3015 HOWARD AVENUE, WINDSOR, ON N8X 3Y9

FOR LEASE | PRIME COMMERCIAL OFFICE/RETAIL/MEDICAL SPACE

Available Space: *Approx. 3,000 - 8,209 SF*

Asking Rent: *$15.00 PSF Net* | ***Additional Rent:*** *$10.00 PSF*

CUSHMAN & WAKEFIELD
Southwestern Ontario

ABOUT THE PROPERTY

Fully built out office space available at the Roundhouse Centre

Unit	*Approx. Square Feet*	*Asking Rent*	*Additional Rent*
2A	8,209 SF	$15.00 PSF Net	$10.00 PSF*
2B	3,000 SF	$15.00 PSF Net	$10.00 PSF*
*Inclusive of building insurance, common area maintenance, property taxes			

- **Zoning: Commercial District (CD3.3) Zone -** Allows for a business office, medical office, retail and a large variety of other uses
- **Parking:** Free spaces available on-site
- Unit 2A: Office build with a large reception area, built in desk, cabinetry, skylights and 11 private offices with glass wall for light to pass through
  - » Very large conference room with divider to break room in half as necessary
  - » Formerly occupied by St. Clair College Employment Centre
- Unit 2B: Open shell box ready for retail uses and or several other commercial uses and or build out for an office use
- Both units could be combined for a total of approx. 11,209 SF
- A variety of amenities immediately surrounding the area makes for a well located, affordable, turn-key office solution
- Other Tenants in the plaza include: Toys R Us, LCBO, Pet Valu, Penningtons, Lee Valley & HSBC

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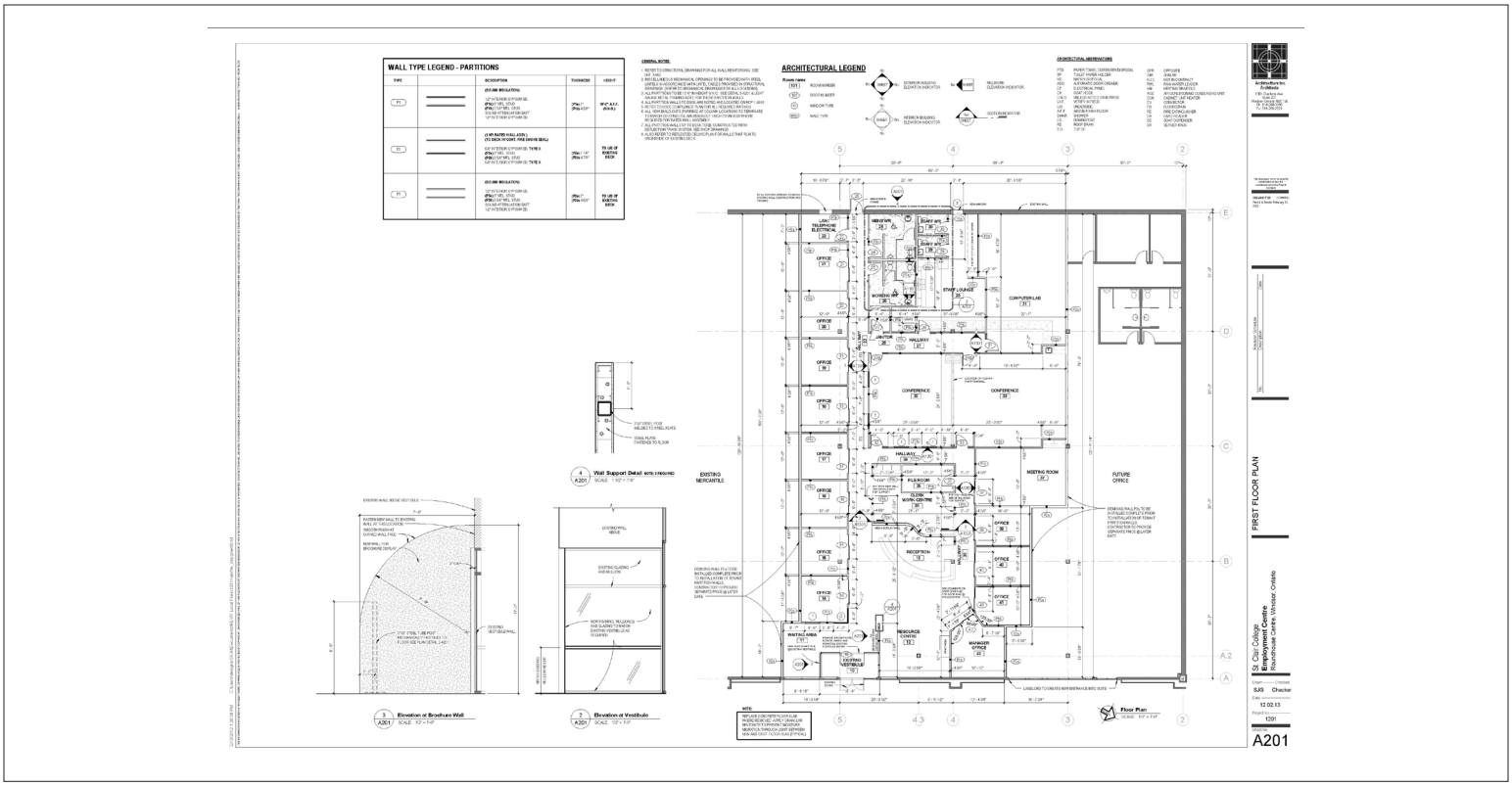
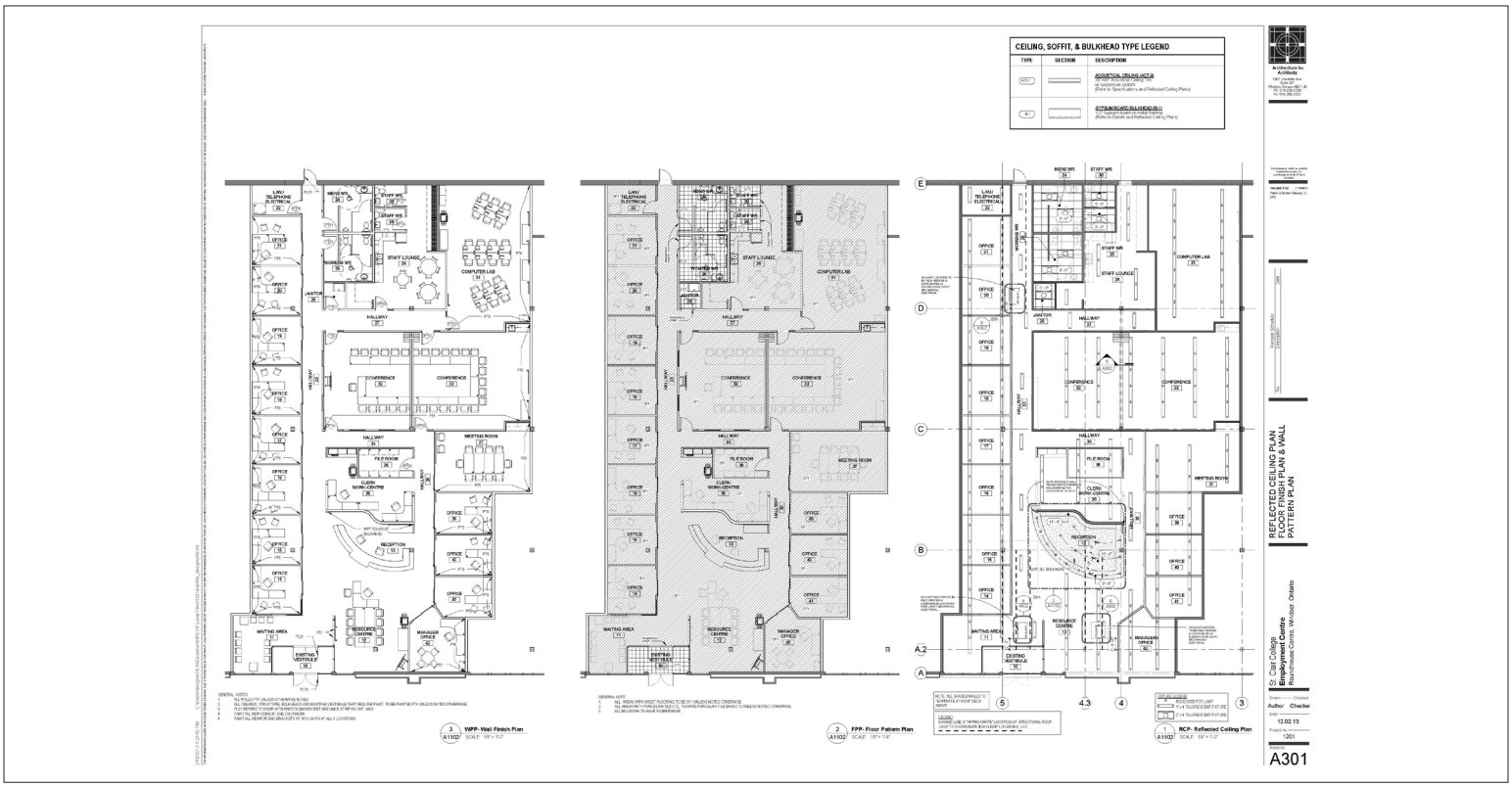
FLOOR PLANS





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SITE PLAN & PROPERTY IMAGES

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IMAGES | UNIT 2A

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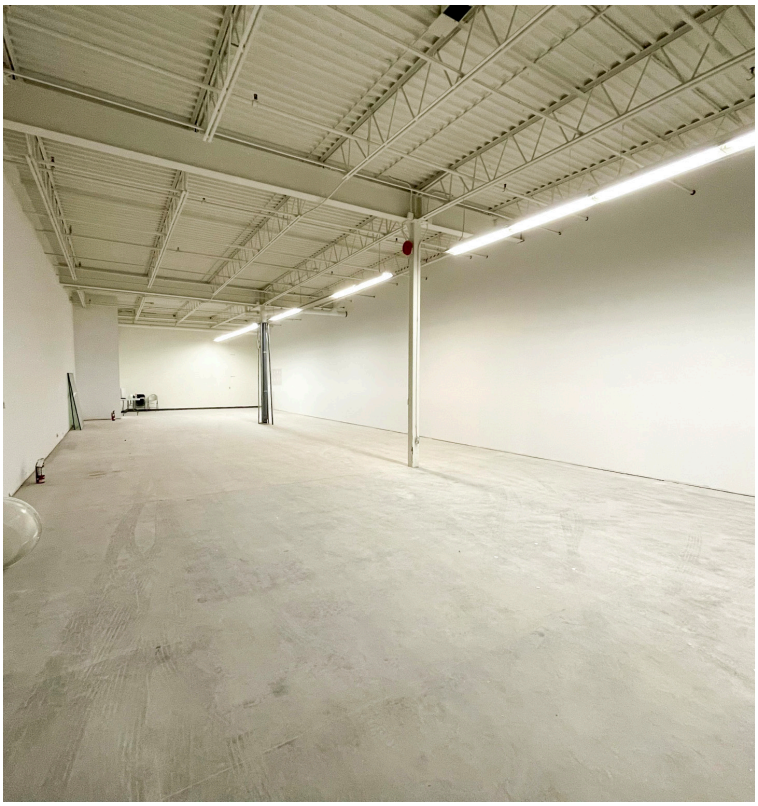
IMAGES | UNIT 2B



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