

FOR LEASE | OFFICE/RETAIL
1305-1319 COMMISSIONERS ROAD EAST
London, ON N6M 0A8



ANCHOR TENANT

ACTIVITY PLEX

| | UNIT | AVAILABLE SPACE | ASKING NET RENT | ADDITIONAL RENT |
|--|-----------|-----------------|-----------------|-----------------|
| <i>Leased</i> | E3B | 1,498 SF | \$18.00 PSF | \$8.00 PSF* |
| | E3A | 1,303 SF | \$18.00 PSF | \$8.62 PSF* |
| <i>Leased</i> | E4 | 2,485 SF | \$18.00 PSF | \$8.00 PSF* |
| <i>Leased</i> | E5 | 1,599 SF | \$18.00 PSF | \$8.00 PSF* |
| <i>Leased</i> | E6 | 2,032 SF | \$18.00 PSF | \$8.62 PSF* |
| <i>Leased</i> | E7 | 4,057 SF | \$18.00 PSF | \$8.62 PSF* |
| <i>Leased</i> | E9 | 2,031 SF | \$18.00 PSF | \$8.00 PSF* |
| <i>Leased</i> | C | 6,214 SF | \$18.00 PSF | \$8.62 PSF* |
| <i>Leased</i> | C1 | 5,055 SF | \$18.00 PSF | \$8.00 PSF* |
| <i>Leased</i> | SUITE 102 | 11,298 SF | \$16.00 PSF | \$13.09 PSF** |
| <i>Leased</i> | SUITE 112 | 3,648 SF | \$20.00 PSF | \$13.09 PSF* |
| | SUITE 115 | 10,724 SF | \$16.00 PSF | \$13.09 PSF** |
| *Additional rent inclusive of building insurance, common area costs and property taxes | | | | |
| **Additional rent inclusive of building insurance, common area costs, property taxes and utilities | | | | |
| <i>Anchor tenant operating: ActivityPlex</i> | | | | |

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Sales Representative
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CUSHMAN & WAKEFIELD
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PROPERTY HIGHLIGHTS

ANCHOR TENANT OPERATING: ACTIVITYPLEX

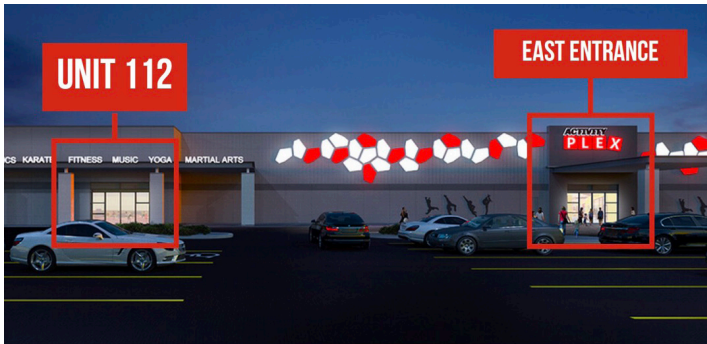
- **Zoning:** CSA5 - which permits a wide range of uses
- **Signage:** Pylon and Signband available
- **Parking:** Plenty of on-site parking
- This site is located on the South East corner of Commissioners Road East and Highbury Avenue North
- Easy access to Hwy 401 & Hwy 402
- Located on a major bus route
- Daily traffic counts are 40,000 vehicles per day along Highbury Avenue North and 20,000 along Commissioners Road East
- Close proximity to existing residential and future residential developments
- Tenants open at the property now include: Code Ninjas, KNS Martial Arts, FunVilla, Dance London, TIny Hoppers, UpLift Performance Training, Smarts Baseball 360, Dominos Pizza etc.



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SITE PLAN



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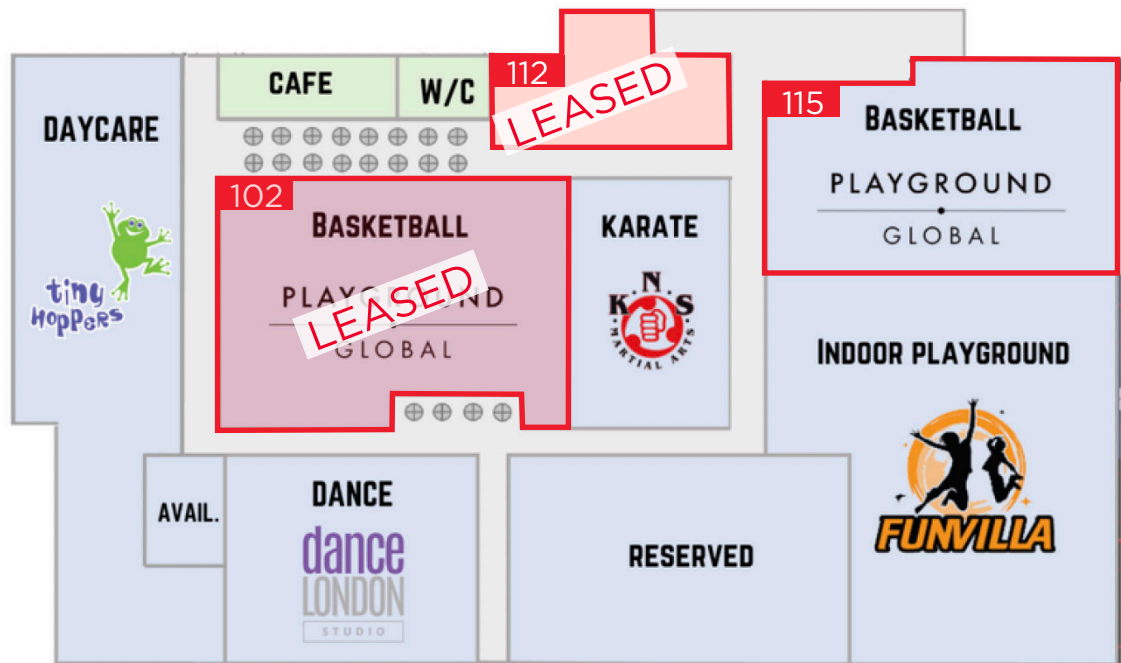


FLOOR PLAN | ACTIVITY PLEX

SECOND FLOOR



MAIN FLOOR



ACTIVITYPLEX

| UNIT | AVAILABLE SPACE |
|-----------|---------------------------------|
| Suite 102 | Approx. 11,298 SF <i>Leased</i> |
| Suite 112 | Approx. 3,648 SF <i>Leased</i> |
| Suite 115 | Approx. 10,724 SF |

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PLAZA IMAGES



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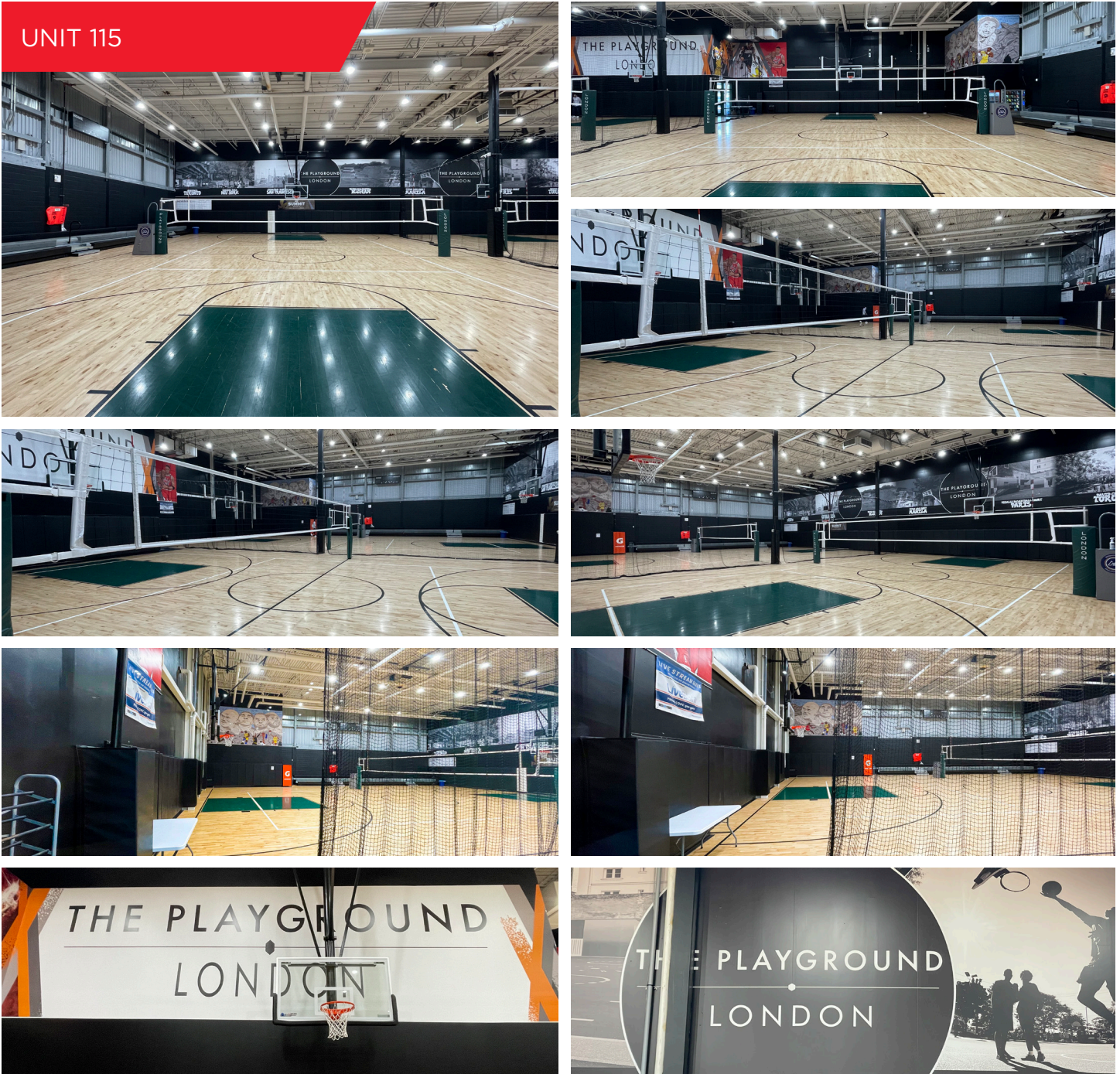
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UNIT 115



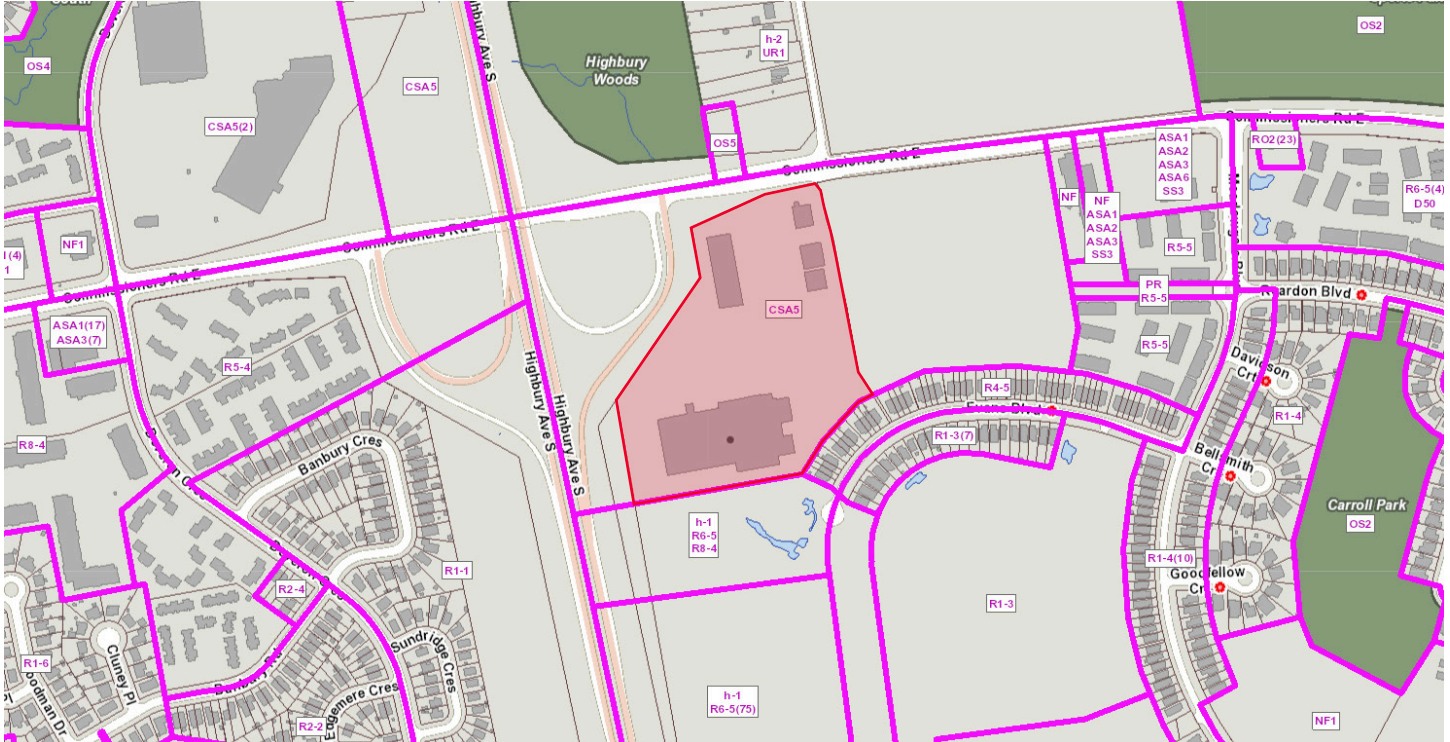
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ZONING: CSA5 - ASSOCIATED SHOPPING AREA



PERMITTED USES IN THE ASSOCIATED SHOPPING AREA (CSA5) ZONE INCLUDE, BUT ARE NOT LIMITED TO;

| | | |
|---|-------------------------------------|-----------------------------------|
| Assembly halls | Home and auto supply stores | Service and repair establishments |
| Automotive uses, restricted | Institutions | Studios |
| Bake shops | Medical/dental offices | Supermarkets |
| Clinics | Offices | Taverns |
| Commercial parking structures and/or lots | Patient testing centre laboratories | Video rental establishments |
| Commercial recreation establishments | Personal service establishments | Brewing on premises establishment |
| Day care centres | Private clubs | Cinemas |
| Duplicating shops | Restaurants | Commercial Schools |
| Financial institutions | Retail stores | Private Schools |

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RESIDENTIAL DEVELOPMENT IN THE AREA



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