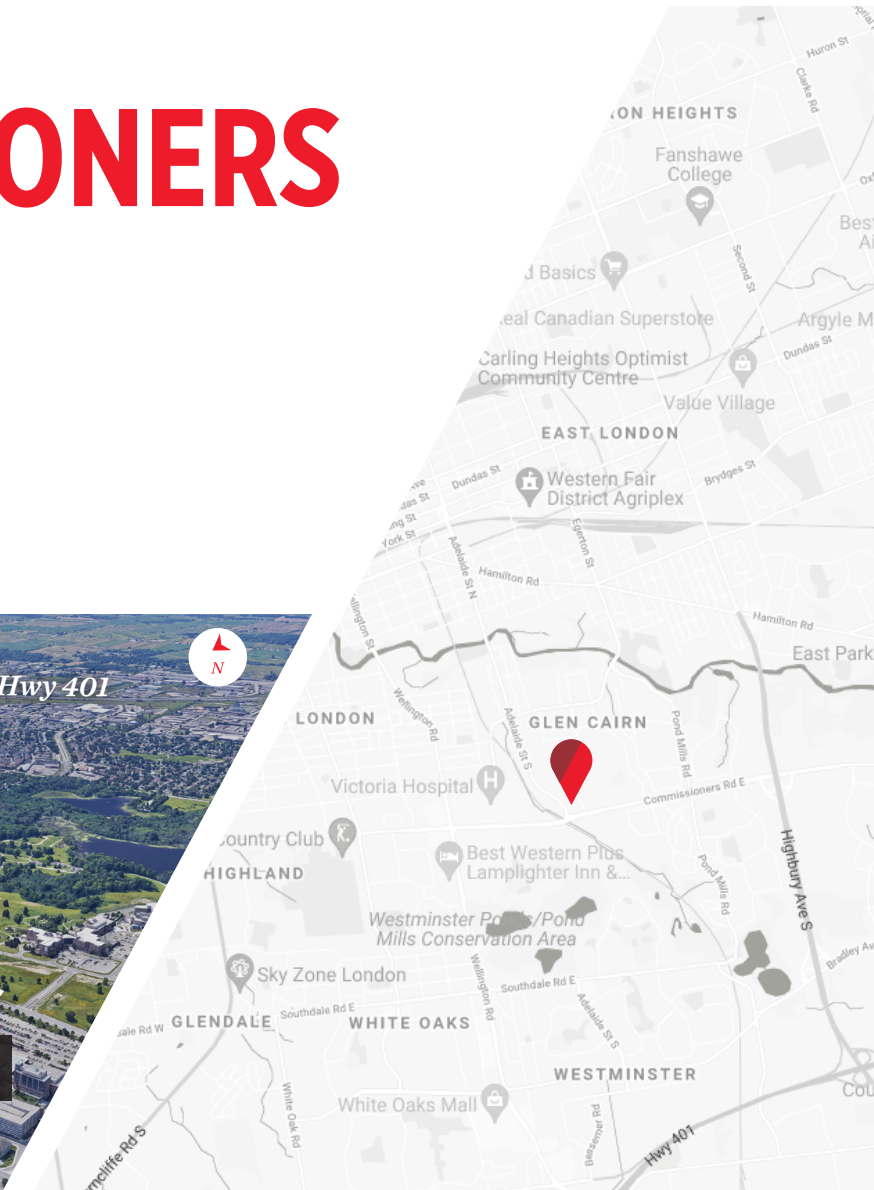
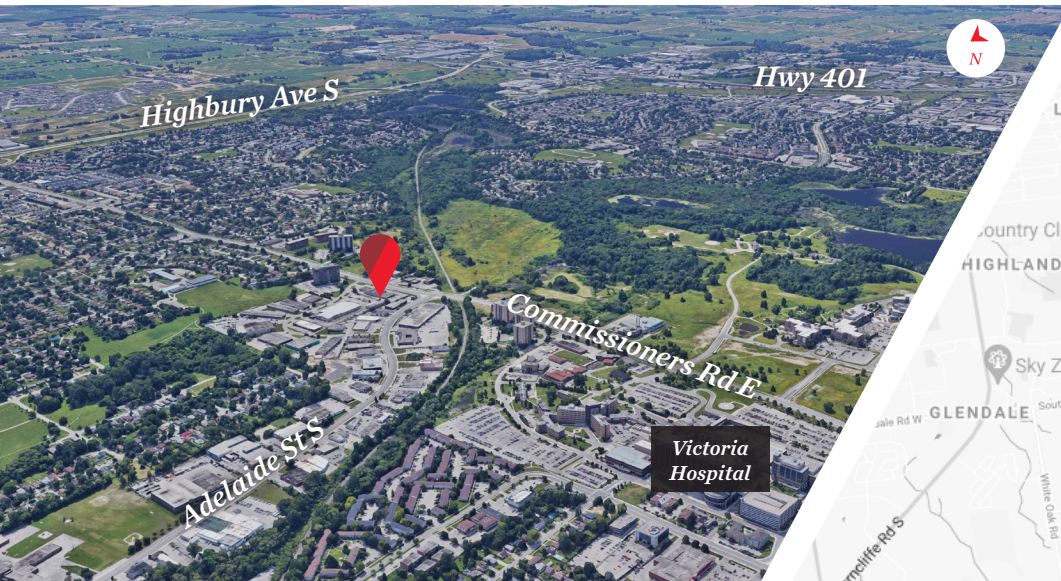




PRIME OFFICE/COMMERCIAL SPACES | FOR LEASE

# COMMISSIONERS ROAD EAST

London, ON N5Z 3J1





# ABOUT THE PROPERTY

Prime office/commercial spaces for lease located in South Central London at the corner of Adelaide Street East and Commissioners Street East

UNIT	APPROX. AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	COMMENTS
116	4,835 SF	\$16.00 PSF Net	\$8.25 PSF*	<ul style="list-style-type: none"> <li>Former March of Dimes office space</li> </ul>
<i>Leased</i> 130	701 SF	\$16.50 PSF Net	\$8.25 PSF*	<ul style="list-style-type: none"> <li>This unit could be added to unit 116</li> </ul>
205A	662 SF	\$12.50 PSF Net	\$8.25 PSF + utilities + HST*	<ul style="list-style-type: none"> <li>Second Floor Office</li> <li>Directory board signage available</li> </ul>

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

- **Zoning:** RSC2/RSC3/RSC4/RSC5 - permitting a wide range of uses ranging from retail stores, financial commercial recreation, medical, dental, office, labs etc.
- **Parking:** Plenty available on-site
- Daily traffic volumes of over 31,000 vehicles per day
- Situated just down the street from Victoria Hospital
- Direct exposure to Commissioners Road East
- Quick and easy access via Wellington Road or Highbury Avenue Via Hwy 401 and 402
- Excellent exposure and accessibility



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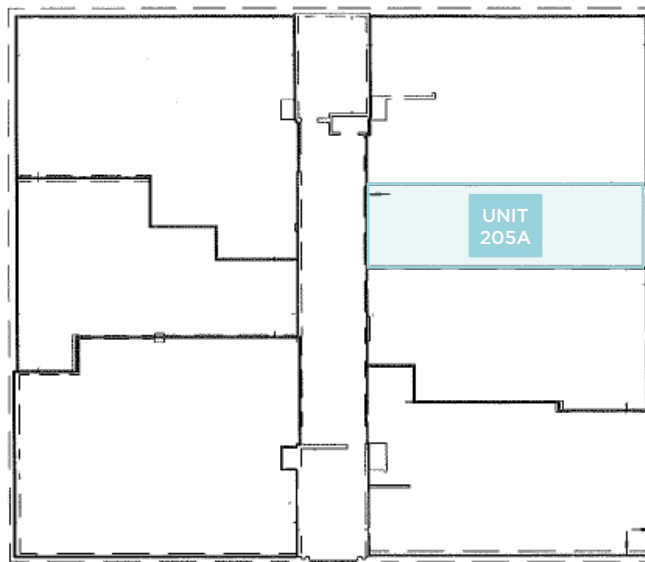
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# FLOOR PLAN

## FLOOR PLAN | MAIN FLOOR



## FLOOR PLAN | SECOND FLOOR



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# IMAGES

## Unit 205A



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