



Rama First Nation COMMERCIAL OFFICE SPACE LEASING OPPORTUNITY



Aaniin Boozhoo | Welcome

About the Rama Community.

We are Ojibwe peoples, part of the Three Fires Confederacy along with the Odawa and Pottawatomi Nations.

Rama radiates with the spirit that has made us a thriving community. For centuries, our people have been leaders, entrepreneurs, artisans and harvesters. The Seven Grandfather teachings passed down from the Creator are at the centre of community culture. These traditions form the backbone of a community that draws strength and inspiration from the past while preparing for its future.

The Seniors Complex is a showcase for Seniors care, offering apartments and extended care for members in their golden years. Rama's Health Clinic hosts a visiting doctor and health care specialists. Social Services address counselling, support groups and specialized services for members.

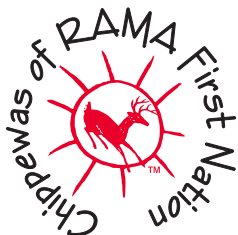
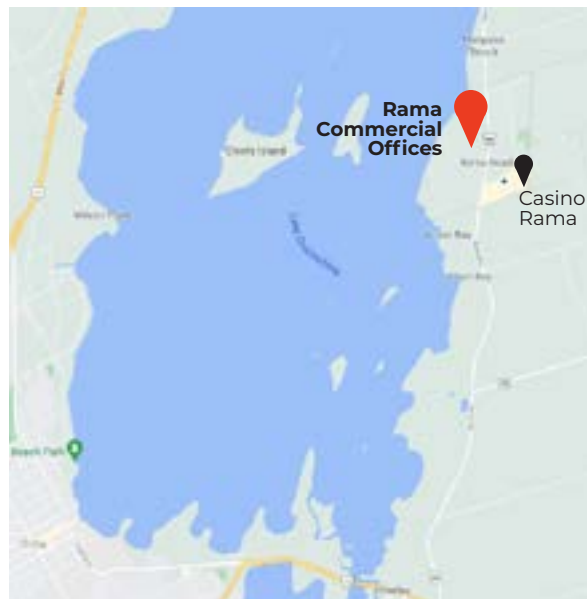
Together, Rama First Nation's Emergency Services, Police, Fire and Paramedic services are supported with leading technology, equipment and highly trained crews, ensuring that members and visitors receive prompt professional response and quality care. Our vehicles are recognized throughout Simcoe County responding through mutual aid agreements.

Rama's elementary school provides cultural programming and education from Early Childhood through to grade 8. Education programs have contributed to increased student success in secondary and post-secondary education, resulting in the largest per capita graduation rate in Ontario. Rama's future is bright with the promise of coming generations.

Rama's commitment to community and gaming management expertise remain focal points for the future. With long standing local and regional relationships flourishing, the Chippewas of Rama First Nation is poised to take the next step in solidifying itself as a business leader.

Our Location.

- 2 minutes north of Casino Rama Resort
- Over 8,500 cars travelling on Rama Road daily
- 30,000+ population within 10km
- 2 minutes north of Rama First Nation Band Office with over 300 employees
- Close to Lake Couchiching, Walking Trails, City of Orillia
- Various permitted uses
- Join a thriving community with many homes, businesses, visitors, and future developments!



A PROUD PROGRESSIVE FIRST NATION COMMUNITY.



Reasons To Invest in Rama

Location – We are just over 60 minutes from the GTA, 20 minutes from Muskoka, and easily accessible from major area highways.

Access to incredible, integrated waterways and trails

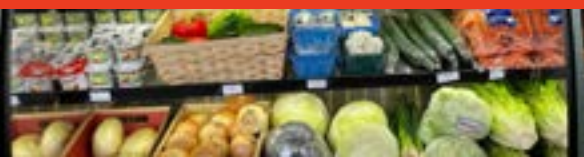
- Trent-Severn Waterway, Georgian Bay, Lakes Simcoe and Couchiching
- Over 17,000 acres of recreational forest land
- Over 200 km of integrated mountain bike trails.

World-class festivals and venues

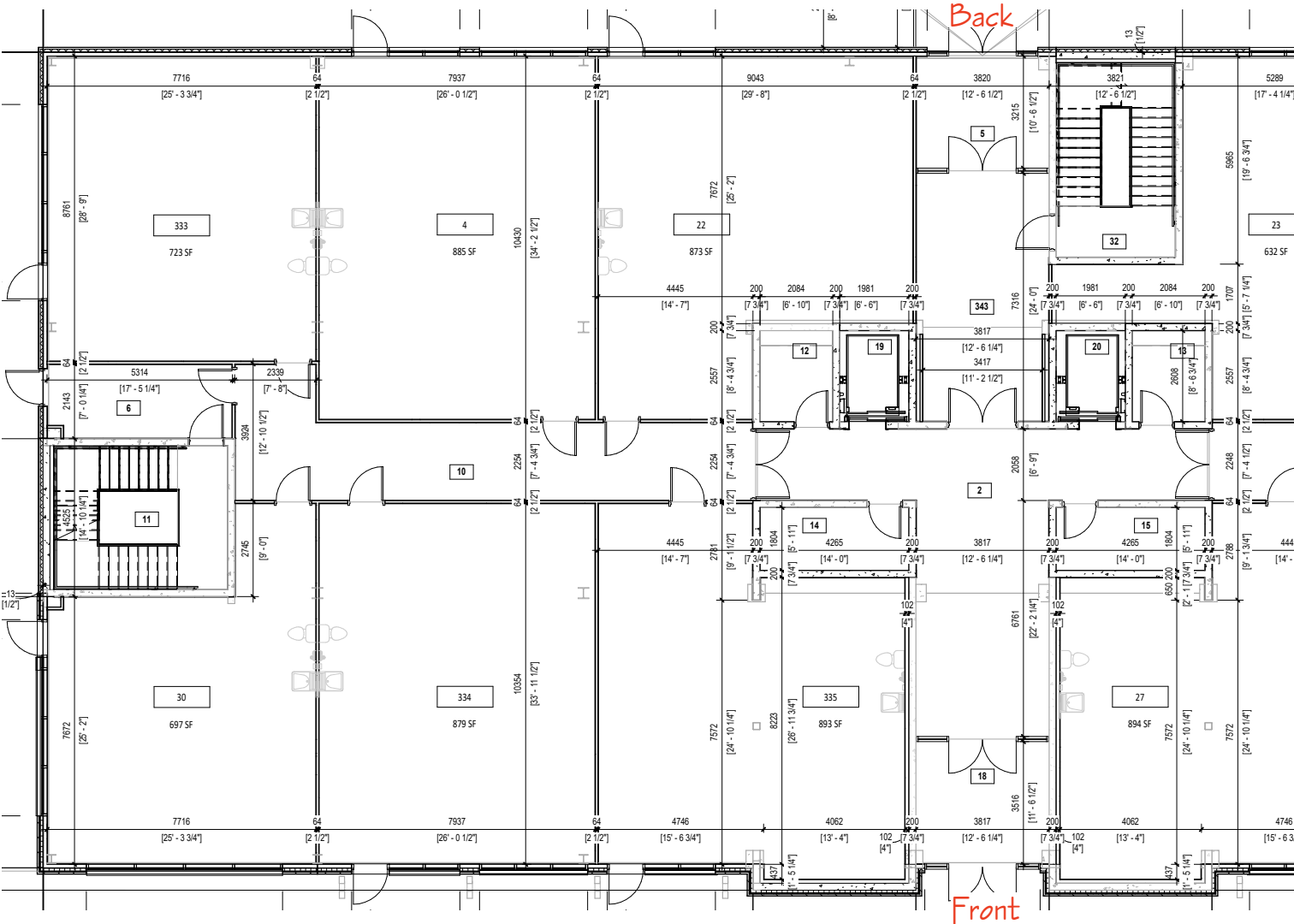
- Rama Pow Wow
- Mariposa Folk Festival
- Burl's Creek (Boots & Hearts Music Festival, Big Sky Music Festival, and Rolling Stones concert 2019)

One of Ontario's top 4-season recreation destinations and home to some of the province's finest resorts and outdoor adventure locations

- Casino Rama, Fern and Bayview Wildwood resorts
- Hardwood Ski and Bike, internationally renowned cross-country ski and mountain biking venue
- Horseshoe Valley and Mount St. Louis alpine ski hills
- Hardwood Ski & Bike and Treetop Trekking



Commercial Space Available



A PROUD PROGRESSIVE FIRST NATION COMMUNITY.



Leasing Opportunity

- Lease rate \$16/sqft + \$2/sqft MI (Exterior Maintenance, Building Insurance, Water)
- Brand new building
- 5-10+ Year Leases available
- Located on high traffic and highly demanded Rama Road
- Tenant responsible for phone, internet, hydro, heat, liability insurance, and leasehold improvements
- Office sizes range from 630-2,500 sqft
- Your branded signage on Rama Road

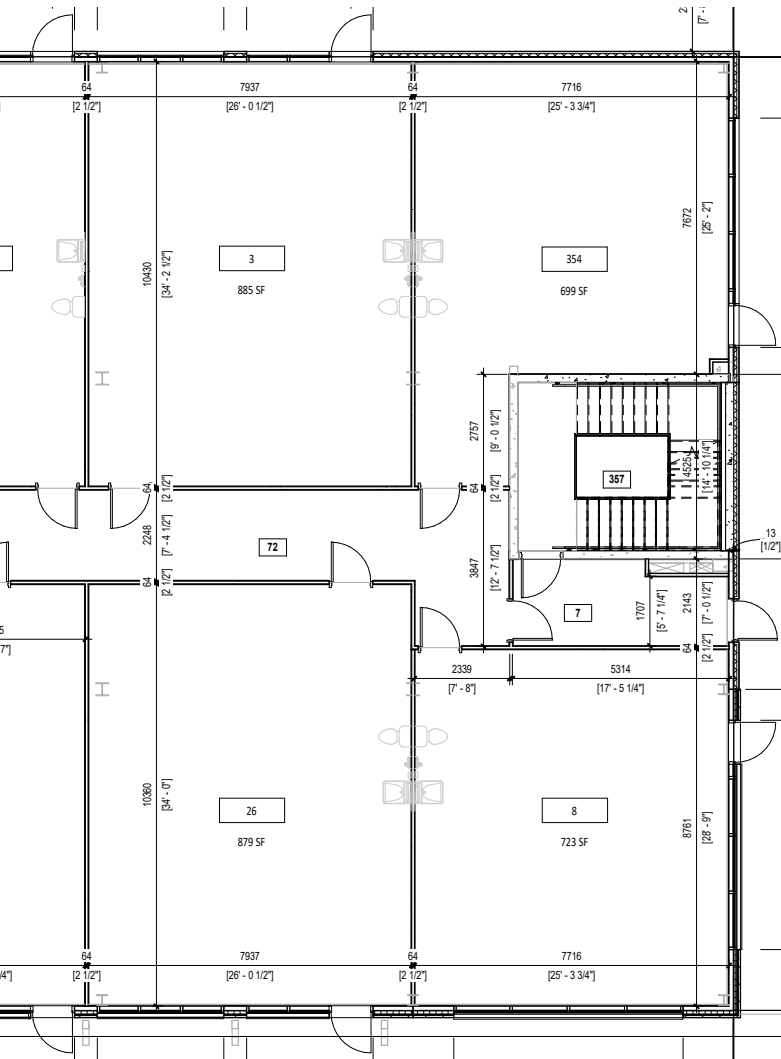
Square Footage per Office (12 total)

BACK

- Location #333: 723 sqft
- Location #4: 885 sqft
- Location #22: 873 sqft
- Location #23: 632 sqft
- Location #3: 885 sqft
- Location #354: 699 sqft

FRONT

- Location #30: 697 sqft
- Location #334: 879 sqft
- Location #335: 893 sqft
- Location #27: 894 sqft
- Location #26: 879 sqft
- Location #8: 723 sqft



Community Businesses & Partners



Casino Rama

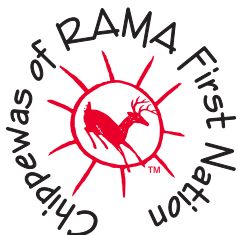
Casino Rama Resort is Ontario's only First Nations resort casino and has earned a reputation for presenting exclusive world-class sporting, entertainment & television events. The Casino offers a complete entertainment experience with over 2,200 slot machines, more than 60 gaming tables, 8 unique restaurants, a world-class 5,000 seat Entertainment Centre, and a 300-room all-suite, full-service hotel, featuring spa and health club facilities.



Rama Cannabis We are all about service and the customer experience. Whether it is shopping online for an express pick-up at the store or visiting our brand-new, state-of-the-art retail outlet, you will find the best quality cannabis products and accessories on the market today.



Black River Wilderness Park Offering a beautiful setting with the Black River wandering through areas of the park. Enjoy the setting of an island campsite in the midst of the beautiful Black River, which flows through this park comprised of 180 acres of wilderness.



A PROUD PROGRESSIVE FIRST NATION COMMUNITY.



Rama Country Market Offering gas, some grocery and convenience items, refreshments, lottery and in-store Subway. Our convenient Tim Hortons drive-through at the Rama Country Market and Shell Station makes getting your morning coffee quick and easy!

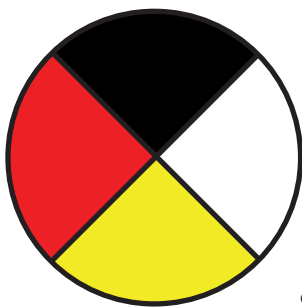


Ojibway Bay Marina located in Rama on the east shore of beautiful Lake Couchiching within the Trent Severn Waterway system. Established in 1969, it is a great marina facility in a natural setting with slips in protected basins.

Tim Hortons

Tim Horton's Our Tim Hortons franchise locations at Rama Country Market and Casino Rama are now wholly owned by Rama First Nation.

Rama Fire Rescue • Rama Police Services • Rama Paramedic Services
Rama Retail Mall • Rama Community Farm • Rama Office Interiors • Rama Solar
MKE'S Elementary School • Day Care Centre • Public Library
Culture and Heritage Department • MASK Sports Arena



Miigwech Chi-miigwech | Thank You

The Chippewas of Rama First Nation (Rama) has been known as 'the gathering place', where travellers journeyed to trade, to seek counsel or medicines, and attend great meetings. Today, it is home to Casino Rama, a tourism attraction that brings thousands of visitors to the area daily for gaming, shows, conventions, shopping and fine dining.

Rama radiates with the spirit that has made us a thriving community. For centuries, our people have been leaders, entrepreneurs, artisans and harvesters. The Seven Grandfather teachings passed down from the Creator are at the centre of community culture. These traditions form the backbone of a community that draws strength and inspiration from the past while preparing for its future.



**WANT MORE INFORMATION?
CONTACT US TODAY.**

Kyle Matthews
Business Development Manager, Chippewas of Rama First Nation

Kylem@ramafirstnation.ca
(705) 238-1771

www.ramafirstnation.ca