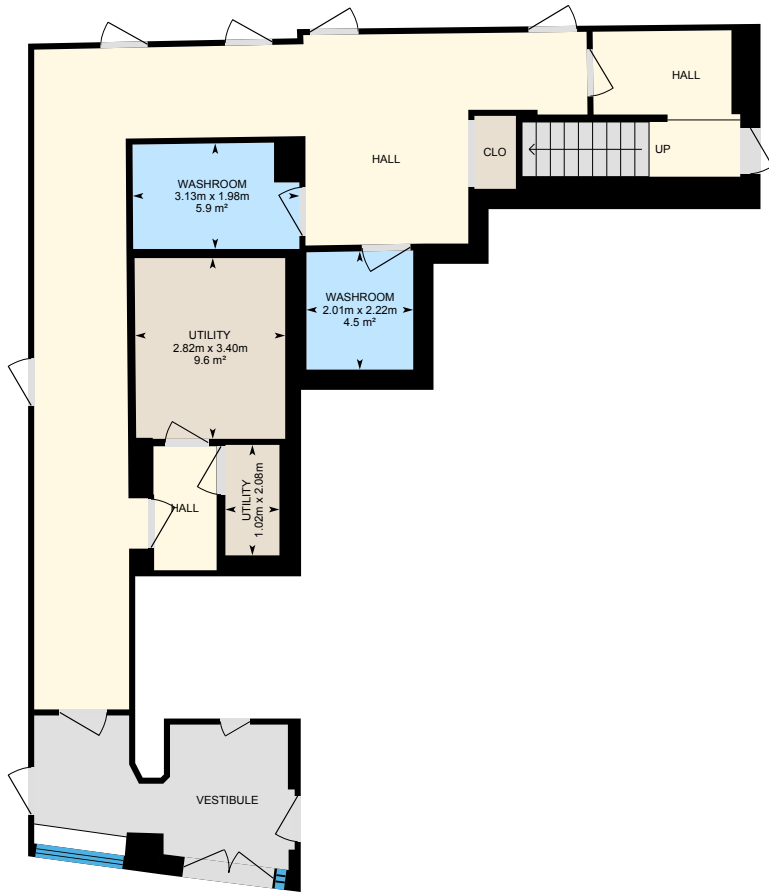
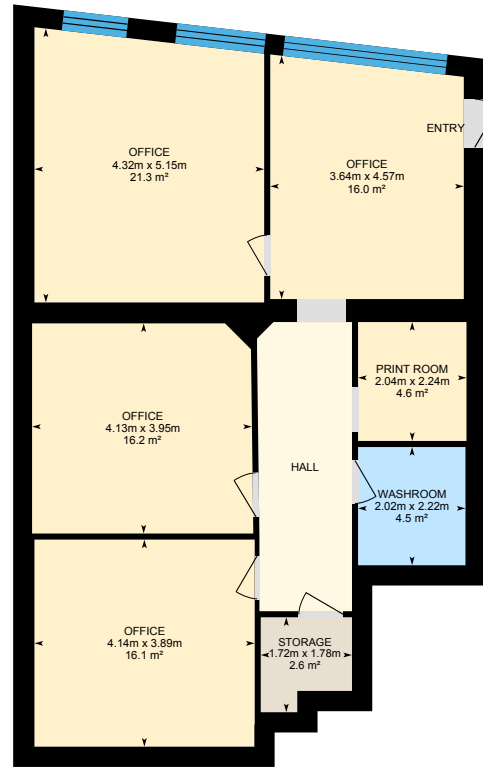


# 544 Pitt St W, Windsor, ON

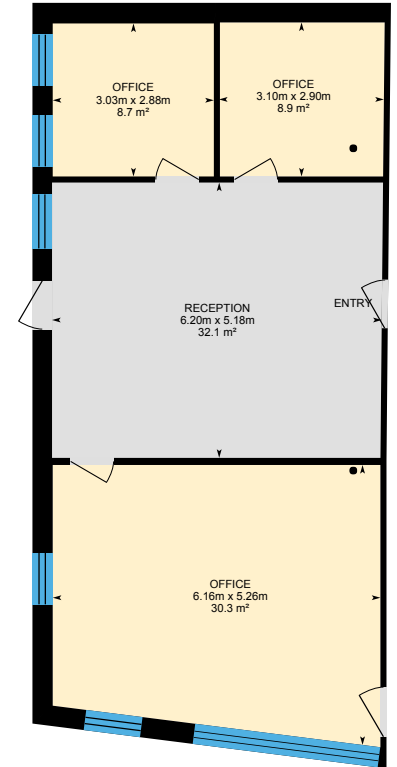
Main Building: Total Exterior Area Above Grade 1714.14 m<sup>2</sup>



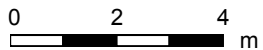
**Main Floor Front Common Areas**  
Exterior Area 119.96 m<sup>2</sup>



**Office #101**  
Exterior Area 113.74 m<sup>2</sup>



**Office #103**  
Exterior Area 97.16 m<sup>2</sup>



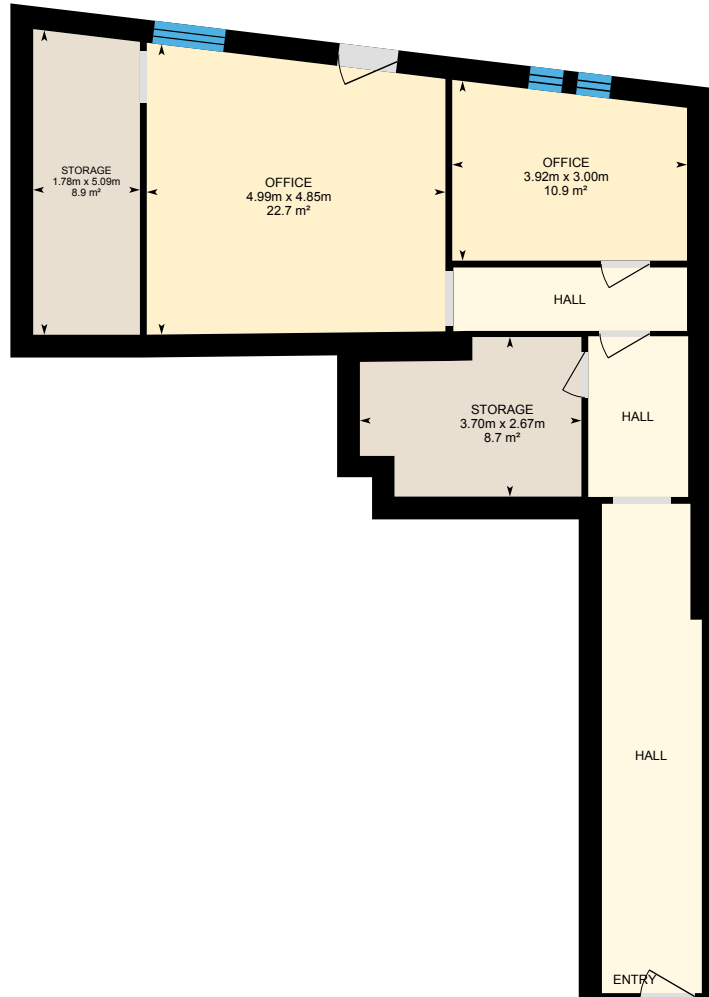
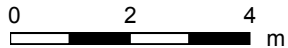
PREPARED: 2026/03/13

# 544 Pitt St W, Windsor, ON

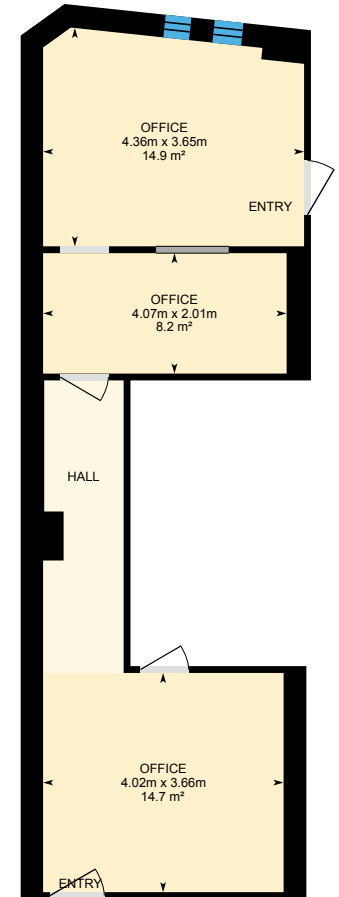
Main Building: Total Exterior Area Above Grade 1714.14 m<sup>2</sup>



**Office #104**  
Exterior Area 113.17 m<sup>2</sup>



**Office #106**  
Exterior Area 97.25 m<sup>2</sup>

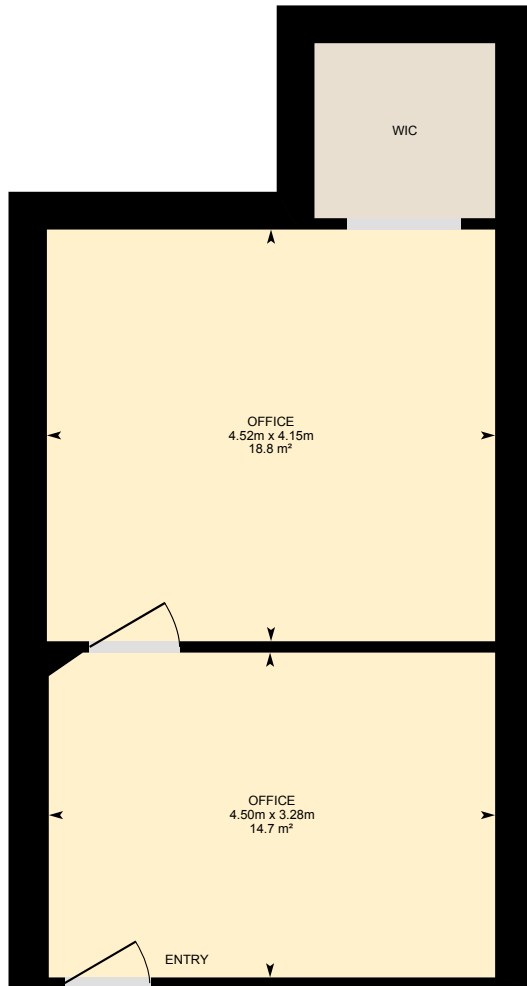


**Office #107**  
Exterior Area 61.35 m<sup>2</sup>

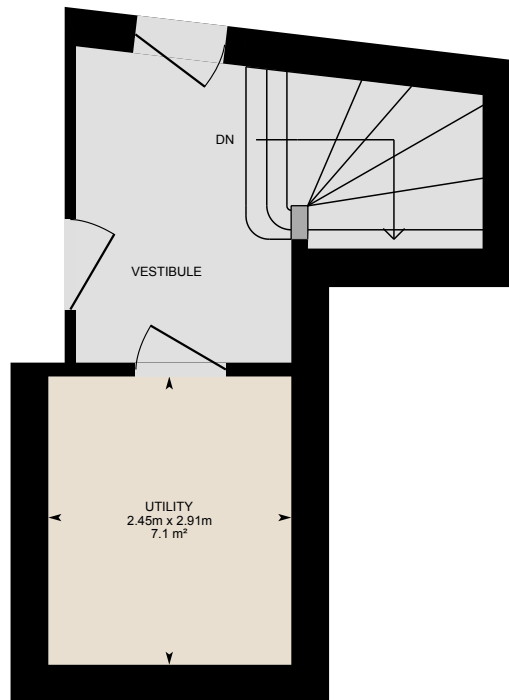
PREPARED: 2026/03/13

# 544 Pitt St W, Windsor, ON

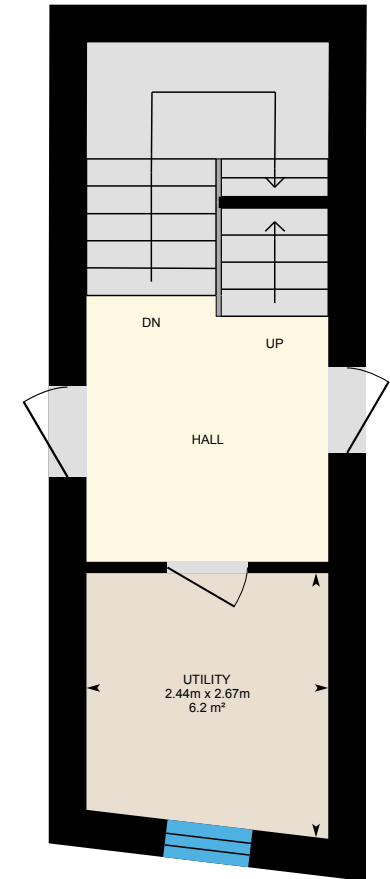
Main Building: Total Exterior Area Above Grade 1714.14 m<sup>2</sup>



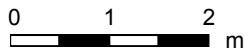
**Office 108&109**  
Exterior Area 48.58 m<sup>2</sup>



**Main Floor Back Common Areas**  
Exterior Area 25.97 m<sup>2</sup>

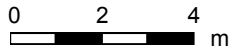
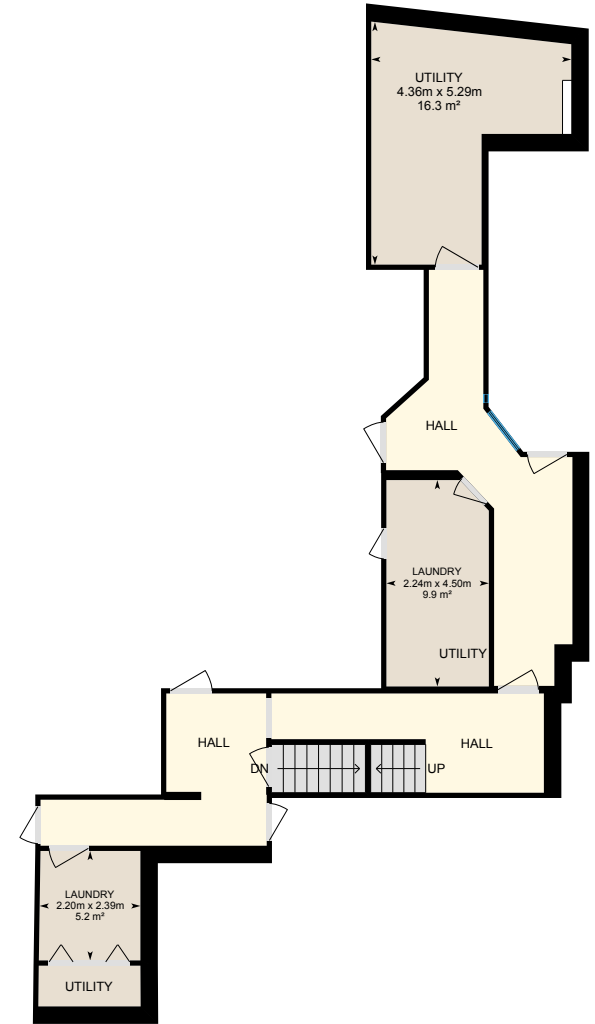
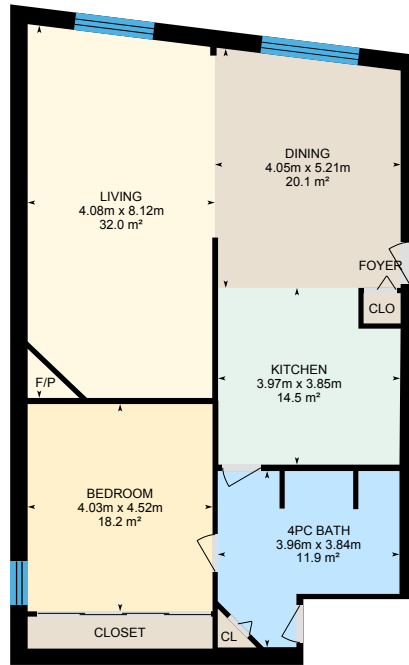


**2nd Floor - Foyer**  
Exterior Area 27.71 m<sup>2</sup>



# 544 Pitt St W, Windsor, ON

Main Building: Total Exterior Area Above Grade 1714.14 m<sup>2</sup>



# 544 Pitt St W, Windsor, ON

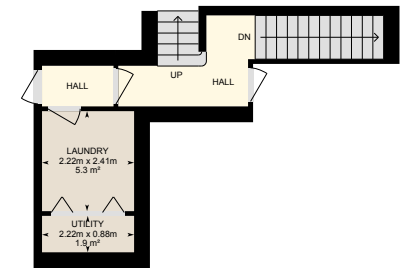
Main Building: Total Exterior Area Above Grade 1714.14 m<sup>2</sup>



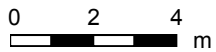
**Unit 5**  
Exterior Area 154.95 m<sup>2</sup>



**Unit 6**  
Exterior Area 156.22 m<sup>2</sup>



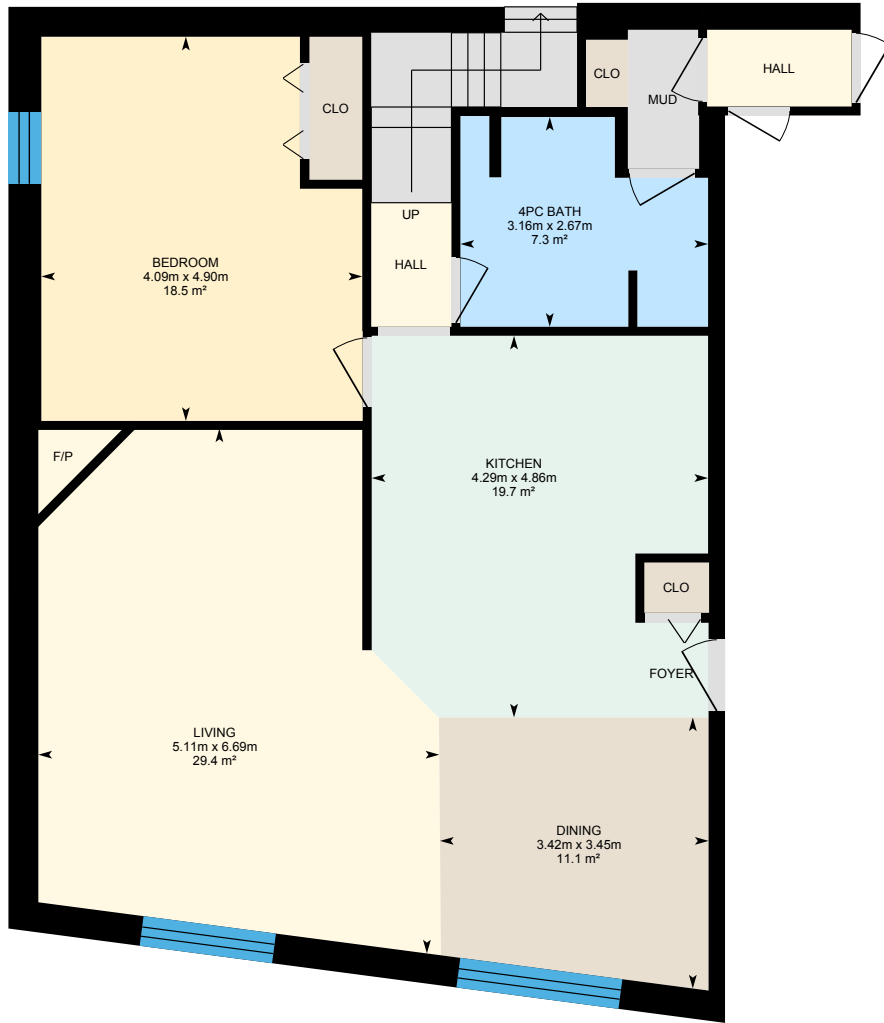
**3rd Floor Common Areas**  
Exterior Area 29.54 m<sup>2</sup>



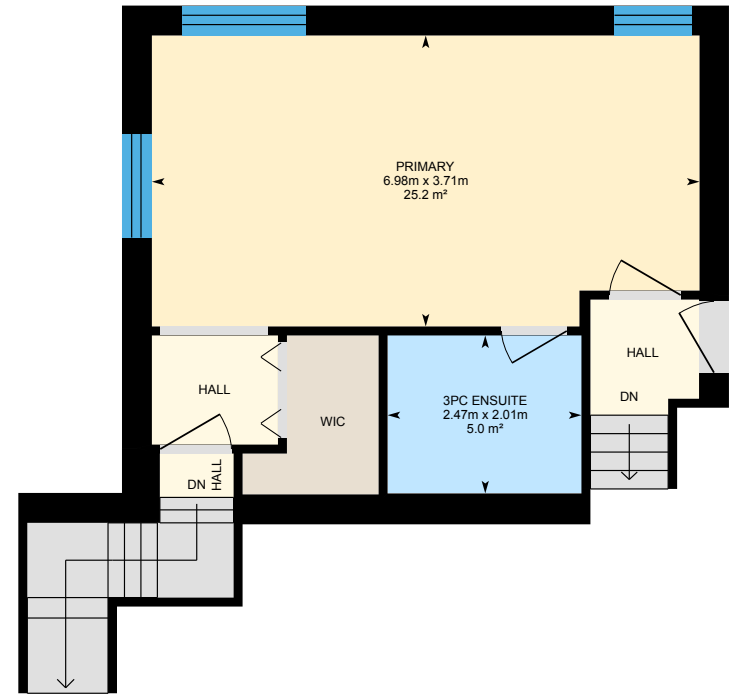
PREPARED: 2026/03/13

# 544 Pitt St W, Windsor, ON

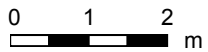
Main Building: Total Exterior Area Above Grade 1714.14 m<sup>2</sup>



**Unit 3**  
Exterior Area 117.98 m<sup>2</sup>



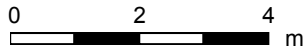
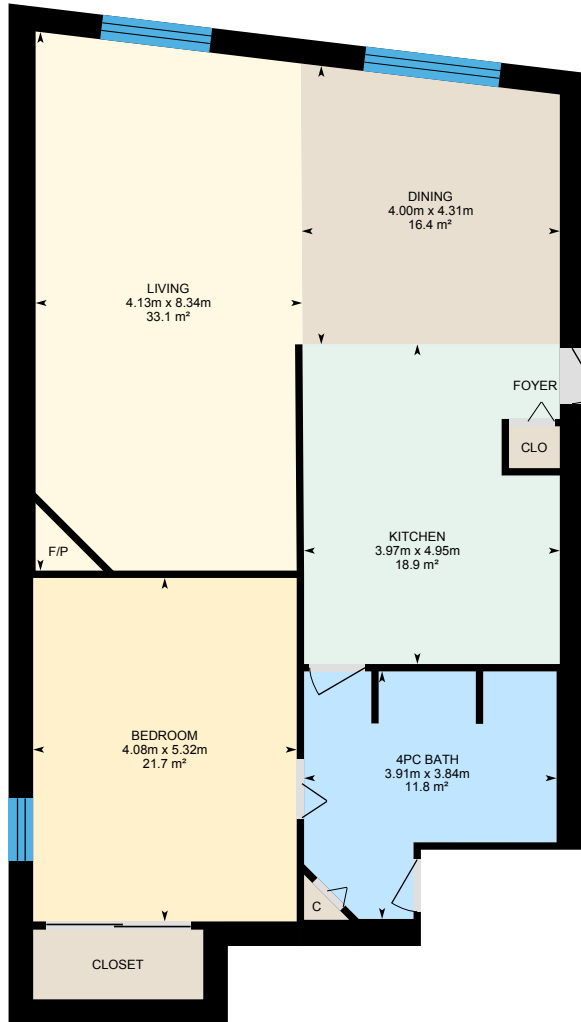
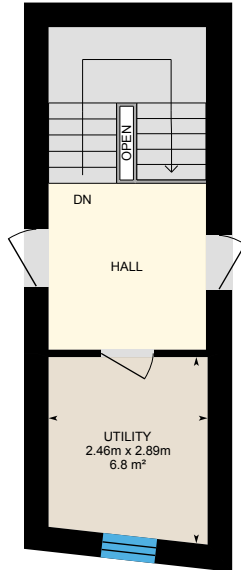
**Unit 3 - 2nd Floor**  
Exterior Area 56.69 m<sup>2</sup>



PREPARED: 2026/03/13

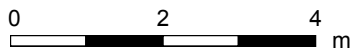
# 544 Pitt St W, Windsor, ON

Main Building: Total Exterior Area Above Grade 1714.14 m<sup>2</sup>

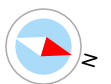


# 544 Pitt St W, Windsor, ON

Main Floor Front Common Areas Exterior Area 119.96 m<sup>2</sup>  
Interior Area 94.58 m<sup>2</sup>

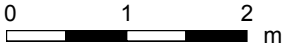


PREPARED: 2026/03/13

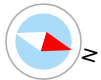


# 544 Pitt St W, Windsor, ON

Office #101 Exterior Area 113.74 m<sup>2</sup>  
Interior Area 97.03 m<sup>2</sup>



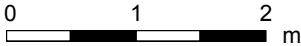
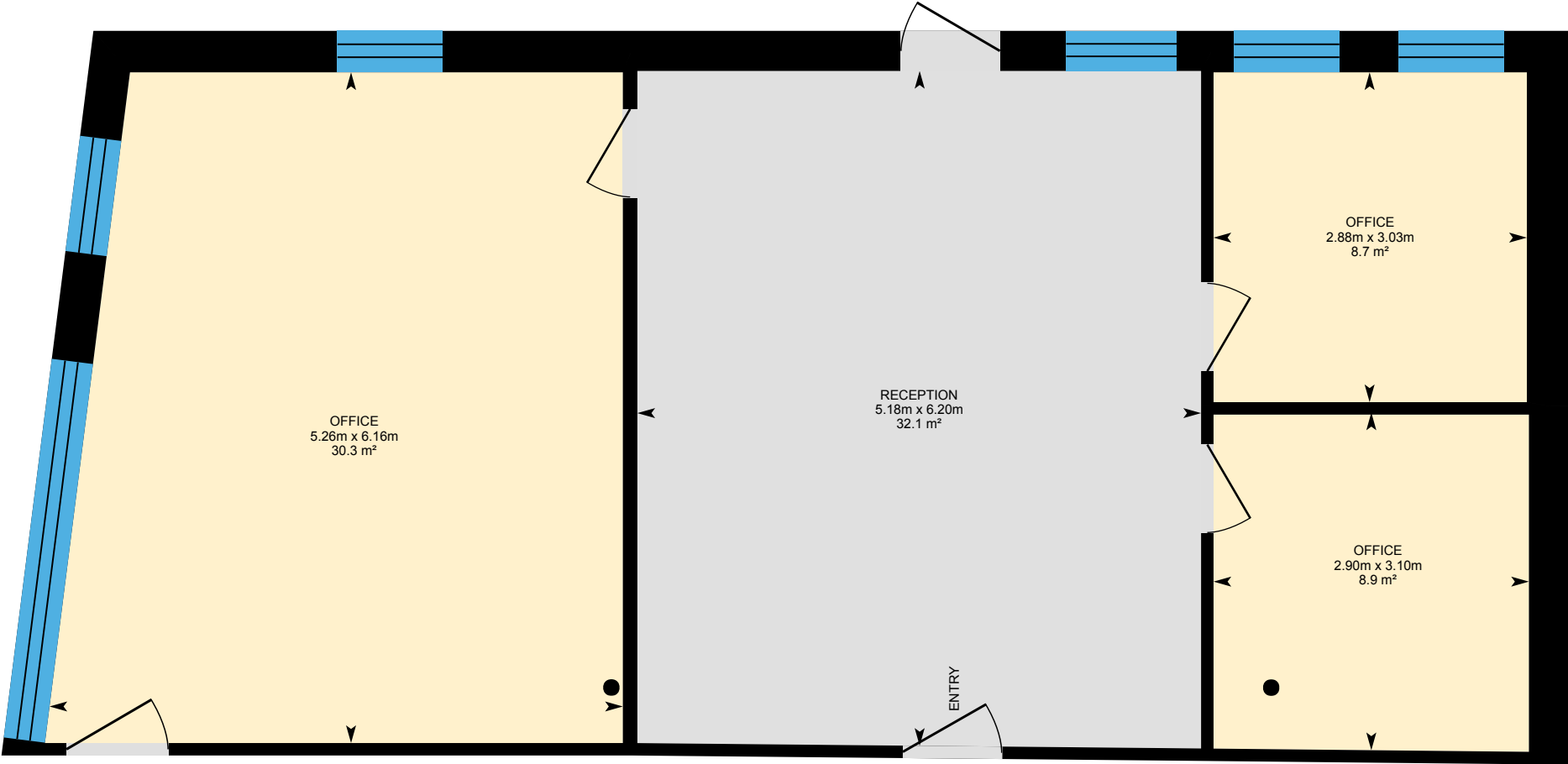
PREPARED: 2026/03/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Office #103 Exterior Area 97.16 m<sup>2</sup>  
Interior Area 81.85 m<sup>2</sup>



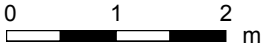
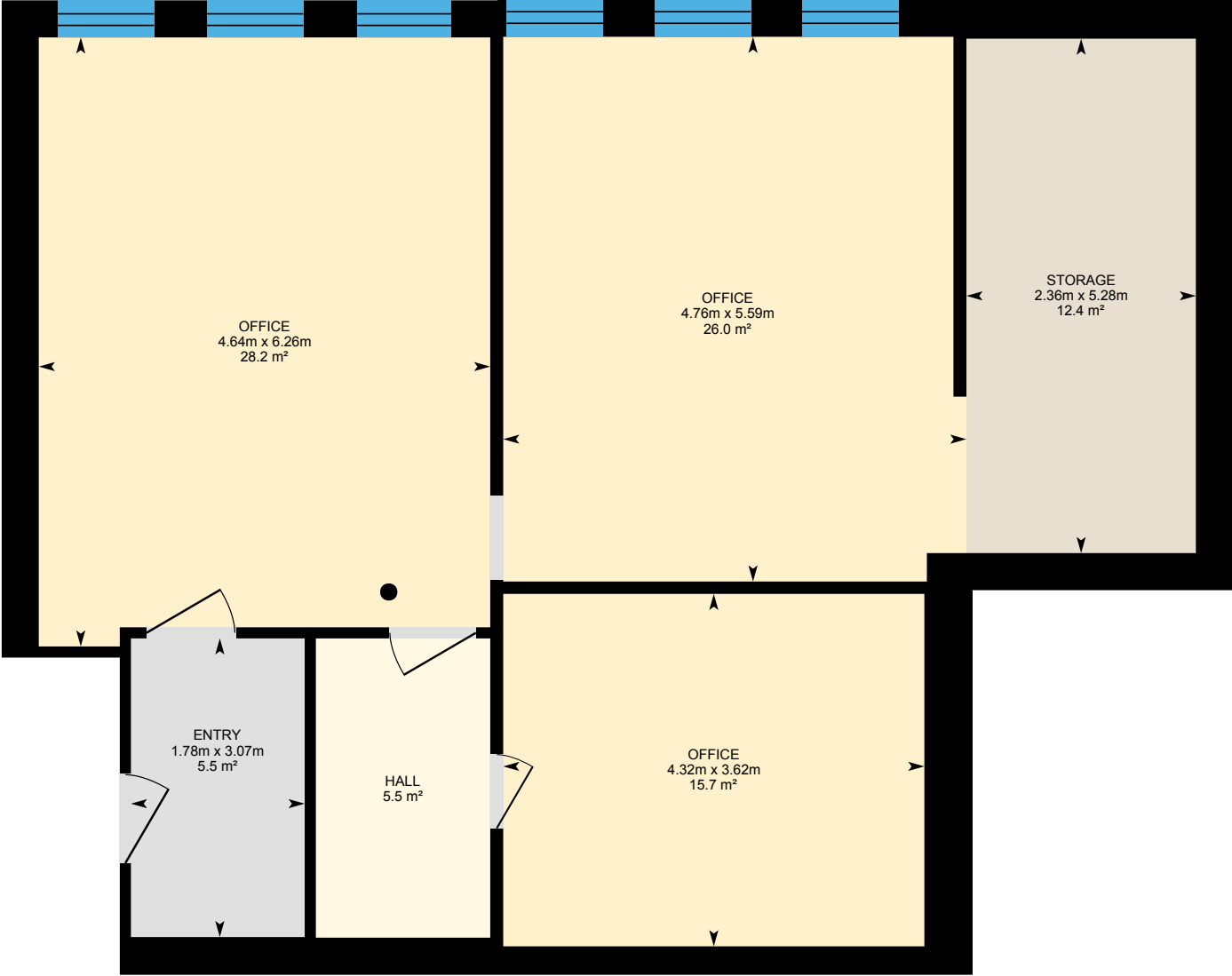
PREPARED: 2026/03/13



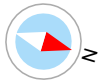
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Office #104 Exterior Area 113.17 m<sup>2</sup>  
Interior Area 96.40 m<sup>2</sup>



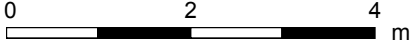
PREPARED: 2026/03/13



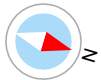
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Office #106 Exterior Area 97.25 m<sup>2</sup>  
Interior Area 76.54 m<sup>2</sup>



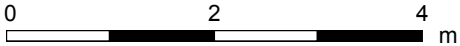
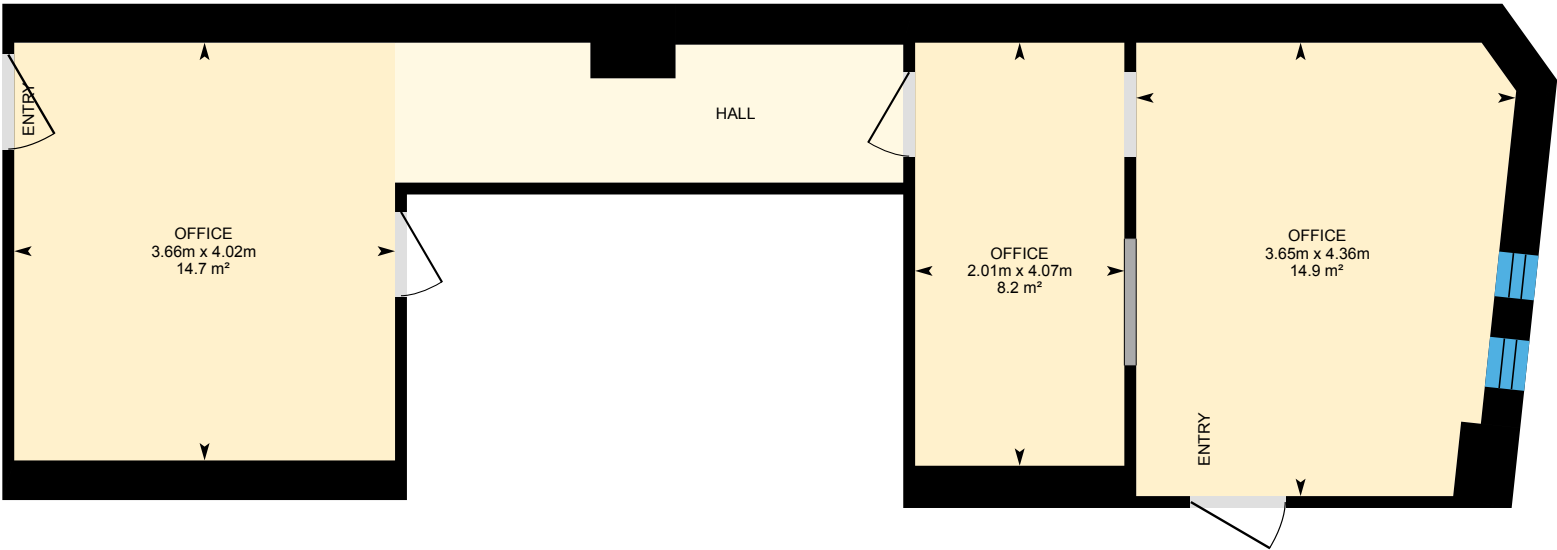
PREPARED: 2026/03/13



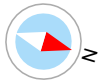
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Office #107 Exterior Area 61.35 m<sup>2</sup>  
Interior Area 44.75 m<sup>2</sup>



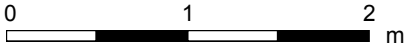
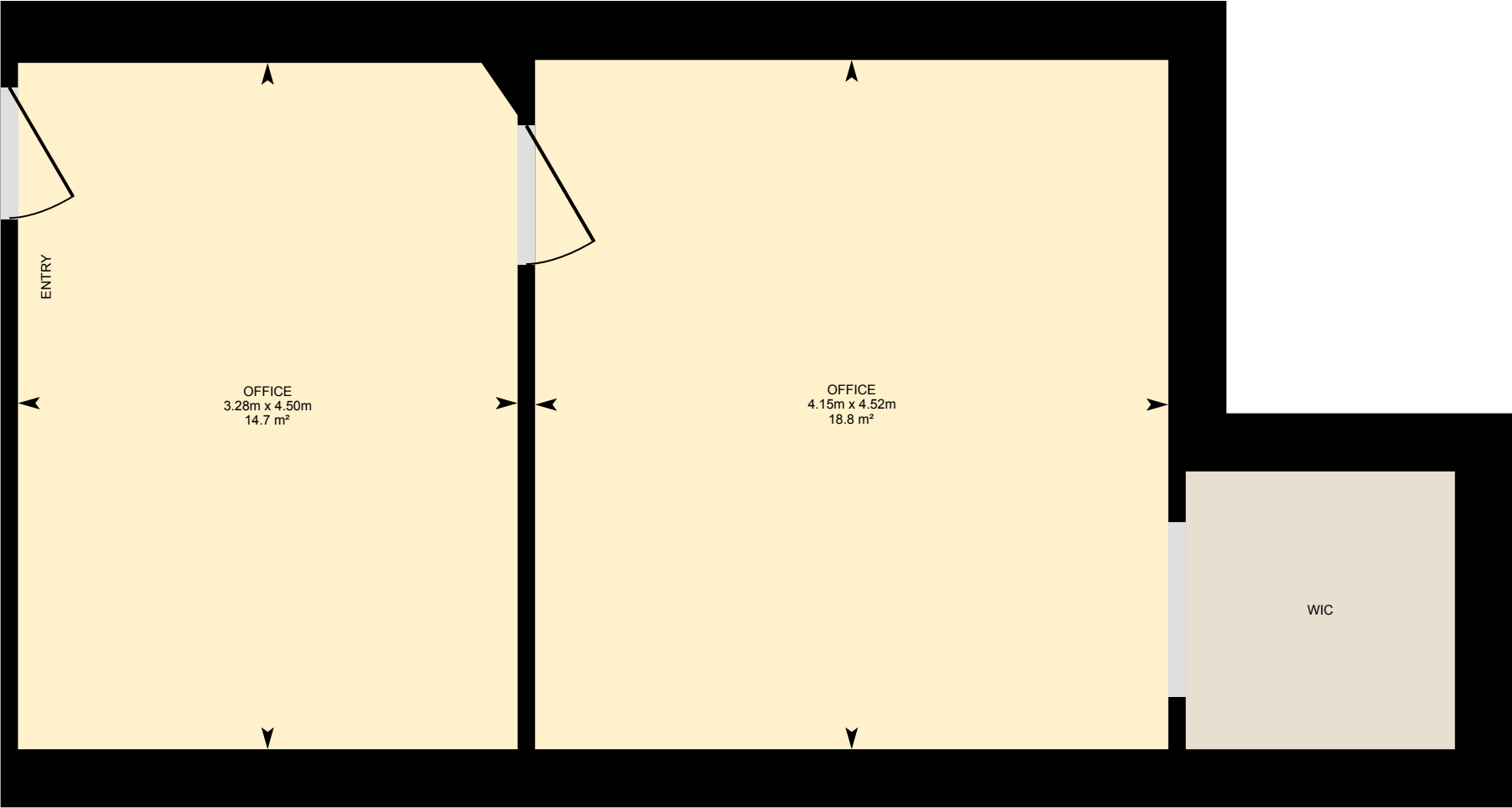
PREPARED: 2026/03/13



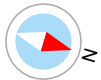
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Office 108&109 Exterior Area 48.58 m<sup>2</sup>  
Interior Area 37.49 m<sup>2</sup>



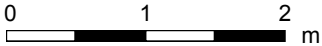
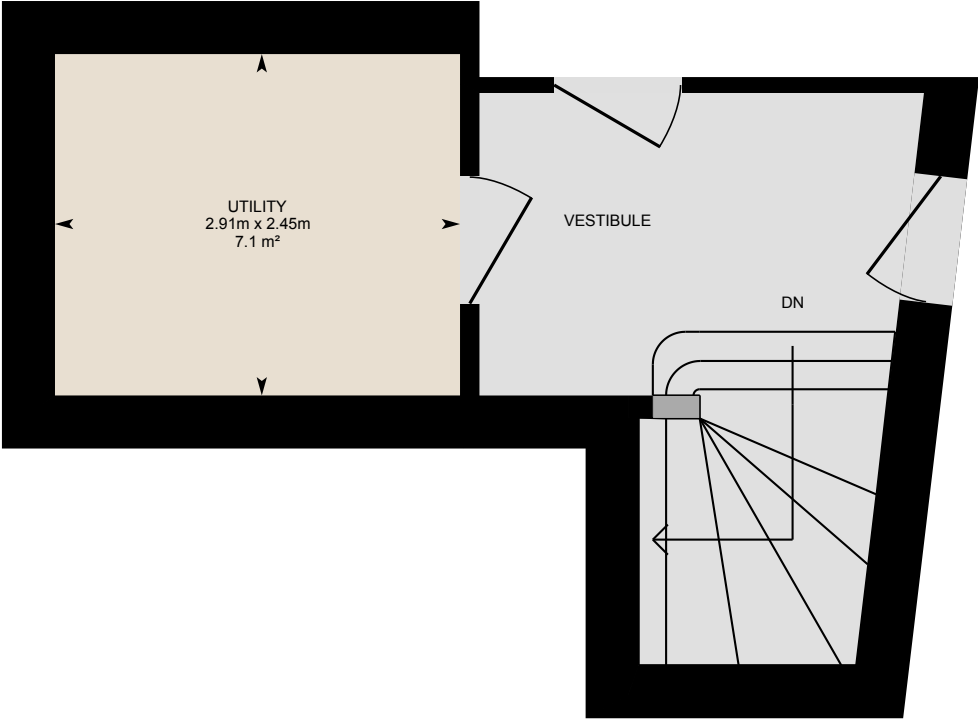
PREPARED: 2026/03/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Main Floor Back Common Areas Exterior Area 25.97 m<sup>2</sup>  
Interior Area 17.34 m<sup>2</sup>



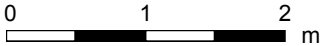
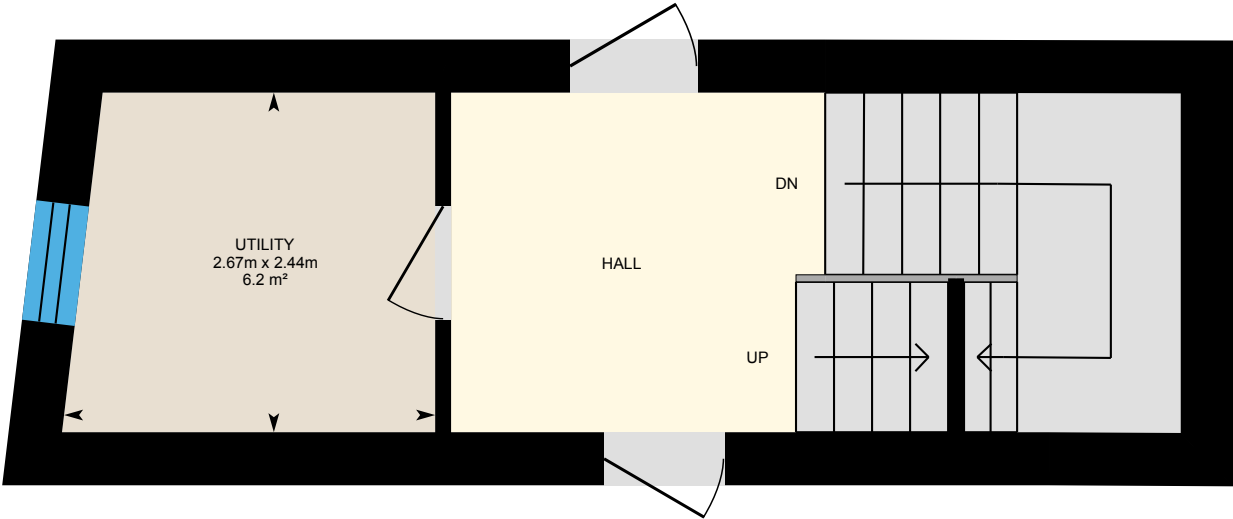
PREPARED: 2026/03/13



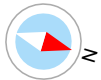
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

2nd Floor - Foyer Exterior Area 27.71 m<sup>2</sup>  
Interior Area 19.23 m<sup>2</sup>



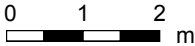
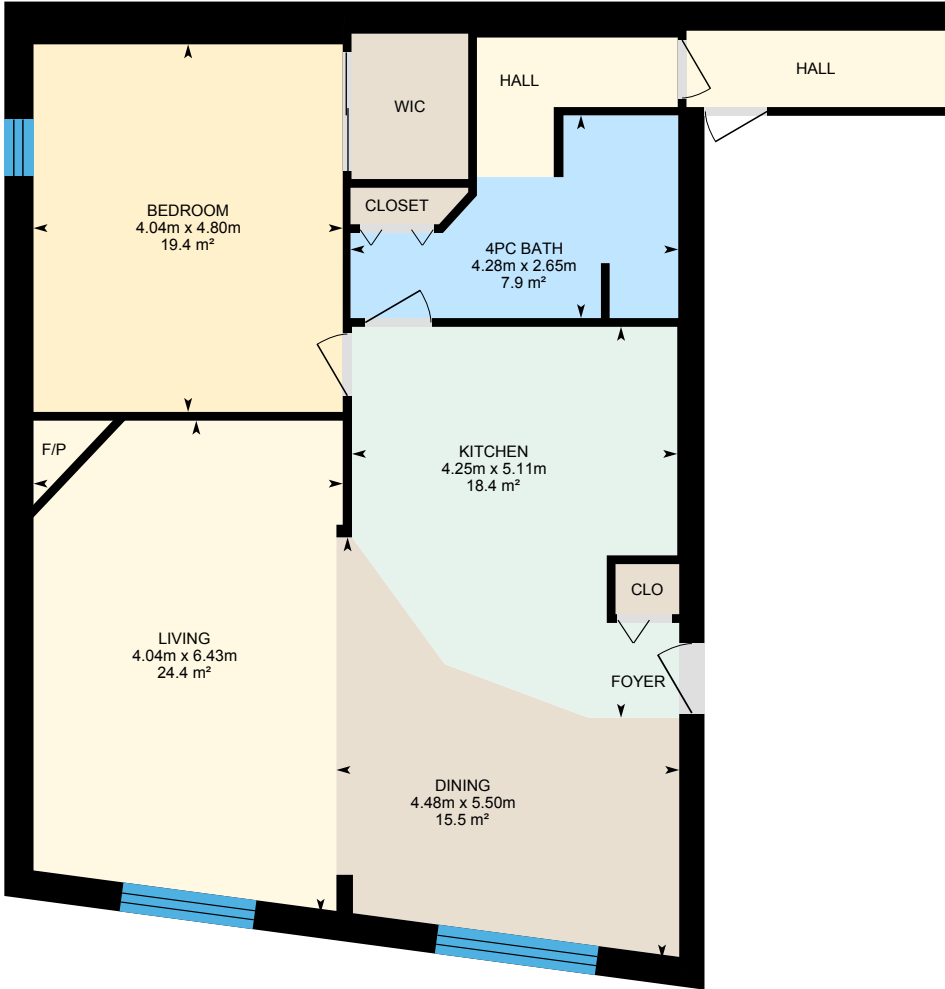
PREPARED: 2026/03/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Unit 1 Exterior Area 117.52 m<sup>2</sup>  
Interior Area 99.57 m<sup>2</sup>



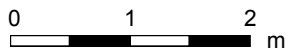
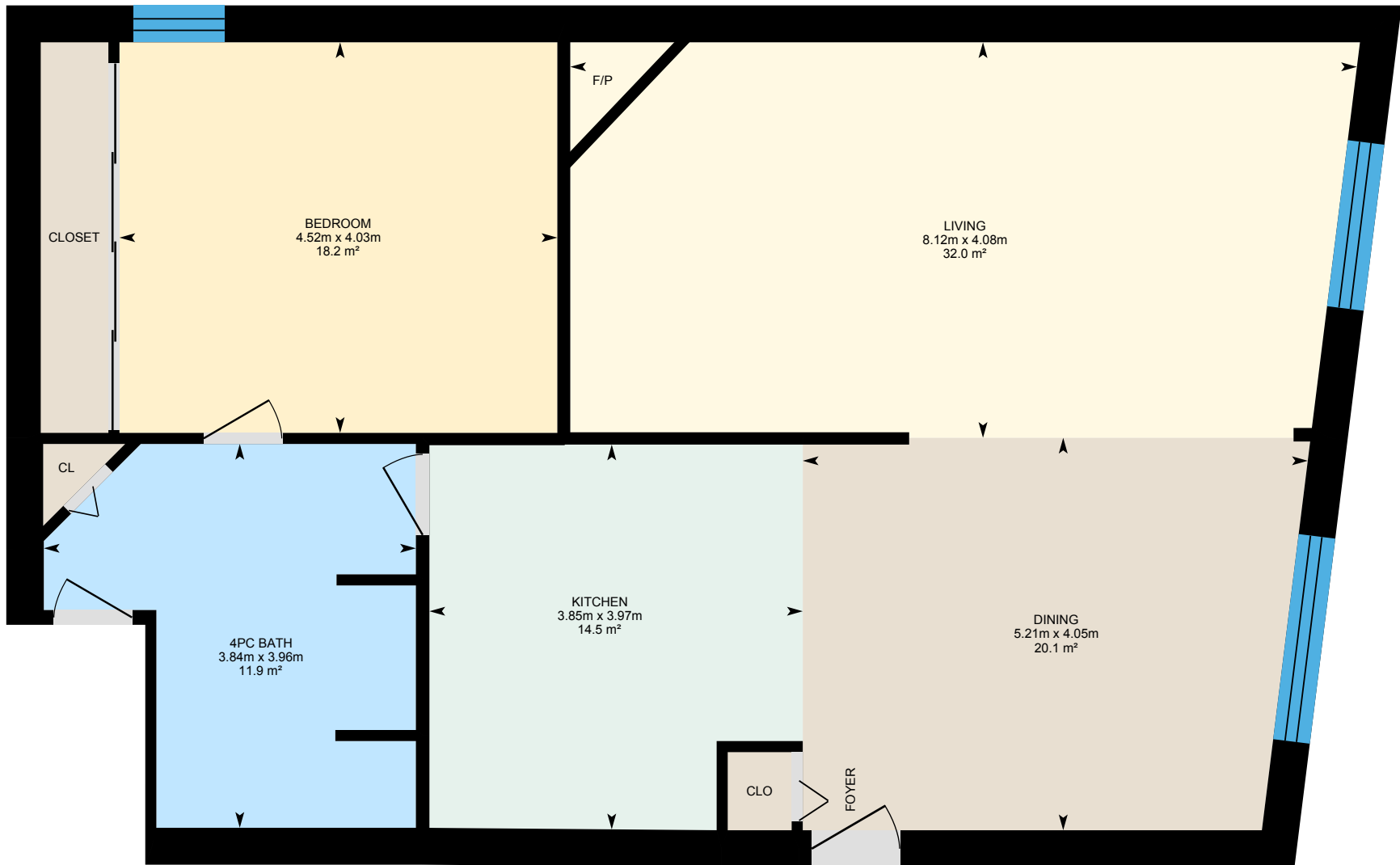
PREPARED: 2026/03/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Unit 2 Exterior Area 120.54 m<sup>2</sup>  
Interior Area 103.80 m<sup>2</sup>

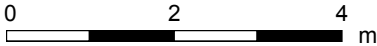
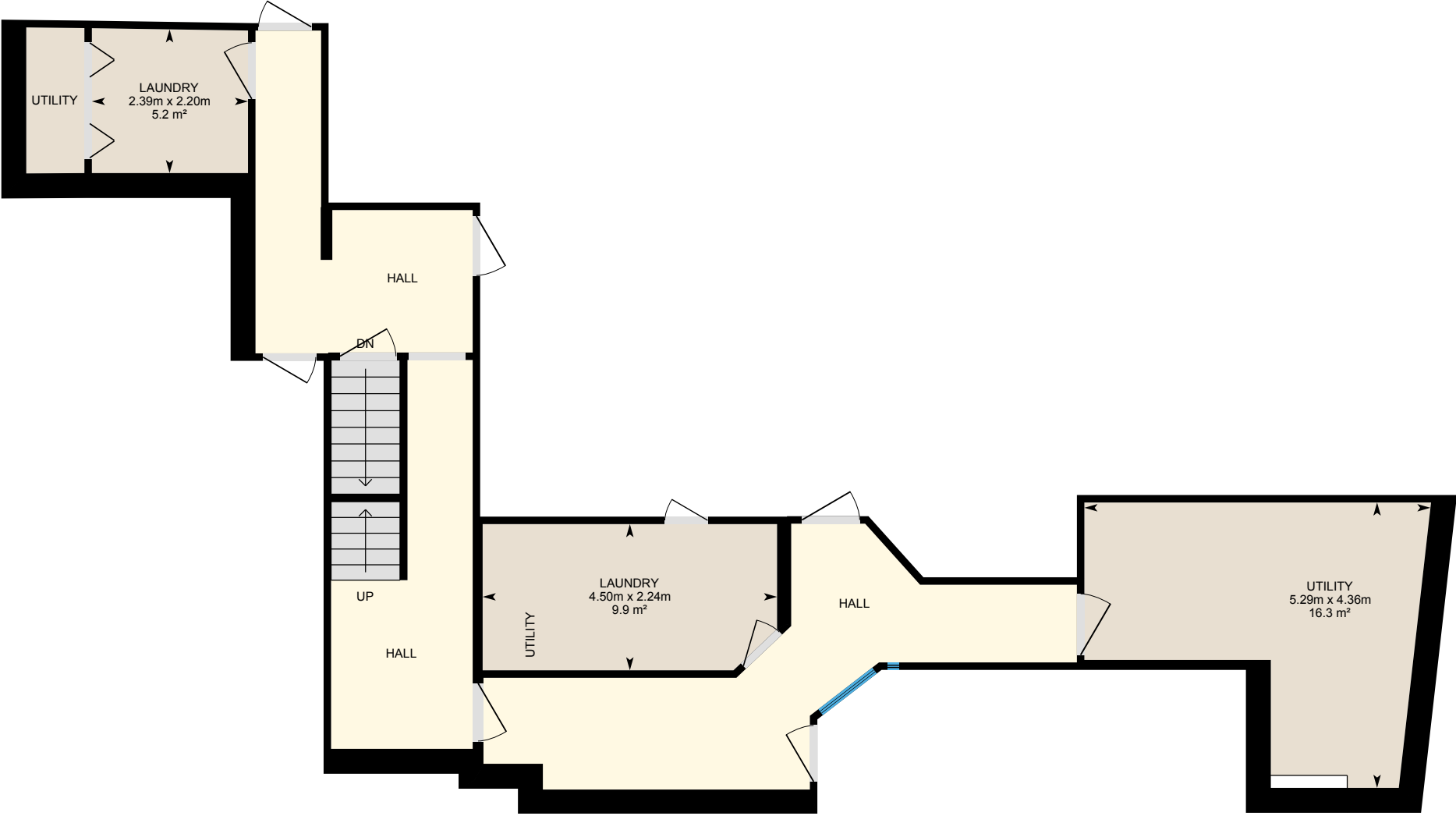


PREPARED: 2026/03/13



# 544 Pitt St W, Windsor, ON

2nd Floor Common Areas Exterior Area 101.89 m<sup>2</sup>  
Interior Area 74.19 m<sup>2</sup>



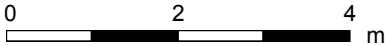
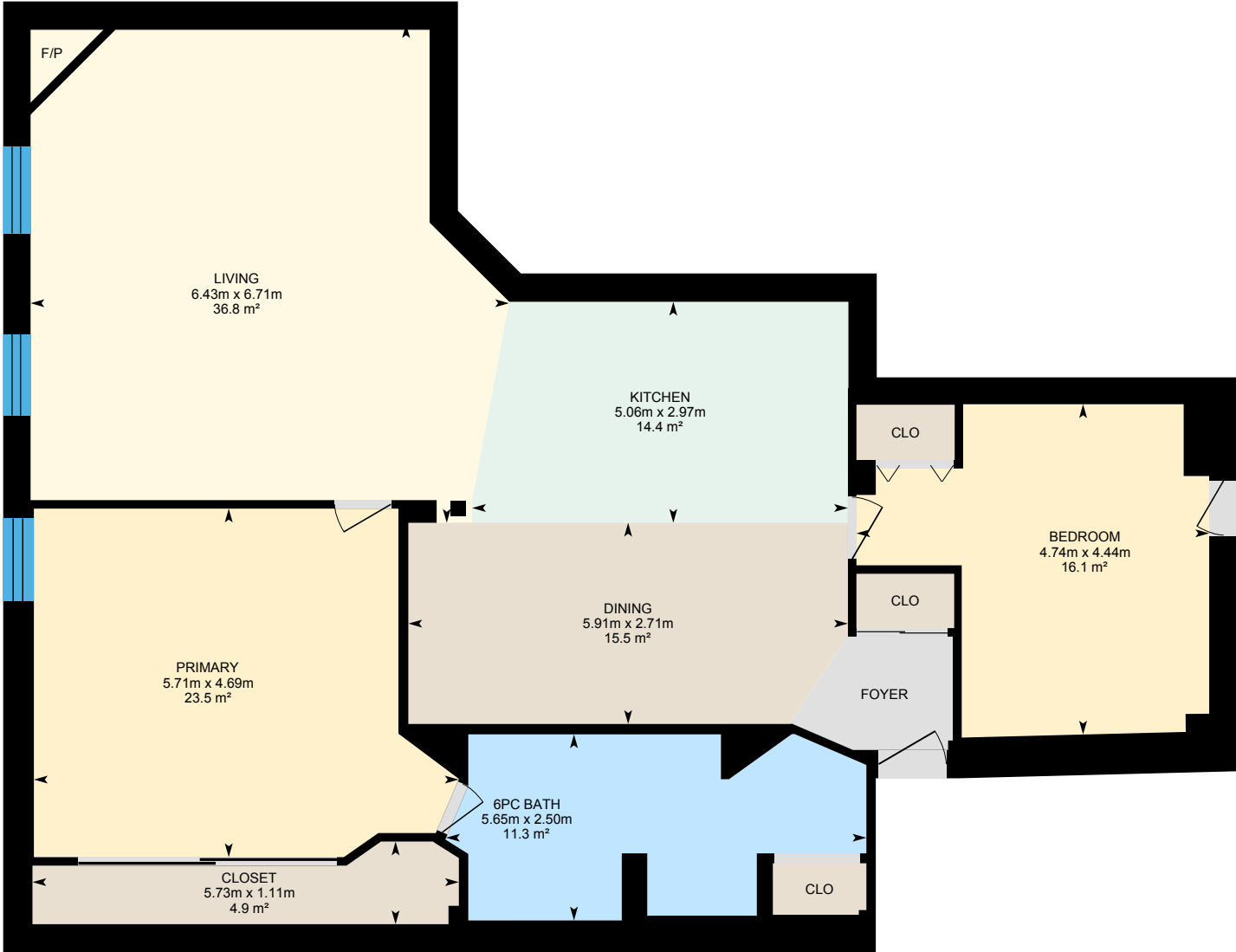
PREPARED: 2026/03/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Unit 5 Exterior Area 154.95 m<sup>2</sup>  
Interior Area 133.48 m<sup>2</sup>



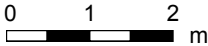
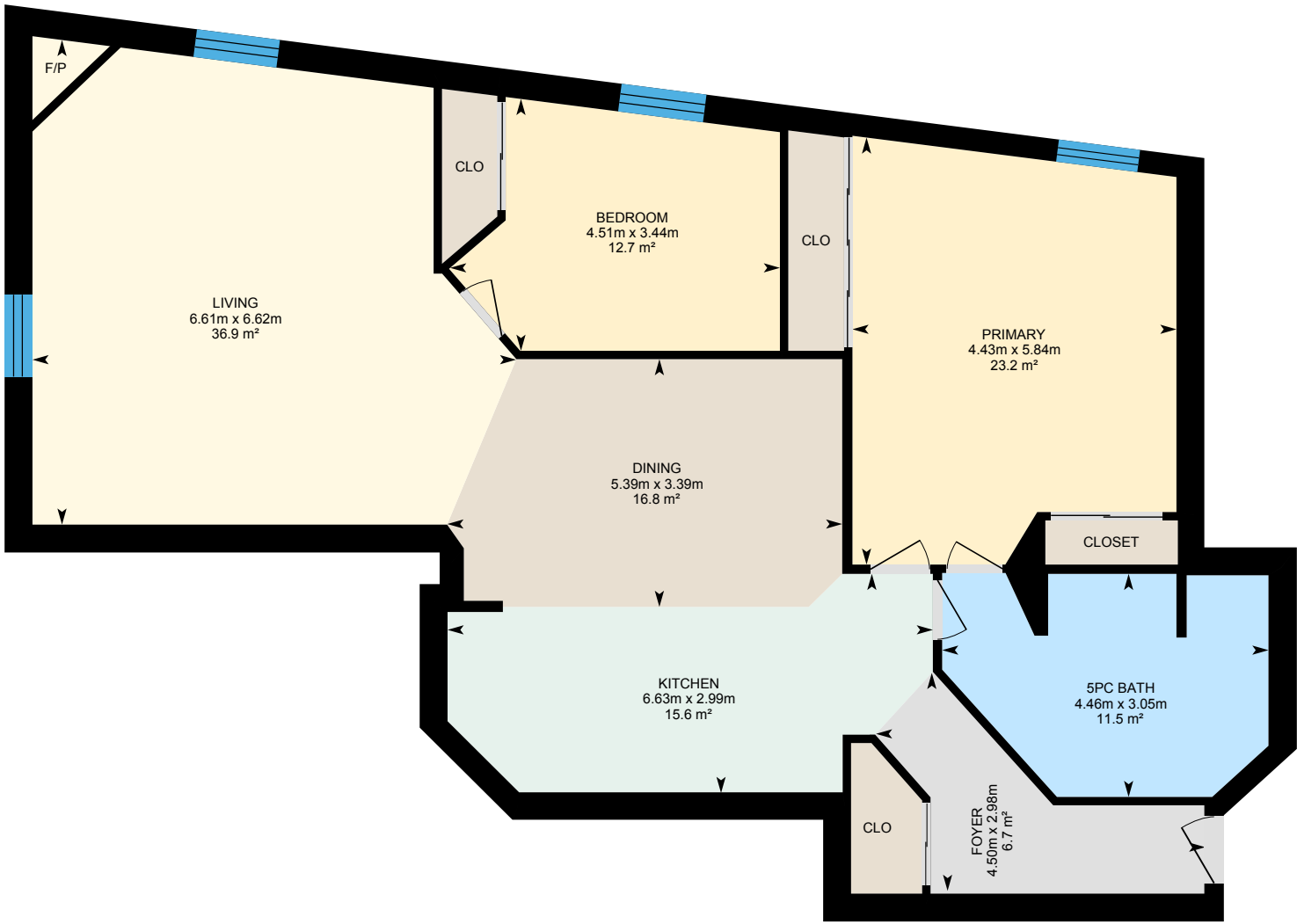
PREPARED: 2026/03/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Unit 6 Exterior Area 156.22 m<sup>2</sup>  
Interior Area 134.97 m<sup>2</sup>



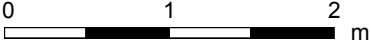
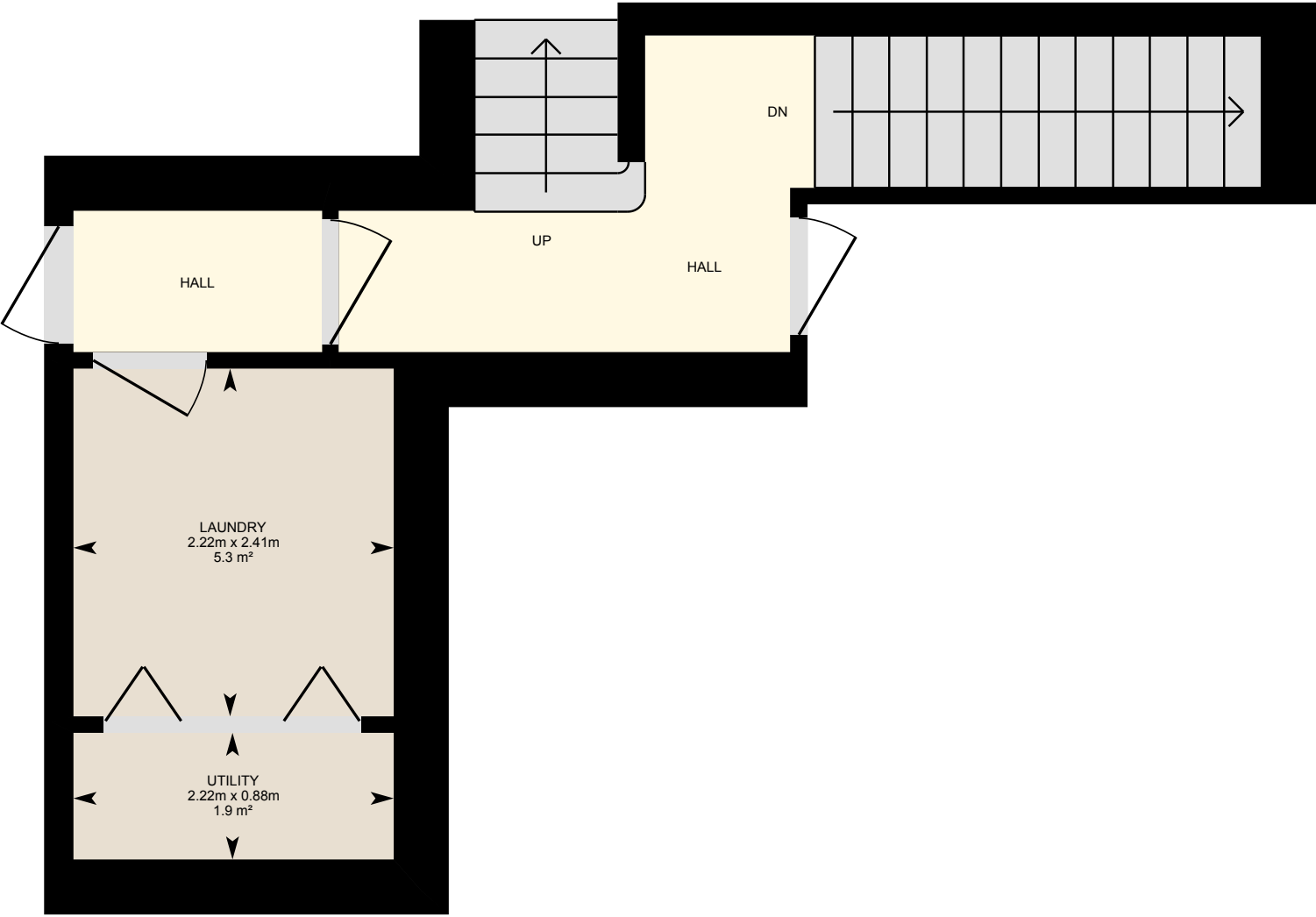
PREPARED: 2026/03/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

3rd Floor Common Areas Exterior Area 29.54 m<sup>2</sup>  
Interior Area 18.86 m<sup>2</sup>



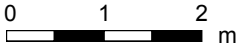
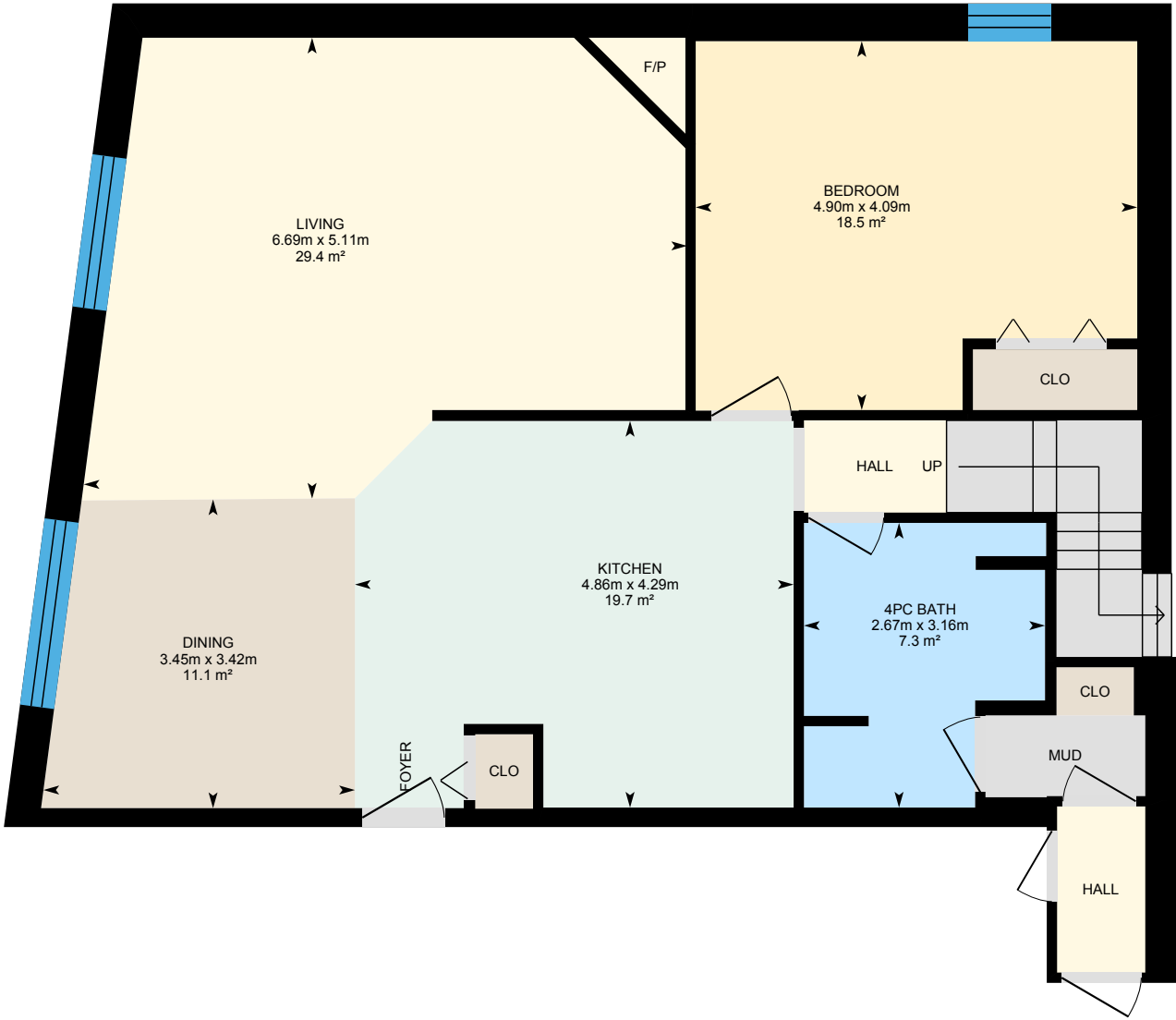
PREPARED: 2026/03/13



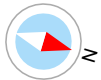
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Unit 3 Exterior Area 117.98 m<sup>2</sup>  
Interior Area 101.02 m<sup>2</sup>



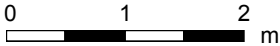
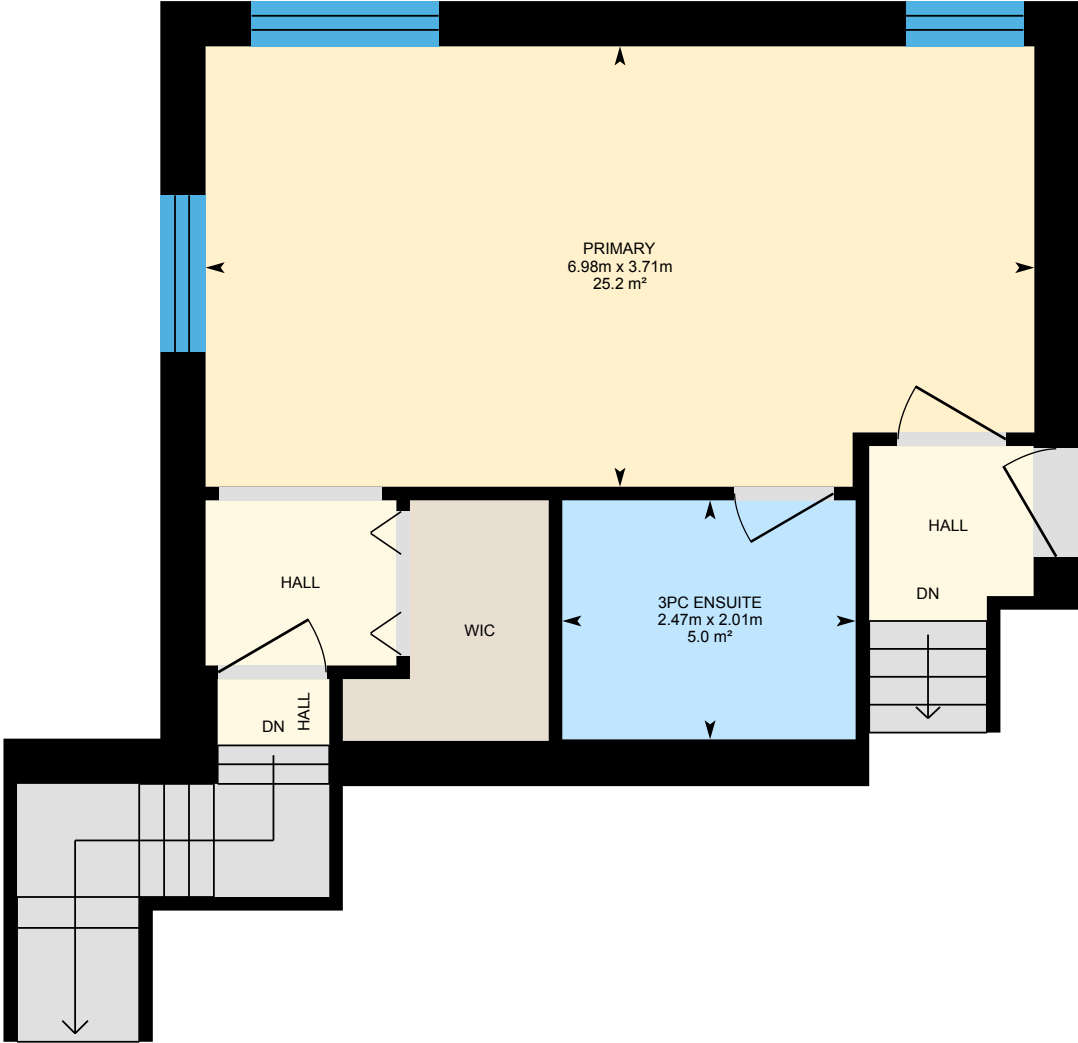
PREPARED: 2026/03/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Unit 3 - 2nd Floor Exterior Area 56.69 m<sup>2</sup>  
Interior Area 44.25 m<sup>2</sup>



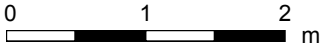
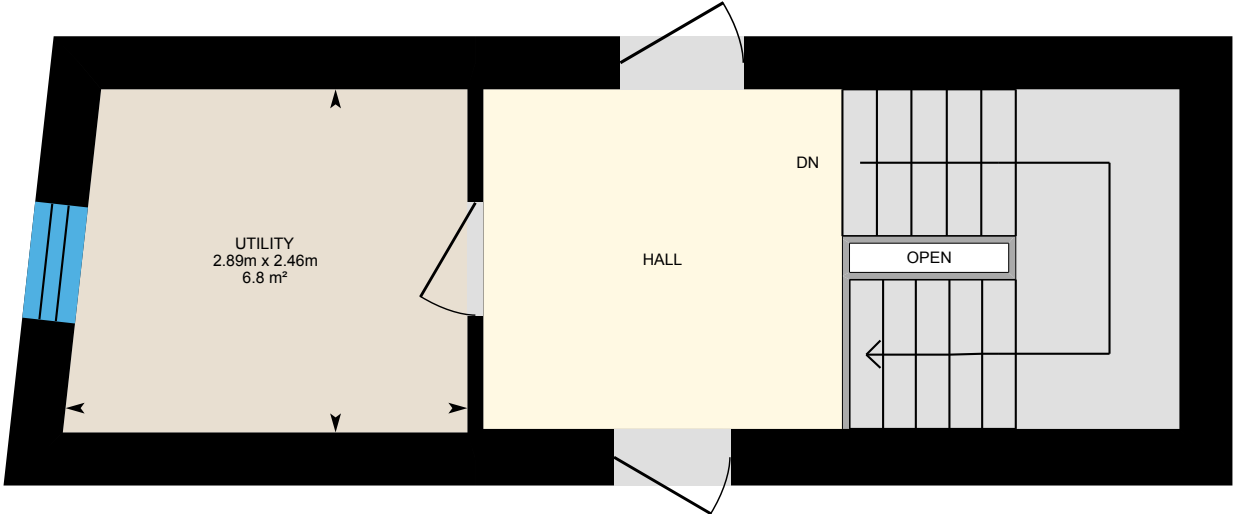
PREPARED: 2026/03/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

3rd Floor - Foyer Exterior Area 27.50 m<sup>2</sup>  
Interior Area 19.04 m<sup>2</sup>  
Excluded Area 0.24 m<sup>2</sup>



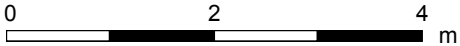
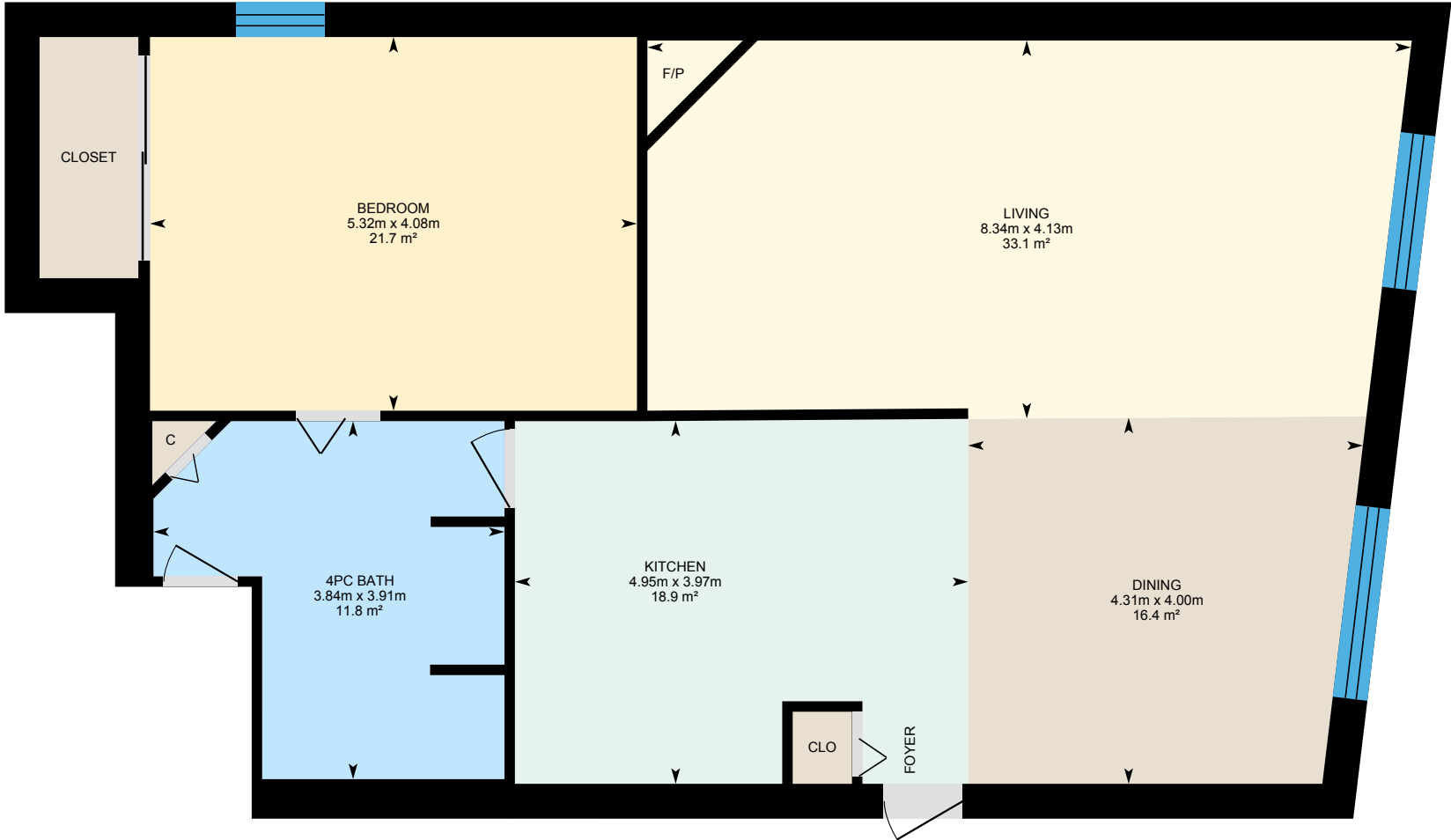
PREPARED: 2026/03/13



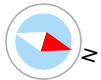
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

Unit 4 Exterior Area 126.39 m<sup>2</sup>  
Interior Area 108.43 m<sup>2</sup>



PREPARED: 2026/03/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 544 Pitt St W, Windsor, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR FRONT COMMON AREAS

Utility: 2.82m x 3.40m | 9.6 m<sup>2</sup>

Utility: 1.02m x 2.08m

Washroom: 2.01m x 2.22m | 4.5 m<sup>2</sup>

Washroom: 3.13m x 1.98m | 5.9 m<sup>2</sup>

##### OFFICE #101

Office: 3.64m x 4.57m | 16.0 m<sup>2</sup>

Office: 4.32m x 5.15m | 21.3 m<sup>2</sup>

Office: 4.14m x 3.89m | 16.1 m<sup>2</sup>

Office: 4.13m x 3.95m | 16.2 m<sup>2</sup>

Print Room: 2.04m x 2.24m | 4.6 m<sup>2</sup>

Storage: 1.72m x 1.78m | 2.6 m<sup>2</sup>

Washroom: 2.02m x 2.22m | 4.5 m<sup>2</sup>

##### OFFICE #103

Office: 3.03m x 2.88m | 8.7 m<sup>2</sup>

Office: 3.10m x 2.90m | 8.9 m<sup>2</sup>

Office: 6.16m x 5.26m | 30.3 m<sup>2</sup>

Reception: 6.20m x 5.18m | 32.1 m<sup>2</sup>

##### OFFICE #104

Entry: 3.07m x 1.78m | 5.5 m<sup>2</sup>

Hall: 5.5 m<sup>2</sup>

Office: 6.26m x 4.64m | 28.2 m<sup>2</sup>

Office: 3.62m x 4.32m | 15.7 m<sup>2</sup>

Office: 5.59m x 4.76m | 26.0 m<sup>2</sup>

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR FRONT COMMON AREAS

Interior Area: 94.58 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 119.96 m<sup>2</sup>

##### OFFICE #101

Interior Area: 97.03 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 113.74 m<sup>2</sup>

##### OFFICE #103

Interior Area: 81.85 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 97.16 m<sup>2</sup>

##### OFFICE #104

Interior Area: 96.40 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 113.17 m<sup>2</sup>

##### OFFICE #106

Interior Area: 76.54 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 97.25 m<sup>2</sup>

# 544 Pitt St W, Windsor, ON

## Property Details

### Room Measurements

Storage: 5.28m x 2.36m | 12.4 m<sup>2</sup>

#### OFFICE #106

Office: 4.99m x 4.85m | 22.7 m<sup>2</sup>

Office: 3.92m x 3.00m | 10.9 m<sup>2</sup>

Storage: 1.78m x 5.09m | 8.9 m<sup>2</sup>

Storage: 3.70m x 2.67m | 8.7 m<sup>2</sup>

#### OFFICE #107

Office: 4.02m x 3.66m | 14.7 m<sup>2</sup>

Office: 4.36m x 3.65m | 14.9 m<sup>2</sup>

Office: 4.07m x 2.01m | 8.2 m<sup>2</sup>

#### OFFICE 108&109

Office: 4.50m x 3.28m | 14.7 m<sup>2</sup>

Office: 4.52m x 4.15m | 18.8 m<sup>2</sup>

#### MAIN FLOOR BACK COMMON AREAS

Utility: 2.45m x 2.91m | 7.1 m<sup>2</sup>

#### 2ND FLOOR - FOYER

Utility: 2.44m x 2.67m | 6.2 m<sup>2</sup>

#### UNIT 1

4pc Bath: 4.28m x 2.65m | 7.9 m<sup>2</sup>

Bedroom: 4.04m x 4.80m | 19.4 m<sup>2</sup>

Dining: 4.48m x 5.50m | 15.5 m<sup>2</sup>

Kitchen: 4.25m x 5.11m | 18.4 m<sup>2</sup>

Living: 4.04m x 6.43m | 24.4 m<sup>2</sup>

### Floor Area Information

#### OFFICE #107

Interior Area: 44.75 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 61.35 m<sup>2</sup>

#### OFFICE 108&109

Interior Area: 37.49 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 48.58 m<sup>2</sup>

#### MAIN FLOOR BACK COMMON AREAS

Interior Area: 17.34 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 25.97 m<sup>2</sup>

#### 2ND FLOOR - FOYER

Interior Area: 19.23 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 27.71 m<sup>2</sup>

#### UNIT 1

Interior Area: 99.57 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 117.52 m<sup>2</sup>

#### UNIT 2

Interior Area: 103.80 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 120.54 m<sup>2</sup>

# 544 Pitt St W, Windsor, ON

## Property Details

### Room Measurements

#### UNIT 2

4pc Bath: 3.96m x 3.84m | 11.9 m<sup>2</sup>  
Bedroom: 4.03m x 4.52m | 18.2 m<sup>2</sup>  
Dining: 4.05m x 5.21m | 20.1 m<sup>2</sup>  
Kitchen: 3.97m x 3.85m | 14.5 m<sup>2</sup>  
Living: 4.08m x 8.12m | 32.0 m<sup>2</sup>

#### 2ND FLOOR COMMON AREAS

Laundry: 2.20m x 2.39m | 5.2 m<sup>2</sup>  
Laundry: 2.24m x 4.50m | 9.9 m<sup>2</sup>  
Utility: 4.36m x 5.29m | 16.3 m<sup>2</sup>

#### UNIT 5

6pc Bath: 2.50m x 5.65m | 11.3 m<sup>2</sup>  
Bedroom: 4.44m x 4.74m | 16.1 m<sup>2</sup>  
Closet: 1.11m x 5.73m | 4.9 m<sup>2</sup>  
Dining: 2.71m x 5.91m | 15.5 m<sup>2</sup>  
Kitchen: 2.97m x 5.06m | 14.4 m<sup>2</sup>  
Living: 6.71m x 6.43m | 36.8 m<sup>2</sup>  
Primary: 4.69m x 5.71m | 23.5 m<sup>2</sup>

#### UNIT 6

5pc Bath: 4.46m x 3.05m | 11.5 m<sup>2</sup>  
Bedroom: 4.51m x 3.44m | 12.7 m<sup>2</sup>  
Dining: 5.39m x 3.39m | 16.8 m<sup>2</sup>  
Foyer: 4.50m x 2.98m | 6.7 m<sup>2</sup>  
Kitchen: 6.63m x 2.99m | 15.6 m<sup>2</sup>  
Living: 6.61m x 6.62m | 36.9 m<sup>2</sup>  
Primary: 4.43m x 5.84m | 23.2 m<sup>2</sup>

### Floor Area Information

#### 2ND FLOOR COMMON AREAS

Interior Area: 74.19 m<sup>2</sup>  
Perimeter Wall Thickness: 38 cm  
Exterior Area: 101.89 m<sup>2</sup>

#### UNIT 5

Interior Area: 133.48 m<sup>2</sup>  
Perimeter Wall Thickness: 38 cm  
Exterior Area: 154.95 m<sup>2</sup>

#### UNIT 6

Interior Area: 134.97 m<sup>2</sup>  
Perimeter Wall Thickness: 38 cm  
Exterior Area: 156.22 m<sup>2</sup>

#### 3RD FLOOR COMMON AREAS

Interior Area: 18.86 m<sup>2</sup>  
Perimeter Wall Thickness: 38 cm  
Exterior Area: 29.54 m<sup>2</sup>

#### UNIT 3

Interior Area: 101.02 m<sup>2</sup>  
Perimeter Wall Thickness: 38 cm  
Exterior Area: 117.98 m<sup>2</sup>

#### UNIT 3 - 2ND FLOOR

Interior Area: 44.25 m<sup>2</sup>  
Perimeter Wall Thickness: 38 cm  
Exterior Area: 56.69 m<sup>2</sup>

# 544 Pitt St W, Windsor, ON

## Property Details

### Room Measurements

#### 3RD FLOOR COMMON AREAS

Laundry: 2.22m x 2.41m | 5.3 m<sup>2</sup>

Utility: 2.22m x 0.88m | 1.9 m<sup>2</sup>

#### UNIT 3

4pc Bath: 3.16m x 2.67m | 7.3 m<sup>2</sup>

Bedroom: 4.09m x 4.90m | 18.5 m<sup>2</sup>

Dining: 3.42m x 3.45m | 11.1 m<sup>2</sup>

Kitchen: 4.29m x 4.86m | 19.7 m<sup>2</sup>

Living: 5.11m x 6.69m | 29.4 m<sup>2</sup>

#### UNIT 3 - 2ND FLOOR

3pc Ensuite: 2.47m x 2.01m | 5.0 m<sup>2</sup>

Primary: 6.98m x 3.71m | 25.2 m<sup>2</sup>

#### 3RD FLOOR - FOYER

Utility: 2.46m x 2.89m | 6.8 m<sup>2</sup>

#### UNIT 4

4pc Bath: 3.91m x 3.84m | 11.8 m<sup>2</sup>

Bedroom: 4.08m x 5.32m | 21.7 m<sup>2</sup>

Dining: 4.00m x 4.31m | 16.4 m<sup>2</sup>

Kitchen: 3.97m x 4.95m | 18.9 m<sup>2</sup>

Living: 4.13m x 8.34m | 33.1 m<sup>2</sup>

### Floor Area Information

#### 3RD FLOOR - FOYER

Interior Area: 19.04 m<sup>2</sup>

Excluded Area: 0.24 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 27.50 m<sup>2</sup>

#### UNIT 4

Interior Area: 108.43 m<sup>2</sup>

Perimeter Wall Thickness: 38 cm

Exterior Area: 126.39 m<sup>2</sup>

### Total Above Grade Floor Area, Main Building

Interior Area: 1402.82 m<sup>2</sup>

Excluded Area: 0.24 m<sup>2</sup>

Exterior Area: 1714.14 m<sup>2</sup>

# 544 Pitt St W, Windsor, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>