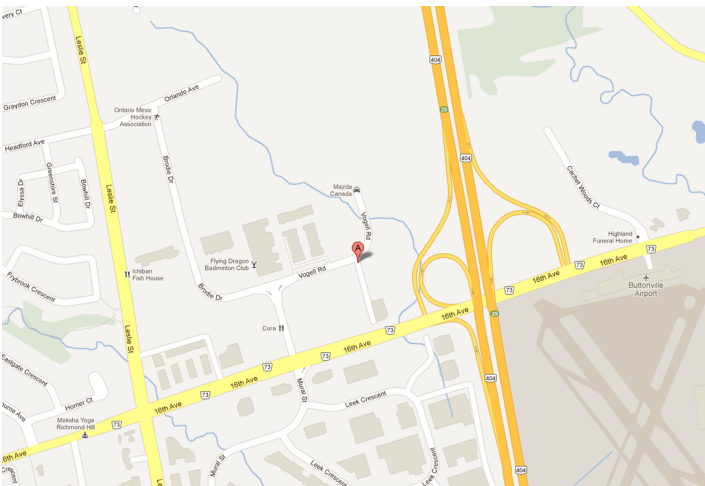
Excellent Access to Hwy 404 & Hwy 407

Free surface parking

Reserved underground parking

24 HR electric card access system

Great visibility



FOR MORE INFORMATION, PLEASE CONTACT:

**Gabrielle Mair**  
Vice President Leasing

**905.669.9714**  
[gmair@metrusproperties.com](mailto:gmair@metrusproperties.com)