



For Lease

Based on design build, the appearance can be altered to suit the client's needs and preferences.

Prominent Office & Industrial Development

2130 | 2146 Oxford St. East,
London, Ontario



View online at:
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Colliers Canada | London

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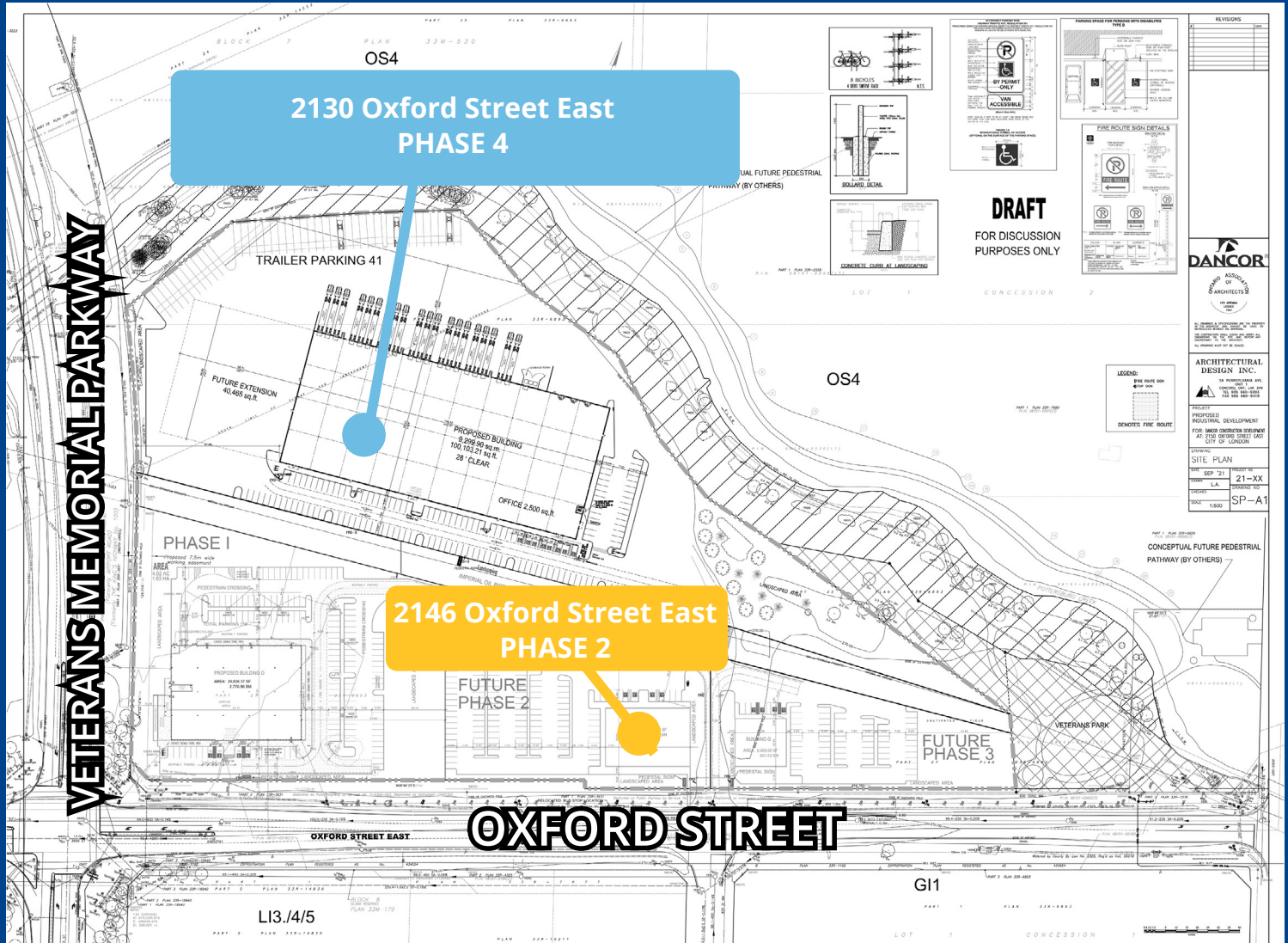
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Colliers International London Ontario, Brokerage

Accelerating success.

Property Profile



Office & Industrial Building Options - Phase 2

Type	Size (SF)	Lease Rate (Net)	Zoning
Office	6,000	\$23.00	Office/Light Industrial LI 1, 2, 4, 5 Note: LI4 (8) Zoning Permits Office
	12,043	\$20.00	
	24,085 (2 Storey)	\$18.00	
Industrial	6,000	\$19.00	
	12,043	\$18.00	
	24,085	\$15.00	

ADDITIONAL RENT (ESTIMATE):
OFFICE: \$7.00 | INDUSTRIAL: \$4.95

*Up to 30,000 SF available, pricing based on user requirements.

Industrial Building Options - Phase 4

Type	Size (SF)	Lease Rate (Net)	Zoning
Industrial	100,000	\$ 14.00 PSF	Office/Light Industrial LI 1, 2, 4, 5 Note: LI4 (8) Zoning Permits Office

ADDITIONAL RENT (ESTIMATE): \$3.95 PSF

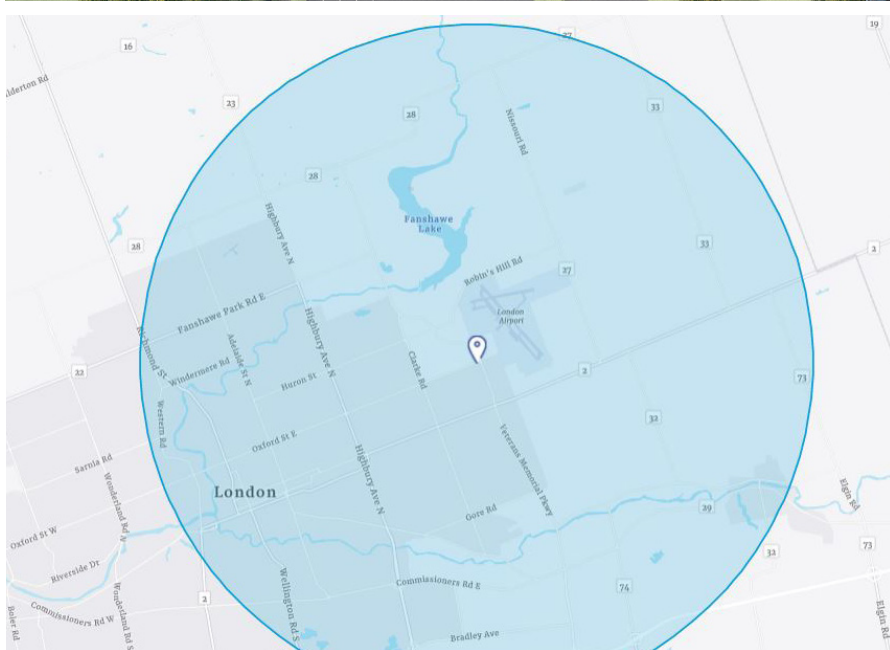
*** Up to 130,000 SF available, pricing based on user requirements.

Key Features

The development is located in east London at Oxford Street East and Veteran's Memorial Parkway providing easy access to Highway 401.

The sites are surrounded by numerous international corporations and are close to London International Airport and Fanshawe College.

- Excellent exposure on Oxford Street East and/or Veterans Memorial Parkway
- Build to suit buildings available up to 140,000 SF
- Zoned to include Office, Retail, Commercial, Industrial and Warehouse
- Located close to London International Airport, along Bus Transit Route
- Phase 2 is well suited for medical, scientific and research uses

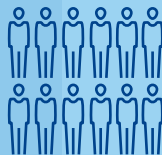


Market Overview

within Trade Area (10 km Radius)



2021 Average Household Income
\$82,147



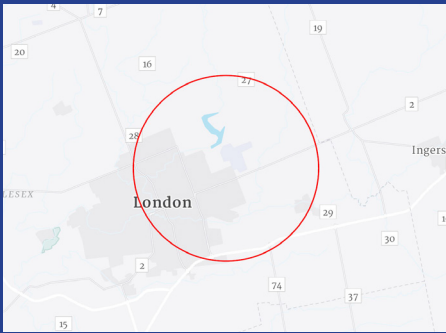
Daytime population
272,960



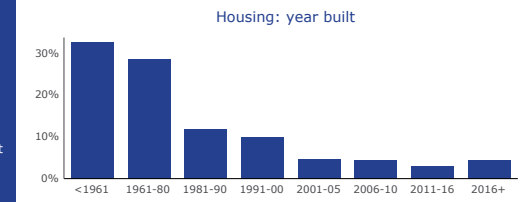
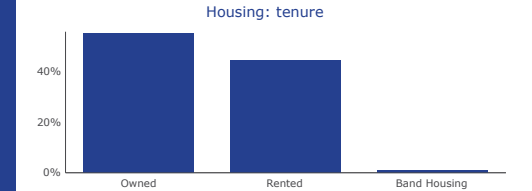
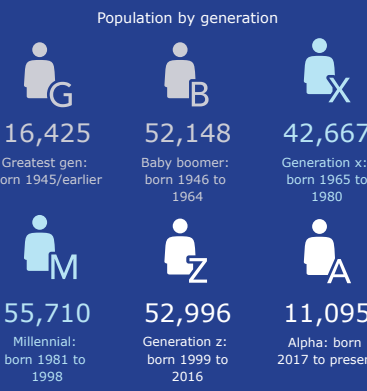
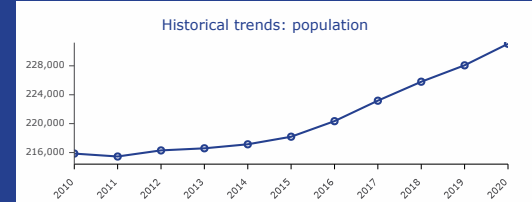
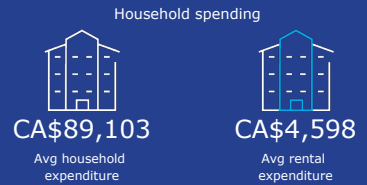
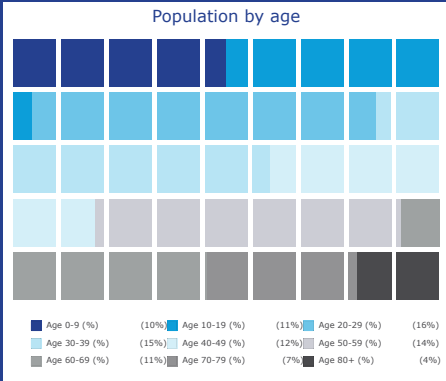
Total Households
101,154

Population Trends & Key Indicators

2146 Oxford St E, London, Ontario, N5V 0B7 | 10 km radius



231,042	101,154	2.2	38.7	CA\$63,043	56%	118,958	109,913	9,045
Population	Household	Avg size household	Median age	Median household income	Dwellings: owned	Labour force	Employed	Unemployed



Environics, Environics 2020 Time Series

Market Overview

2146 Oxford St E, London, Ontario, N5V 0B7
10 km radius



Current Population



231,042
Total Population



38.7
Total Population Median Age



272,960
Total Daytime Population

Current Households



101,154
Total Households



2.2
Avg Persons Per Private Household



CA\$82,147
HH Average Income (Current Year \$)



CA\$63,043
HH Median Income (Current Year \$)

Current Avg Annual HH Spending



CA\$4,841
Health Care



CA\$2,923
Clothing



CA\$9,930
Food

Current Labour Force

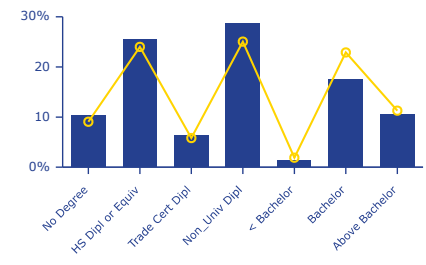


61.6%
Labour Participation Rate



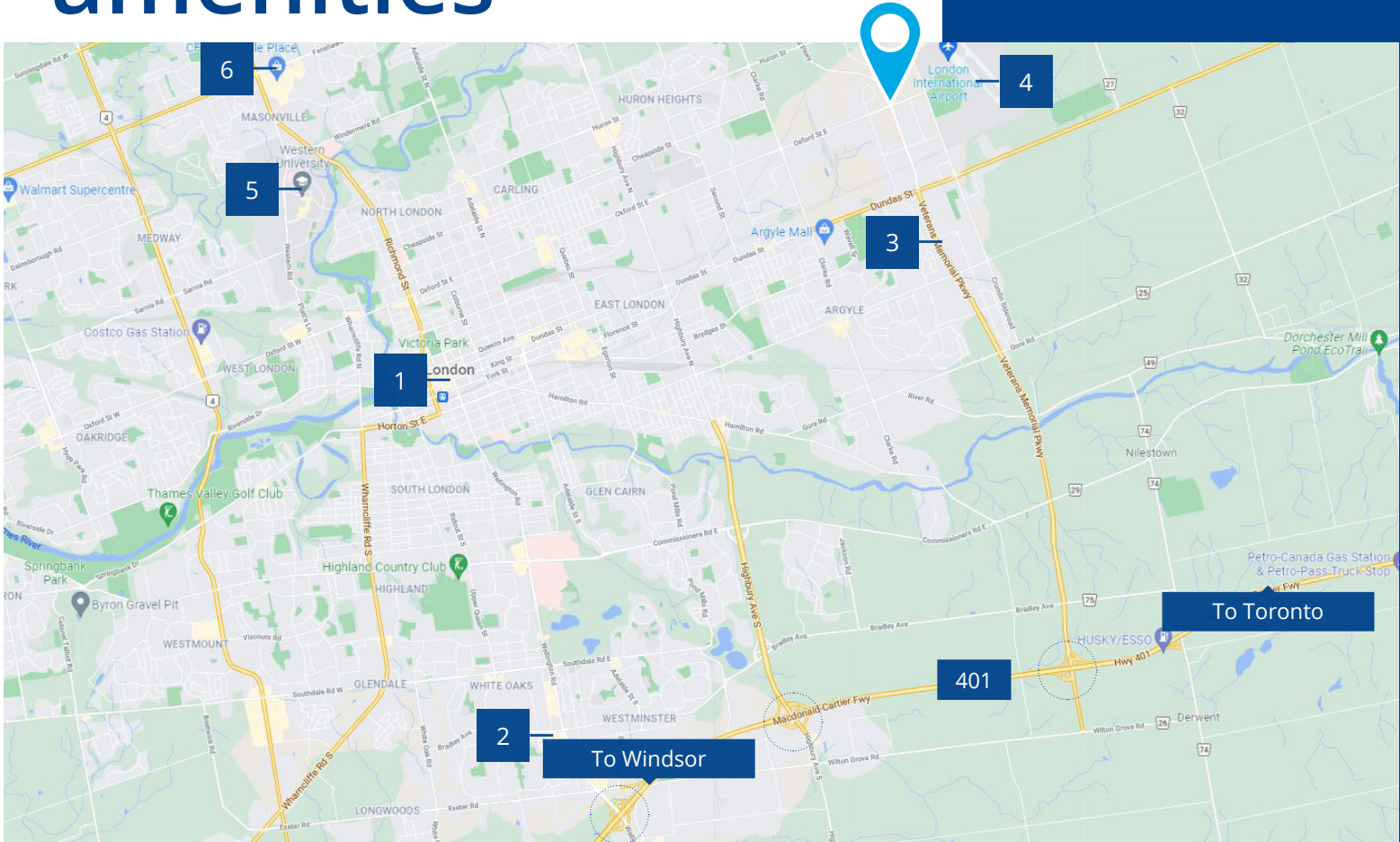
92.4%
Labour Employment Rate

Population (25 to 64) by Education Attainment



Dots show comparison to Ontario

Easy access to local amenities



Local Amenities

- 1 Downtown London
- 2 White Oaks Mall
- 3 Veterans Memorial Pkwy
- 4 London International Airport
- 5 Western University
- 6 Masonville Place Mall
- 3 Highway Interchanges

Distance & Drive Times

Highway 401	9 mins / 9.4 km
Woodstock	32 mins / 37 km
Downtown London	19 mins / 10 km
Windsor	2 hrs 3 mins / 200 km
Toronto	2 hrs / 188 km

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