



Frequently Asked Questions

How soon can I start making construction improvements?

01 October 2024.

When will the plaza be ready for business?

01 April 2025.

Is there a grace period offered with the property?

Leaseholders receive 90 days rent-free to make their improvements to the property.

What is required to move forward?

An executed offer to lease and a move-in deposit including first + last month's rent (plus VAT) plus security deposit equivalent to one month's rent.

How does the unit reservation process work?

1. Schedule and attend an onsite viewing.
2. Complete and submit tenant application form.
3. Landlord's review of application (which may include requests for additional information).
4. Landlord's response to application (which, if approved, includes formal Offer to Lease).
5. Execute Offer to Lease and pay move-in deposit.
6. Unit reserved.

What is included in the CAM?

See unit pricing sheet.

Will I have to get my improvement plans approved?

Not by the Landlord but by the Ministry of Works.

What interior requirements should I know?

All tenants must install a bathroom. All other improvements are at their discretion but must be up to a standard in keeping with building exterior and other tenants.

What exterior requirements are there?

All tenants must decal windows and install signage in the pylon.

How will I obtain utility services?

Tenants are required to apply to the Ministry of Works for permitting and occupancy. Once granted an Occupancy Certificate, they may apply to utility companies for service.