PRIME NEW COMMERCIAL DEVELOPMENT | **FOR LEASE**

VARIOUS UNITS AVAILABLE

1600 HYDE PARK ROAD

London, ON N6H 5L5

CUSHMAN & WAKEFIELD
Southwestern Ontario

ABOUT THE PROPERTY

High profile location at the corner of Hyde Park and Gainsborough Road in northwest London

Unit	Approx. Rentable Square Feet	Asking Rent	Additional Rent
2	715 SF	$32.00 PSF Net	TBD*
3	1,364 SF	$32.00 PSF Net	TBD*
Leased 4	1,133 SF	$32.00 PSF Net	TBD*
Leased 5	1,130 SF	$32.00 PSF Net	TBD*
Leased 6	1,701 SF	$32.00 PSF Net	TBD*
Leased 7	1,692 SF	$32.00 PSF Net	TBD*
Leased 8	1,488 SF	$32.00 PSF Net	TBD*
107	1,020 SF	$32.00 PSF Net	TBD*
108	791 SF	$32.00 PSF Net	TBD*
Leased 109	1,159 SF	$32.00 PSF Net	TBD*
110	1,151 SF	$32.00 PSF Net	TBD*

*Inclusive of building insurance, common area maintenance and property taxes

- **Zoning: BDC(39) -** permits a wide range of uses: retail, restaurant/food uses/cafe/bakery/ professional office, accounting, law offices, support offices, medical/dental/clinics, personal service uses, studios etc.
- **Parking:** On-site parking available (interior, street and some underground spaces)
- Units could be combined to make larger units
- Excellent corner retail spaces available
- Building is professionally managed and maintained
- The new building will consist of 140 apartment units on the upper floors with commercial units along Hyde Park Road and Gainsborough Road
- The units will have high ceilings: 20'± clear height and an abundance of natural light
- Situated in a hot retail/office area in northwest London with direct exposure to Hyde Park Road and Gainsborough Road
- In close proximity to SmartCentres London Northwest development encompassing: Walmart, Canadian Tire, LCBO, HomeSense, Winners, Golf Town, etc.

LOCATED IN NORTHWEST LONDON

DAILY TRAFFIC VOLUMES OF OVER 27,500 VEHICLES PER DAY

VARIOUS SIZE UNITS AVAILABLE

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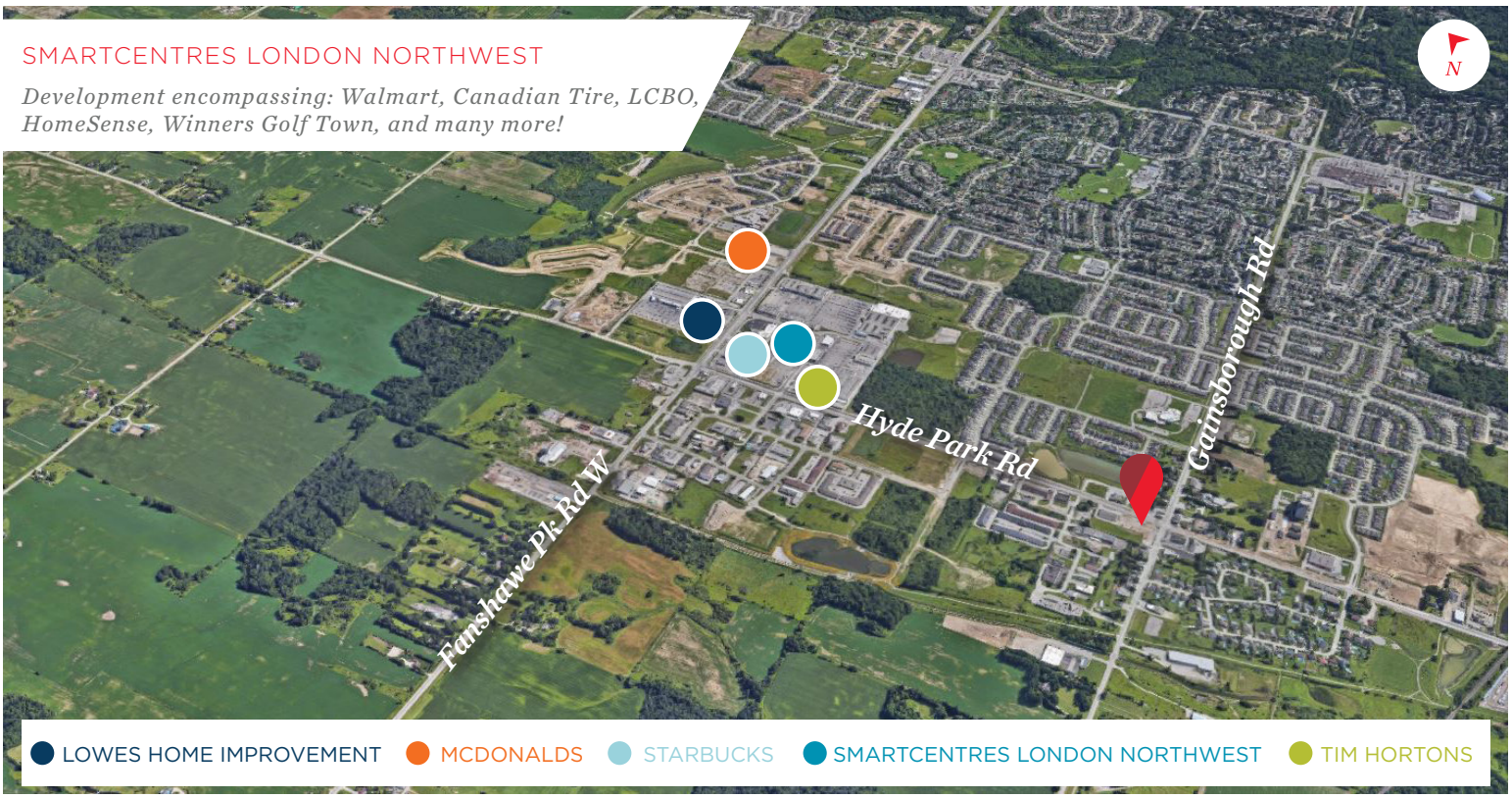
CONCEPTUAL RENDERING & AERIAL

SMARTCENTRES LONDON NORTHWEST

Development encompassing: Walmart, Canadian Tire, LCBO, HomeSense, Winners Golf Town, and many more!



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SITE PLANS

Phase 1

Phase 1&2

**Square Footage presented is usable SF*

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