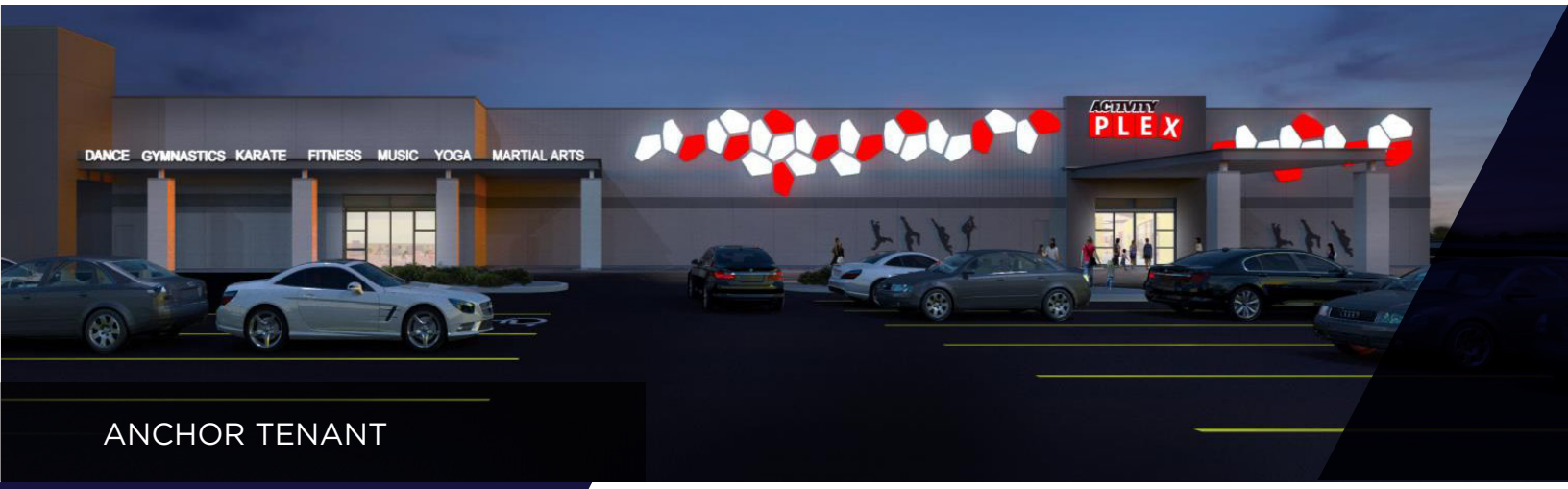
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1305-1319 COMMISSIONERS ROAD EAST

London, ON N6M 0A8

CUSHMAN & WAKEFIELD
Southwestern Ontario



ANCHOR TENANT

ACTIVITY PLEX

	UNIT	AVAILABLE SPACE	ASKING NET RENT	ADDITIONAL RENT
LEASED	E3B	1,498 SF	$18.00 PSF	$8.00 PSF*
LEASED	E4	2,485 SF	$18.00 PSF	$8.00 PSF*
LEASED	E5	1,599 SF	$18.00 PSF	$8.00 PSF*
LEASED	E6	2,032 SF	$18.00 PSF	$8.62 PSF*
LEASED	E7	4,057 SF	$18.00 PSF	$8.62 PSF*
LEASED	E9	2,031 SF	$18.00 PSF	$8.00 PSF*
LEASED	C	6,214 SF	$18.00 PSF	$8.62 PSF*
LEASED	C1	5,055 SF	$18.00 PSF	$8.00 PSF*
LEASED	SUITE 102	11,298 SF	$16.00 PSF	$13.09 PSF**
LEASED	SUITE 112	3,648 SF	$20.00 PSF	$13.09 PSF*
	SUITE 115	10,724 SF	$16.OO PSF	$13.09 PSF**
	SUITE 202	3,300 SF	$18.00 PSF	$13.09 PSF**

Additional rent inclusive of	**building insurance, common area costs and property taxes*
	***building insurance, common area costs, property taxes and utilities*

Anchor tenant operating: ActivityPlex

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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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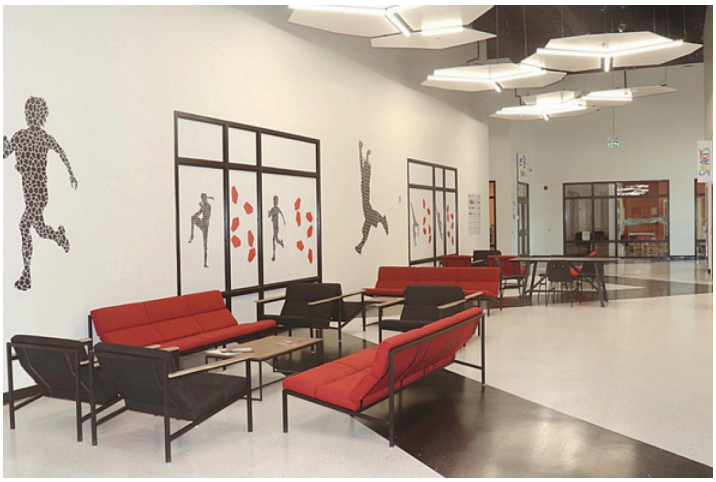
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CUSHMAN & WAKEFIELD
Southwestern Ontario

SITE PLAN



ACTIVITYPLEX	
UNIT	AVAILABLE SPACE
Suite 102 *Leased*	Approx. 11,298 SF
Suite 112 *Leased*	Approx. 3,648 SF
Suite 115	Approx. 10,724 SF
Suite 202	Approx. 3,300 SF

See following page for ActivityPlex Floor Plan details

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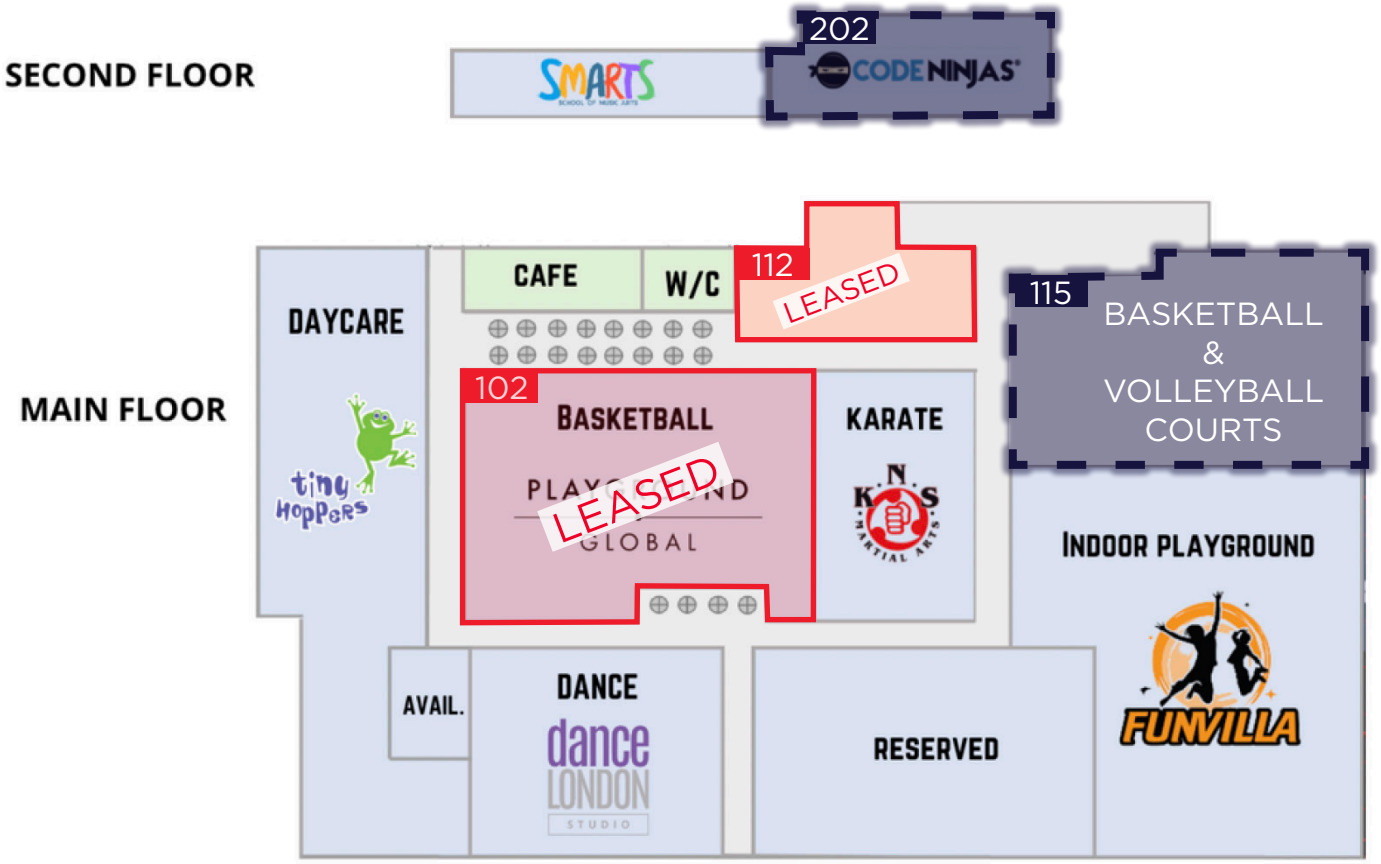
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FLOOR PLAN | ACTIVITY PLEX



ACTIVITYPLEX	
UNIT	AVAILABLE SPACE
LEASED SUITE 102	APPROX. 11,298 SF
LEASED SUITE 112	APPROX. 3,648 SF
SUITE 115	APPROX. 10,724 SF
SUITE 202	APPROX. 3,300 SF

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PLAZA IMAGES

















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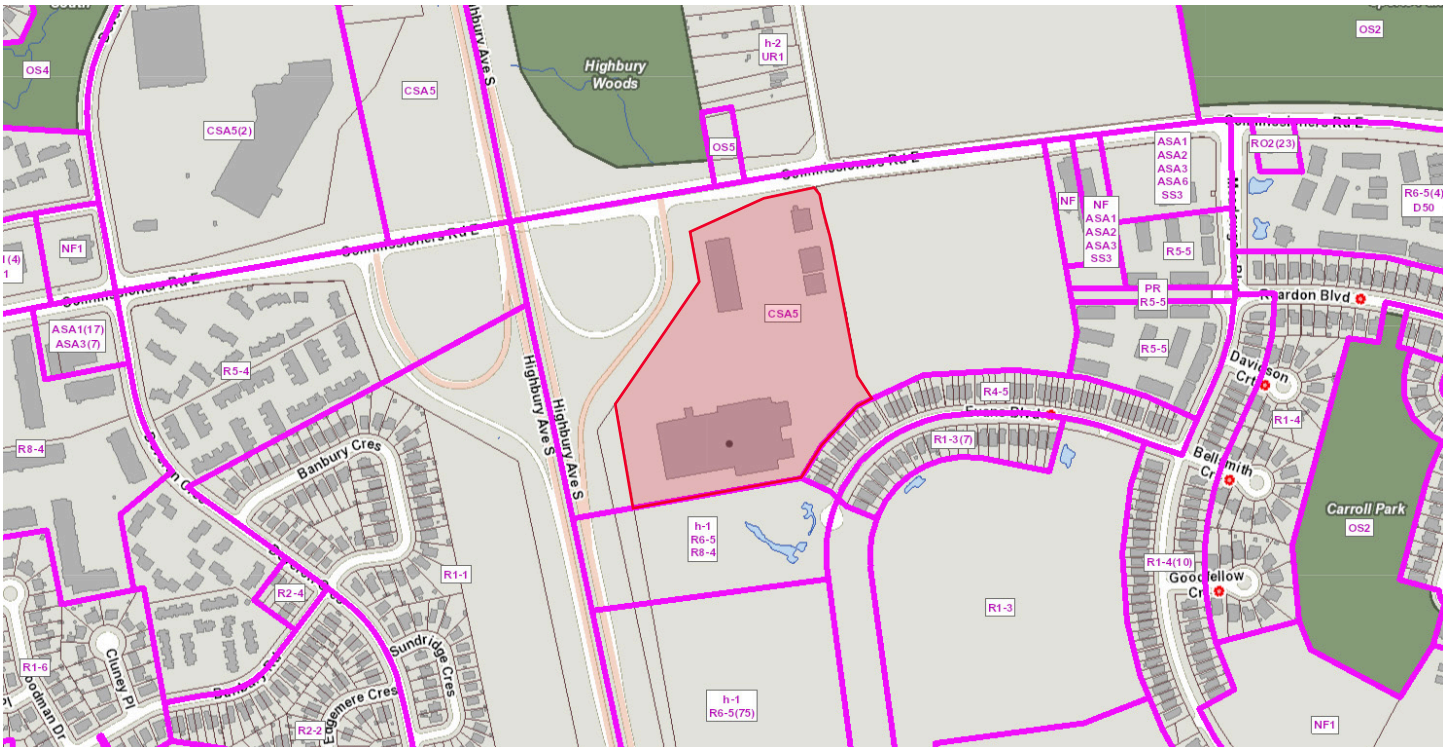
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Southwestern Ontario

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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