

**OVER 40%
LEASED!**

MUSE CONDOS

461 GREEN RD, STONEY CREEK

**COMMERCIAL LEASING
OPPORTUNITIES**



RE/MAX
COMMERCIAL

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PROPERTY OVERVIEW

To be built in the brand new MUSE Condo Building – Occupancy Expected 2025 – Situated in high traffic location at the corner of Green Road and the North Service Road in Stoney Creek, with 260 condo units built above and over 1000 residences proposed in immediate area, this is a community on the rise. The perfect place to start or grow your business.

BUILDING AMENITIES

- Price / SF: \$33
- TMI: \$8.50
- Available Units: Commercial A: 1,448 SF & Commercial B: 1,458 SF
- Dedicated Parking
- TI Allowance TBD
- High Traffic location / Excellent Q.E.W exposure
- Zoned GC-35 General Commercial offering many permitted uses

BUILDING FEATURES

- The building shall be enclosed with exterior materials including glazing, stone, and stucco
- The landlord will **NOT** provide any fire-rated demising walls between units (unless noted otherwise per agreement with Tenant)
- The landlord shall provide a typical storefront and locate entrance doors and windows as per plan
- The landlord shall provide a signage box with an electrical conduit for power connection by Tenant



PROPERTY OVERVIEW

PLUMBING FEATURES

- Rough-in plumbing with drain sleeve provided as per plan: one for toilet cored to 4” and one for wash basin cored to 3”
- Capped ¾” waterline complete with shut-off valve and separate check meter, meter as per plan

SPRINKLE & FIRE PROTECTION

- Fire sprinkler pipes with upright pendant heads
- Fire hose cabinet
- Fire alarm pull station (adjacent to the entrance door)
- Horn and smoke detector, as per plan
- Powered exit signs

HEATING & AIR CONDITIONING

- ERV and Heat Pump to individual units as per mechanical plan



PROPERTY OVERVIEW

ELECTRICAL FEATURES

- Rough-in core line for future electric and backlit signage as per predetermined locations
- Unit includes splitter box, transformer, and breaker panel as per drawing from Mechanical Engineer
- AOD rough-in at all entrances
- Heat pump(s) to be temporarily powered through Base Building panel and commissioned. Heat pumps to be connected to Unit electrical panel by Tenant during Tenant work
- Electricity sub-metered via Metergy as arranged by distribution to the Unit

INTERIOR FINISHES

- Smooth, unlevelled, troweled concrete floors
- Concrete ceiling with exposed pipes, sprinkler lines, electrical, and HVAC duct work

ELECTRICAL (COMMERCIAL A)

- 600V 100A 3PH with disconnect 120/208V 3PH 4W 225A Main 45KVA Transformer

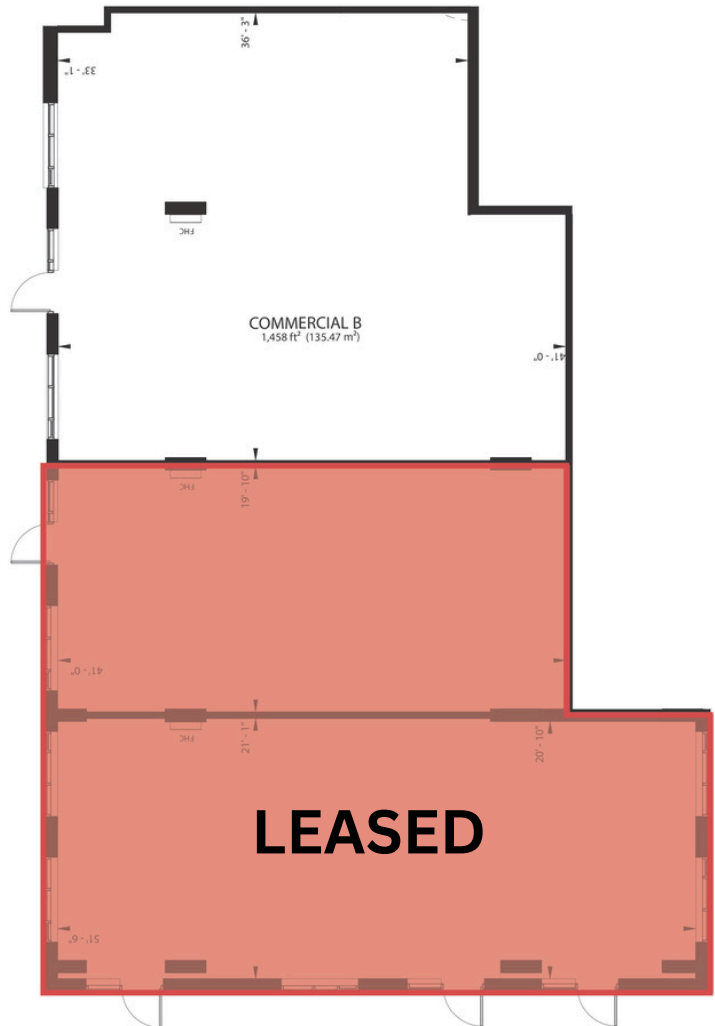
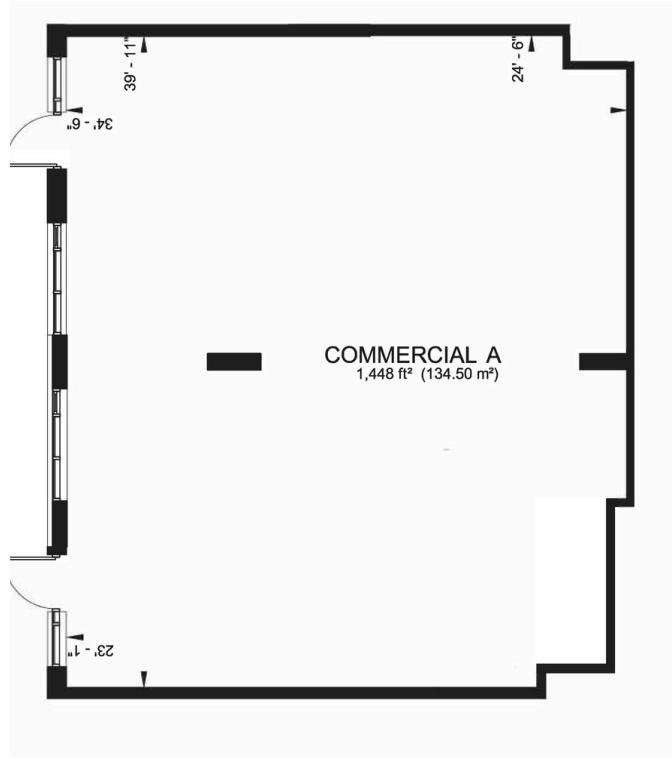
ELECTRICAL (COMMERCIAL B)

- 600V 100A 3PH with disconnect 120/208V 3PH 4W 225A Main 30KVA Transformer.

COMMERCIAL INTERIOR DESIGN SERVICE

- Interior Designer services available to customize your space

FLOORPLAN






461 GREEN RD, STONEY CREEK
COMMERCIAL LEASING OPPORTUNITIES

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