



1299 OXFORD STREET EAST, LONDON, ONTARIO

Oxbury Centre

PROPERTY HIGHLIGHTS

Newly renovated, turnkey office space ready for occupancy at Oxbury Centre.

Units available from 5,000 SF up to 33,930 SF

- Exterior store front signage facing Oxford Street available, pylon signage available
- Shared on-site parking available. 376 surface parking spots, and 155 two-storey parking adjacent to office space
- Uses permitted by zoning include, but are not limited to: Offices, Medical clinic, Financial institutions, Specialized care clinic, Commercial/Private Schools, Personal service establishments, Studios, and Commercial recreation establishments
- Unit A includes 6 meeting/board rooms, 7 small offices, washroom facilities, a kitchen/dining area, and can accommodate approximately 44 cubicles
- Unit B includes 6 meeting/board rooms, 10 small offices, and can accommodate approximately 48 cubicles
- Unit C includes 6 meeting/board rooms, 23 small offices, washroom facilities, a kitchen/dining area, and can accommodate approximately 41 cubicles
- Upgraded, energy efficient electrical and HVAC systems





SITE PLAN

UNIT A - 11,849 SQ.FT.

UNIT B - 8,911 SQ.FT.

UNIT C - 13,170 SQ.FT.

HIGHBURY AVENUE

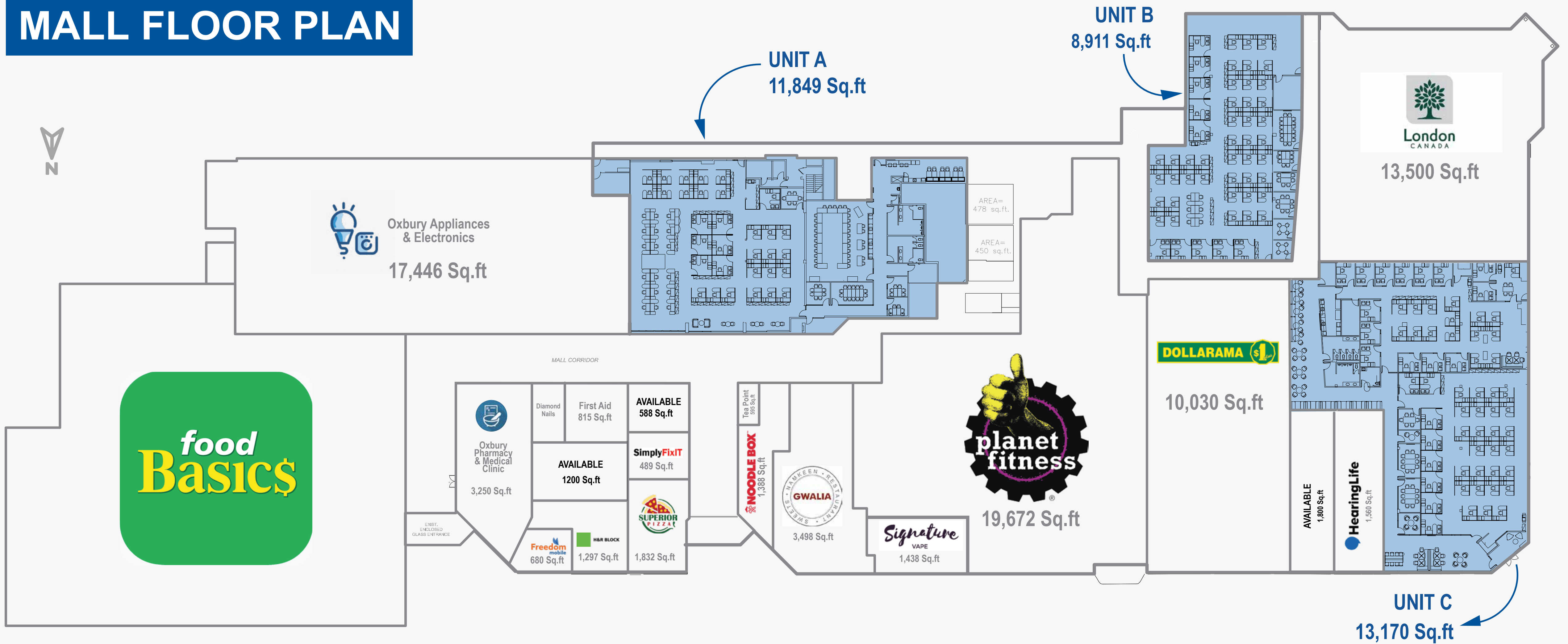


MORNINGTON AVENUE

OXFORD STREET



MALL FLOOR PLAN



UNITS AVAILABLE

UNIT A - 11,849 SQ.FT.

UNIT B - 8,911 SQ.FT.

UNIT C - 13,170 SQ.FT.



MARKET AREA

- Easy access to Highway 401
- 5-minute drive to Fanshawe College, which has approximately 21,000 students and 441 faculty members
- New, upcoming mixed residential development at Highbury & Oxford to house 10,000+ residents
- Multiple public transit bus stops and access points on Oxford Street, Highbury Avenue and Mornington Avenue
- Located on Northeast London's busiest corner, Oxford Street and Highbury Avenue, with exposure to over 30,000 vehicles per day along Oxford Street and 36,000 along Highbury Avenue, with exposure to over 66,000 vehicles daily

