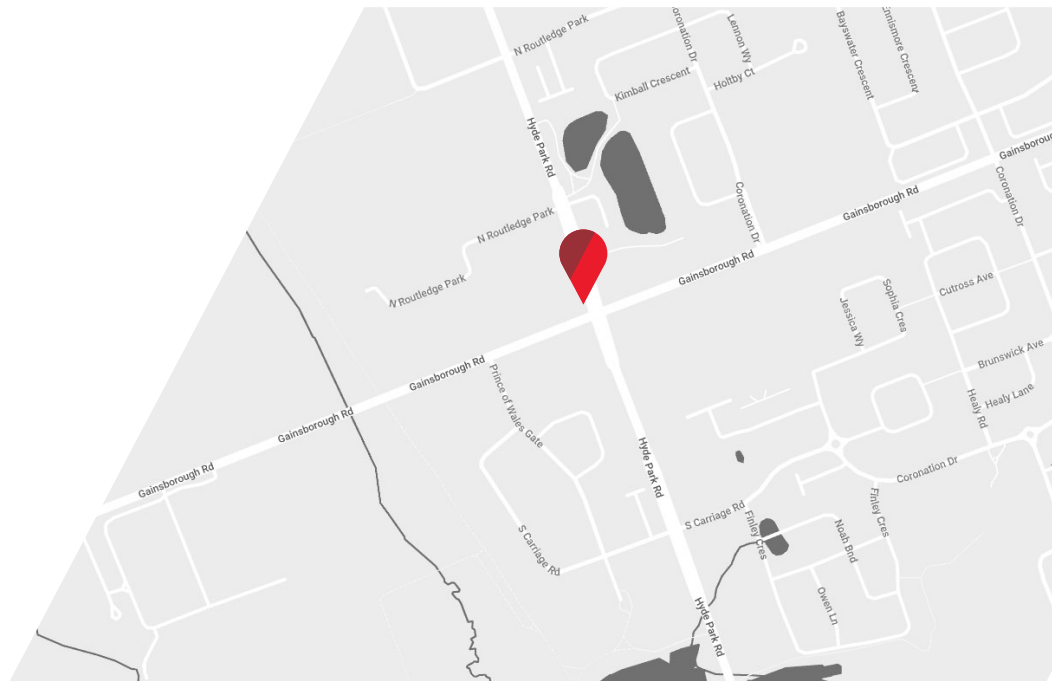




PRIME NEW COMMERCIAL DEVELOPMENT | FOR LEASE

1600 **HYDE PARK ROAD**

London, ON N6H 5L5



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
<i>Leased</i>	5	1,130 SF	\$34.00 PSF Net	\$12.50 PSF*
	9	950 SF	\$32.00 PSF Net	\$12.50 PSF*

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

- **Zoning: BDC(39)** - permits a wide range of uses
- **Parking:** On-site parking available (interior and street spaces)
- Plenty of natural light
- 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.

SMARTCENTRES LONDON NORTHWEST

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



● LOWES HOME IMPROVEMENT

● MCDONALDS

● STARBUCKS

● SMARTCENTRES LONDON NORTHWEST

● TIM HORTONS

TYLER DESJARDINE

Sales Representative

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 Southwestern Ontario

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PROPERTY IMAGES



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SITE PLANS

Phase 1



Phase 1&2



17|21
ARCHITECTS

*Square Footage presented is usable SF

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