

OVER 70%  
LEASED!

# MUSE CONDOS

461 GREEN RD, STONEY CREEK

**COMMERCIAL LEASING  
OPPORTUNITIES**



**RE/MAX**  
COMMERCIAL®

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# PROPERTY OVERVIEW

Set to be built in the brand-new MUSE Condo Building, with occupancy expected in 2025, this prime location sits at the high-traffic corner of Green Road and North Service Road in Stoney Creek. With 260 condo units above, over 1,000 new residents moving in, and thousands more in the surrounding area, this thriving community is on the rise, making it the perfect place to grow your business.

## BUILDING AMENITIES

- Price / SF: \$33
- TMI: \$8.50
- Available Unit: 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

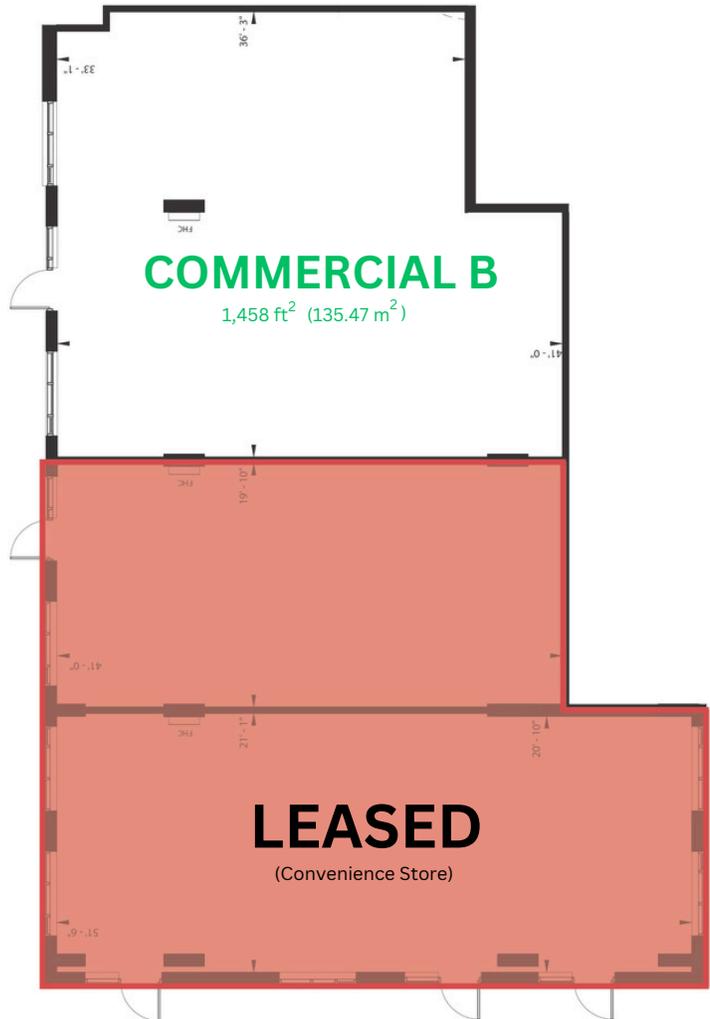
## ELECTRICAL

- 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  
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CONTACT INFORMATION:



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