

February, 2023

Forte Welland Medical Clinic: Expansion Opportunities

We are located at 165 Plymouth Rd. adjacent to the Welland Hospital appointed for the provincial upgrade program.



Click [here](#) for more Google Map info

The building has over 90 parking spots for visitors and dedicated parking for Tenants.

Office suites are suitable for professionals including:

- Medical,
- Paramedical,
- Oral Health fields
- Pharmaceutical
- Accountants / Lawyers / Government Services
- Charitable Foundations / Learning Centres
- Other professional fields that require in-person presence



Forte Welland Medical Clinic: Expansion Opportunities

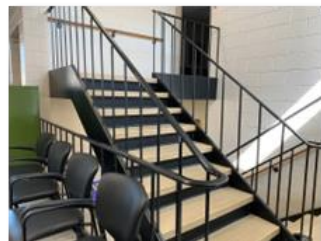
Unit sizes range from **600 sq.ft.** to **1600 sq.ft.** The building is equipped for all accessibility concerns.

Base Rent of \$12.00 sq.ft with additional rent currently at a rate of \$10.00 sq. ft..

Included in the additional rent is:

- 24-hour surveillance System with indoor / outdoor cameras.
- Gas and Water
- dedicated High Speed Fibre Optic Internet
- Secure Paper Shredding onsite
- taxes, maintenance, and insurance.

Temporary or pop-up spaces such as short run tax clinic or project-based work could be taken into consideration.



For further details please reach out to V.Cambone at 416-522-7867 or L. Manchisi at 905-334-9650 or send an email to fortewelland@gmail.com

FORTE WELLAND
MEDICAL CLINIC
Operated by 2694846
ONTARIO CORP.

165 PLYMOUTH RD.
WELLAND, ONTARIO
L3B-3E1

fortewelland@gmail.com
Orienta (905) 616-5372
Vince (416) 522-7867