

# 40 ELM STREET SUDBURY, ON

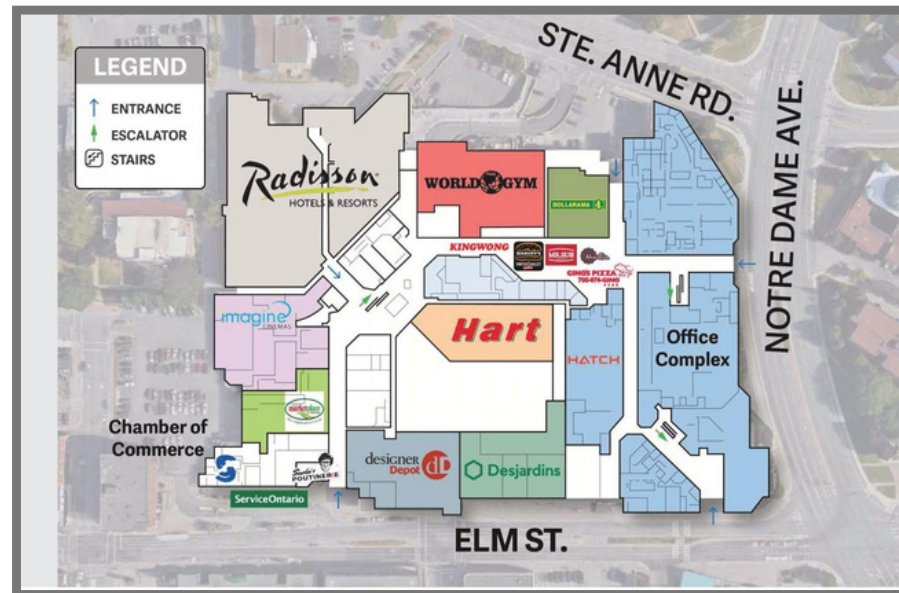
**6 MONTHS  
NET FREE!**

**TRAFFIC COUNT:**

**OVER 3,000,000 VEHICLES PASS THROUGH  
THIS INTERSECTION PER YEAR**

# Introduction: Elm Place

- **Pivotal Commercial Realty** is pleased to bring to market approx. 150,000 SF of prime retail space at the Elm Place located in downtown Sudbury, Ontario.
- The City of Greater Sudbury has seen substantial growth and has become a retail destination for all of Northern Ontario. Located in the downtown core, Elm Place is located right next to Sudbury's main transit hub, the Sudbury Transit Centre.
- Elm Place is next to well known and established tenants such as Pizza Pizza, Subway, LCBO, Tim Hortons, Canada Post, Rexall, TD Bank, National Bank, CIBC, Service Canada Centre, and CBC Radio.
- Elm Place is one single entity comprising of retail, offices, professional services, fitness, and cinema. There is nearly 1,000 parking stalls available – the most available parking in the downtown core.
- The entire complex comprises more than 1 Million square feet including both 300,000 square feet of retail space and 350,000 square feet of office space. It has become a destination place for downtown commercial and retail activity for the ever growing city of Sudbury.
- The retail portion offers a broad range of retail, food and entertainment needs including retailers such as: Hart Department Store, Designer Depot, Desjardins, Dollarama, The Marketplace Grocery Store, World Gym, Imagine Cinemas, and a food court with excellent, well known retailers.
- The office complex attached to the Elm Place includes: Hatch Engineering, YMCA, CIBC Wood Gundy, Claimsecure, NE LHIN, National Bank, and a host of Federal Government Offices.



# Property Highlights | Elm Place

**Net Rent:** Call Broker

**C.A.M.:** \$10.00 (2020)

**Property Taxes:** \$2.25 (2020)

**Vacancy:** Up to 150,000 SF of prime retail available For Lease

**Term:** Short & Long Term Leasing

Available: Immediate

**Parking:** Ample parking available (~1,000 Parking Stalls)

- Available suites for big box retail, general retail, government, technology firm, medical/pharmacy, professional services, education, and QSR.
- Elm Place has over 45 retail locations, Nine different restaurants, and is also connected to an office complex (350,000 SF) and the Radison Hotel and Conference Centre with 147 Rooms, Banquet Halls, Convention Centre, Restaurant & Bar, and Swimming Pool.
- Retail suites ranging from 150 SF and in excess of
- 50,000 SF of contiguous space available For Lease.



# Current Tenants | Elm Place

## **Anchors:**

Dollarama  
Hart  
Marketplace Grocer  
World Gym  
Imagine Cinemas  
YMCA

## **Fashion:**

Designer Depot  
SR Fashion

## **Food Services:**

Canton  
Country Style  
Gino's Pizza  
King Wong  
Market Place  
Mr. Sub  
Afamia Mediterranean Restaurant  
Smoke's Poutinerie  
Swiss Chalet/ Harvey's Express  
Pasta Express

## **Financial Services:**

CIBC Wood Gundy  
Desjardins  
National Bank Financial

## **Services:**

Bergeron Optical  
City Centre Unisex  
Heal Inc.  
Maritime Travel  
Dr.Fewster  
Trillium College

## **Specialty Store:**

Gateway Newstand  
Nepal Handicrafts  
World of Flags  
Lotto Centre Kiosk  
Cell Pro Services

## **Government Services:**

Chamber of Commerce  
Service Ontario  
YMCA Employment &  
Immigration Services  
Legal Clinic  
Sudbury Housing



# Elm Place Teant Directory

## CURRENT RETAIL AND FOOD SERVICE TENANTS

### ANCHORS

Dollarama	Dollar Items
Hart	Department Store
Doyle's Marketplace	Grocery Store
Imagine Cinemas	Theatre
World Gym	Fitness Centre

### FASHION

Designer Depot	Apparel
SR Fashion	Apparel

### FOOD SERVICES

Afamia	Middle Eastern Food
Canton	Chinese Food
Country Style	Coffee
Gino's Pizza	Fast Food
King Wong	Chinese Food
Market Place	Grocery / Deli
Pasta Express	Pasta
Pestos	Fine Dining
Mr. Sub	Fast Food
Smoke's Poutinerie	Fast Food
Swiss Chalet / Harvey's	Fast Food

### SERVICES

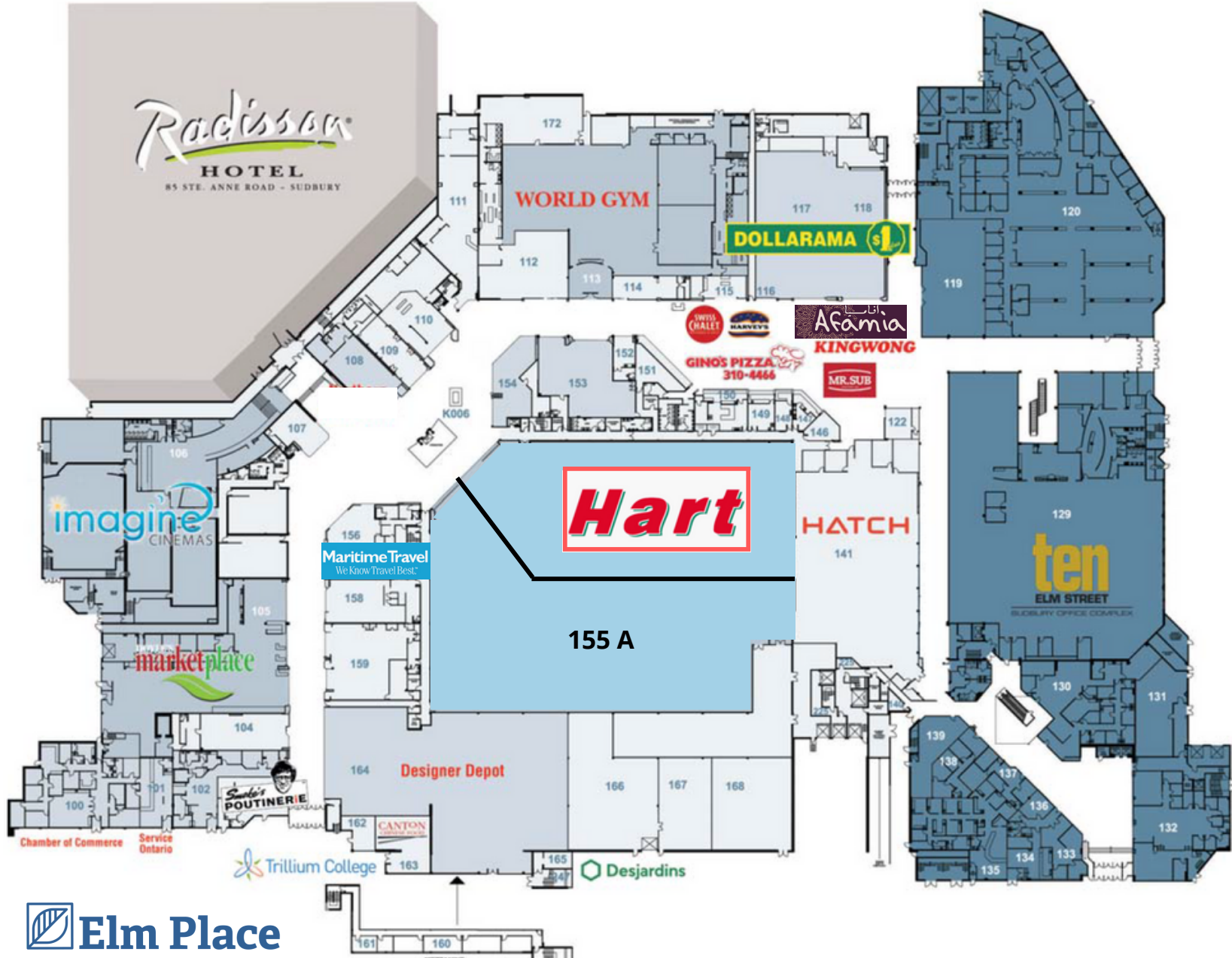
Art of Nails	Nail Salon
ATMs	
Bergeron Optical	Optometrist
CC Unisex	Hair Salon
Desjardins	Bank
Dr. Fewster	Optometrist
Heal Inc.	Spa
Maritime Travel	Travel Agency
Radisson Hotel	Hotel

### SPECIALTY STORES

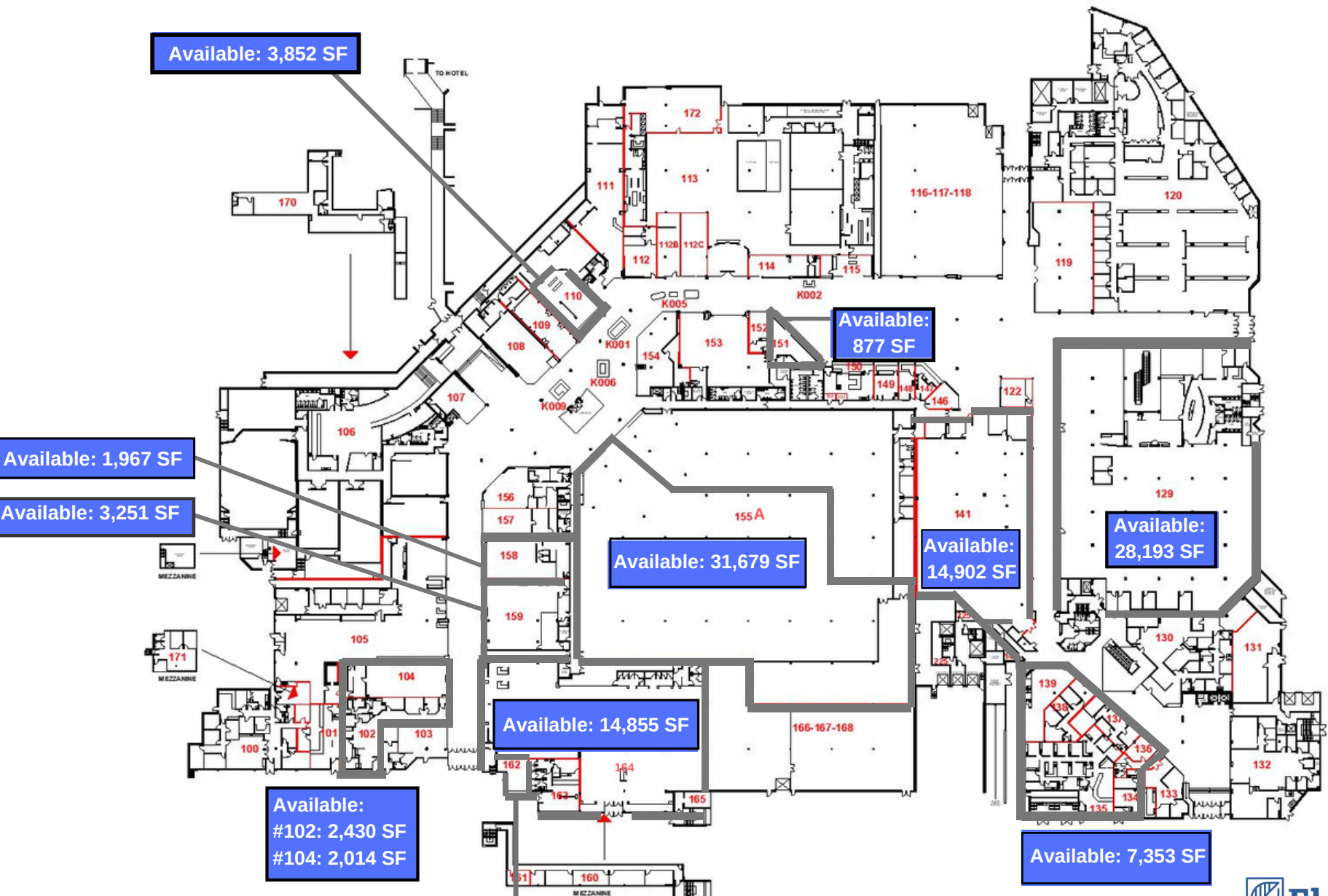
Gateway Newstand	Magazines, Tobacco , ect.
Cell Pro Services	Cell Phones and Accessories
Lotto Centre	Gaming/Lottery Tickets
Nepal Handicrafts	Clothing/Handicrafts
World of Flags	Flags/Sportswear



# Ground Floor Site Plan | Elm Place



# Ground Floor Retail Vacancies | Elm Place



ELM STREET

# Site Map of National Retailers | Elm Place

Subject Site: 40 Elm Street, Sudbury , ON

Elm Place

Radisson  
HOTELS & RESORTS

GINO'S PIZZA  
705-674-GINO

MR. SUB

HARVEY'S  
Hart

country style

Smile's  
POUTINERIE

the market place

SWISS  
HALET

designer Depot

WORLD GYM

Maritime Travel  
We Know Travel Best.

Ontario

Desjardins

imagine  
CINEMAS

DOLLARAMA

Sudbury  
Chamber of Commerce

Trillium College

SUBWAY

TD

radio  
CBC

CANADA POSTES  
POST CANADA

NATIONAL BANK

Greater Sudbury  
Transit

LCBO

PARIS STREET

Tim Hortons  
ALWAYS FRESH  
TOUJOURS FRAIS

CIBC

Rexall

Pita Pit

RBC  
Royal Bank

BMO

Old-City Hall Ln

# Photo Gallery | Elm Place



# Contact Information | For Retail Leasing Inquiries



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