

\$ - 40 Elm Street Unit# 225, Sudbury

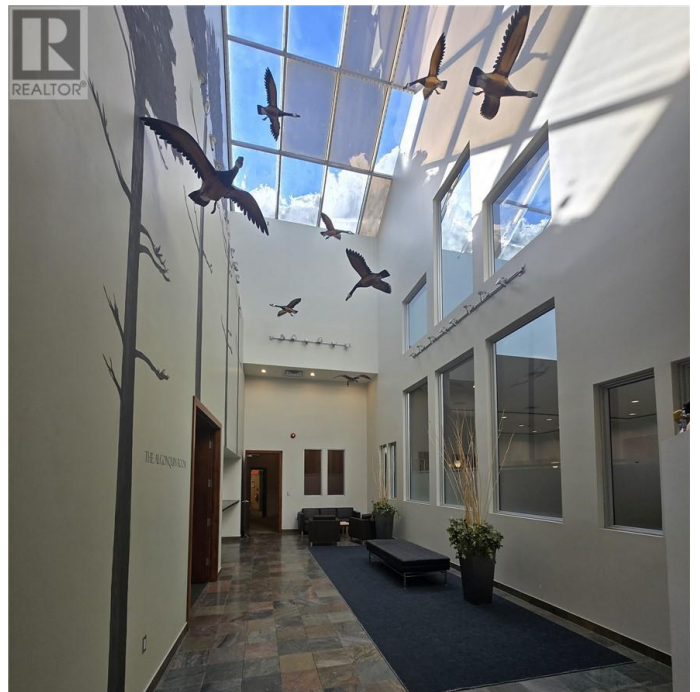
MLS® #2121202

\$

0 Bedroom, 0.00 Bathroom,
Office on 3.00 Acres

N/A, Sudbury, Ontario

Located in the heart of Downtown Sudbury, Elm Place is a premier, high-traffic destination offering excellent visibility, a diverse tenant mix, and convenient access for both customers and employees. This Class A property provides flexible space options ranging from 200 to 50,000 square feet, accommodating businesses of all sizes and industries. Elm Place features Sudbury's largest downtown parking facility, which has undergone significant upgrades. The three-story garage offers 950+ stalls, including ground-level, covered, and upper-level parking. The building has also undergone extensive renovations, boasting luxury finishes throughout its common areas, such as marble flooring, elegant cornice details, and more. On-site amenities enhance both tenant and visitor experiences, including a food court, gym, movie theatre, spa, and the Radisson Hotel. Conveniently accessible from Elm Street and Ste. Anne Road, this prime location benefits from a daily traffic count of 28,847 vehicles and foot traffic of approximately 5,000 people per day, ensuring exceptional exposure and accessibility. This impressive 58,874 sq. ft. Class A office space is designed for versatility and functionality. It features multiple private offices, a spacious boardroom, a locker room, and a dedicated food court seating area. Expansive open areas are perfect for cubicles or collaborative workspaces, all enhanced by high-end finishes, abundant natural light, and a skylight. A beautifully designed reception



area creates a professional first impression. This space is ready for customization to suit your business needs and can be demised to accommodate various layouts. Secure your space in one of Sudbury's most dynamic commercial hubs! Contact us today for leasing details. (id:6289)

Essential Information

Listing #	2121202
Bathrooms	0.00
Acres	3.00
Type	Office
Sub-Type	Leasehold

Community Information

Address	40 Elm Street Unit# 225
Subdivision	N/A
City	Sudbury
Province	Ontario
Postal Code	P3C1S8

Amenities

Amenities	Air Conditioning, Exercise Centre, Secured Parking, Shopping Area
Parking	Visitor Parking

Interior

Cooling	Central air conditioning
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Listing Details

Listing Office	RE/MAX CROWN REALTY (1989) INC., BROKERAGE (SUDBURY)
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