

Rainbow Centre Big Box Retail & Various Retail Spaces For Lease



40 ELM STREET
Sudbury, ON



FOR QUALIFIED TOUR
***Offer Expires January 31, 2020



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Introduction: Rainbow Centre

- **Core Consultants Realty** is pleased to bring to market approx. 150,000 SF of prime retail space at the Rainbow Centre 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, the mall is located right next to Sudbury's main transit hub, the Sudbury Transit Centre.
- The Rainbow Centre 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.
- The Rainbow Centre is a complex incorporating the Rainbow Centre Mall, the Ten Elm Street Sudbury Office Complex, Sudbury's most prestigious office address. The Radisson Hotel and Convention Centre, and a two story parking garage. There is also ample ground level parking – 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 is the focal point for downtown commercial and retail activity for the city of Sudbury.
- The retail portion of the mall 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 Rainbow Centre includes: Hatch Engineering, YMCA, CIBC Wood Gundy, Claimsecure, NE LHIN, National Bank, and a host of Federal Government Offices.



Property Highlights | Rainbow Centre

- ★ **Net Rent:** Call Broker
 - ★ **C.A.M.:** \$10.00 (2019)
 - ★ **Property Taxes:** \$2.25 (2019)
 - ★ **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.
- The Rainbow Centre has over 56 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 Retail Tenants | Rainbow Centre

Anchors:

Dollarama
Hart
Marketplace Grocer
World Gym
Imagine Cinemas
YMCA

Fashion:

Designer Depot
Northern Reflections
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



Retail, Services & More

- Cell Plus Services **114**
- Bergeron Optical **156B**
- Desjardins Caisse Populaire Nolin **166**
- Chamber of Commerce **100**
- City Centre Unisex **152**
- ClaimSecure **225**
- Designer Depot **164**
- Dollarama **116/117/118**
- Dr. Fewster **156A**
- Gateway Newstands **107**
- Hart **155**
- Heal Sudbury **112A**
- Imagine Cinemas **106**
- Lotto Centre Kiosk **K006**
- Marketplace **105**
- MariTime Travel **157**
- Nepal Handicrafts **104**
- Northern Reflections **108**
- Service Ontario **101**
- SR Fashion **153**
- World of Flags **109**
- World Gym **113**

Foodcourt

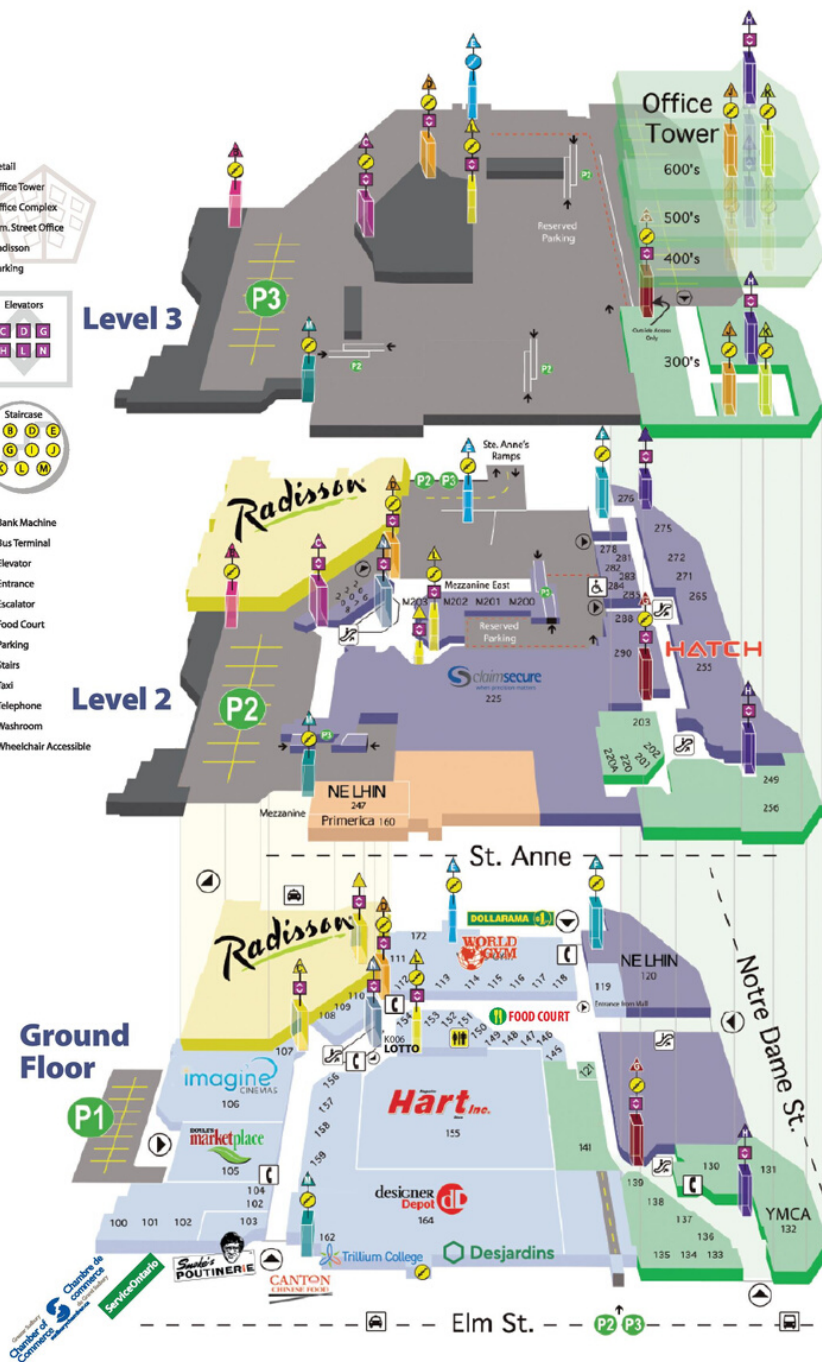
- Gino's Pizza **150**
- King Wong **148**
- Mr. Sub **147**
- Swiss Chalet - Harvey's **149**
- Afamia **146**

More Food Choices

- Canton **163**
- Pesto's Restaurant at the Radisson **103**
- Smoke's Poutine **103**



- Bank Machine
- Bus Terminal
- Elevator
- Entrance
- Escalator
- Food Court
- Parking
- Stairs
- Taxi
- Telephone
- Washroom
- Wheelchair Accessible



Office Complex

GROUND FLOOR

- Commissionaires **137**
- NE LHIN **119/120**
- Primera **160**
- Public Health Sudbury & District / Santé publique Sudbury et districts **130**
- YMCA Immigrant Services **133**
- Services aux immigrants du YMCA **132**
- YMCA Employment Services **132**
- Services d'emploi du YMCA **132**

2ND FLOOR

- Arthritis Society / Société de L'arthrite **283**
- BGC Engineering **265**
- Canadian Heritage / Patrimoine Canadien **288**
- Hatch **255**

- Health Canada - First Nations / Santé Canada Santé des Premiers Nations et des Inuits **282**
- Legal Aid Ontario / Aide juridique Ontario **271**
- Legal Clinic / La Clinique juridique communautaire de Sudbury **272**

- NE LHIN **247**
- Trillium College **248**

3RD FLOOR

- March of Dimes Canada / La Marche des Dix Sous du Canada **303**

4TH FLOOR

- Greater Sudbury Housing Corporation / Société de Logement du Grand Sudbury **401**
- Official Languages / Commissariat aux langues officielles **403**
- Wordplay **402**

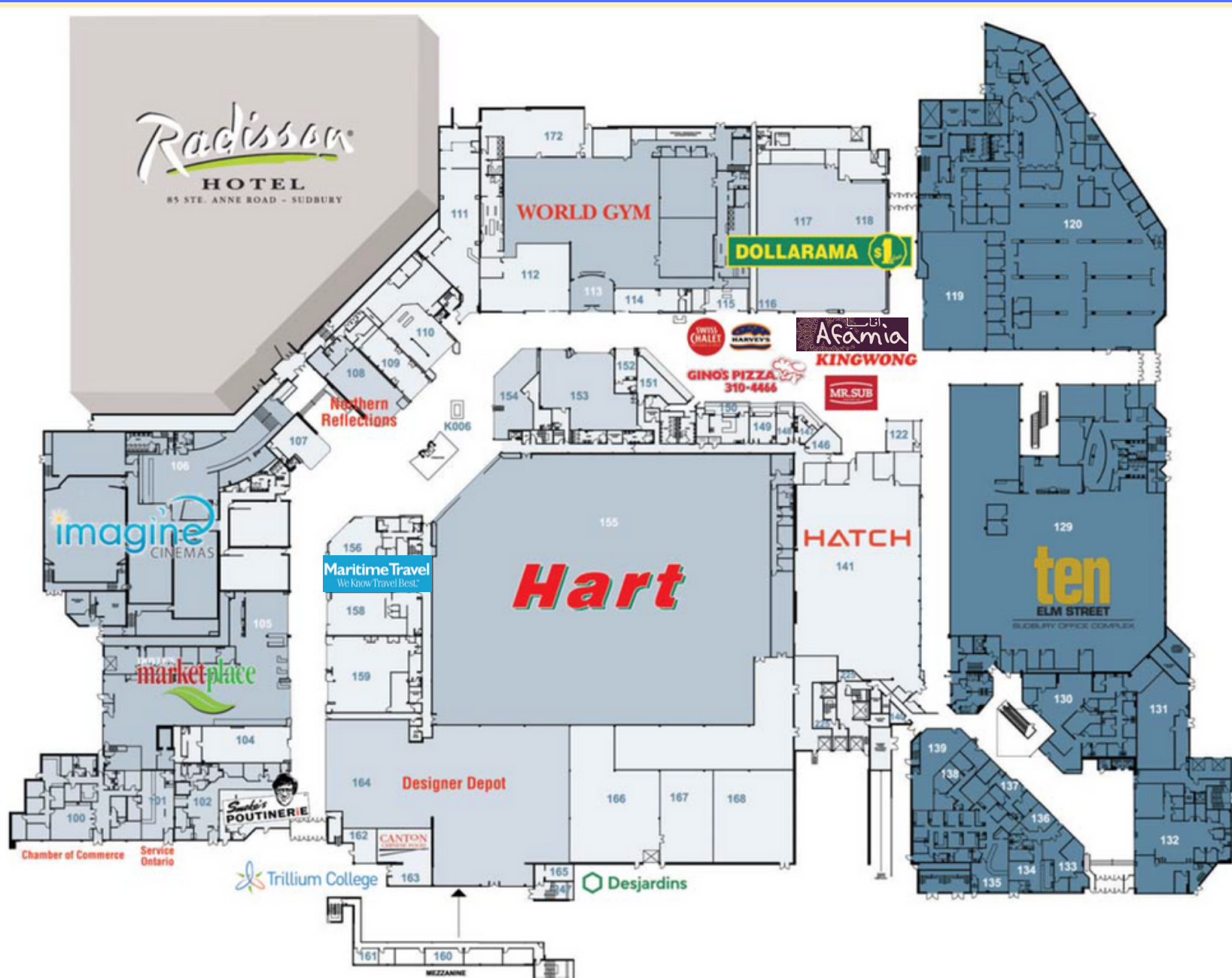
5TH FLOOR

- National Bank Financial **501**
- Northern Law LLP **504**

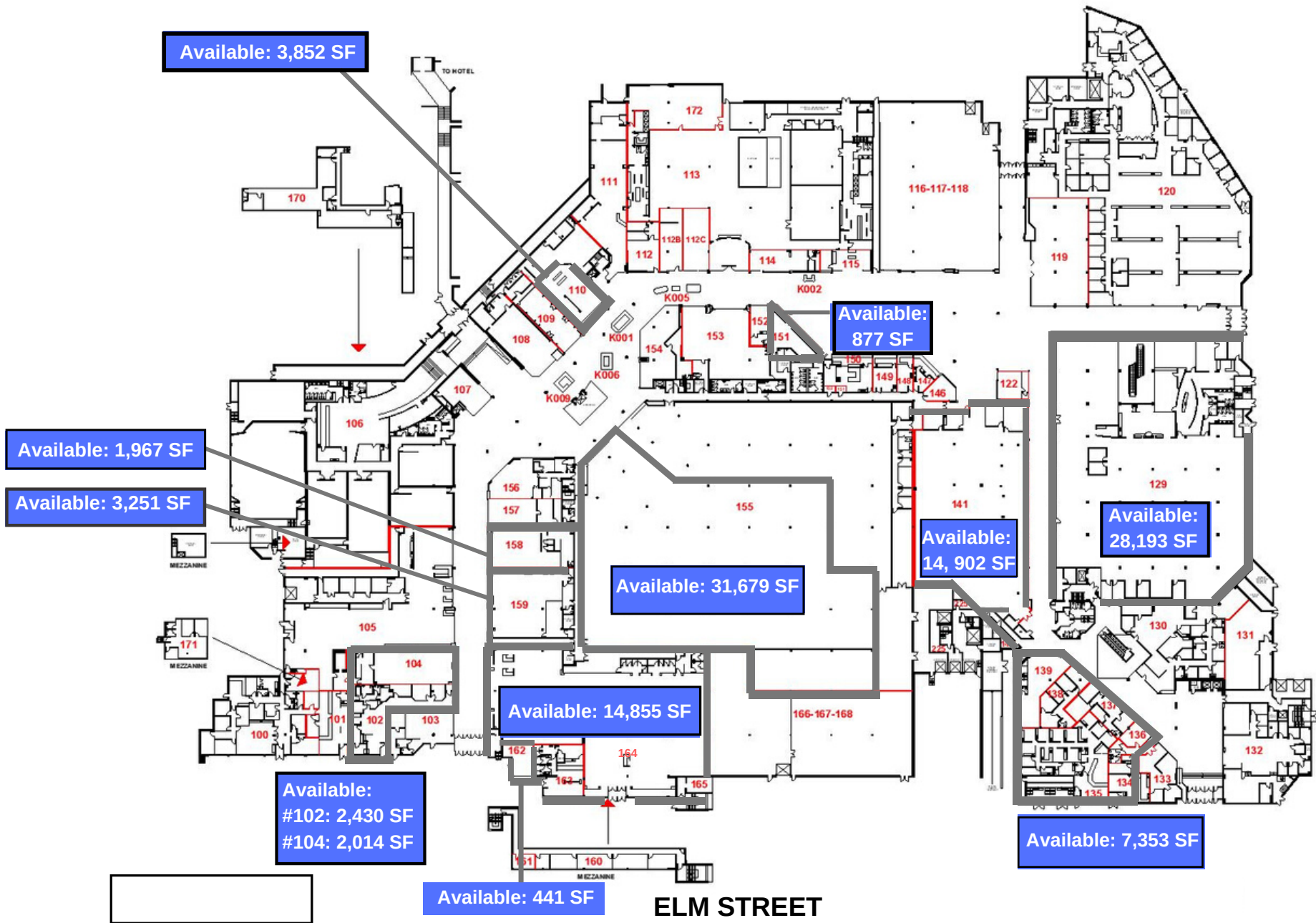
6th FLOOR

- Care Partners **602**
- CC Partners - Management, Labour & Employment Lawyers **603**
- HR Capacity Management Consulting **601**
- CIBC Wood Gundy **604**
- Conseil de la coopération de l'Ontario **604**

Ground Floor Site Plan | Rainbow Centre



Ground Floor Retail Vacancies | Rainbow Centre



Site Map of National Retailers | Rainbow Centre



Photo Gallery | Rainbow Centre



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