

FOR LEASE



MEADOWBROOK BUSINESS CAMPUS

4023-4096

Meadowbrook Dr

4474-4575

Blakie Rd.



Property consists of multi-tenant buildings with a range of unit sizes from 1,200 square feet and up, with varying percentages of finished office to warehouse space.

Landlord will assist with renovations to suit Tenants needs.

- Minutes to Wellington Road and the Highway 401 ramp
- West Campus offers fibre ready internet connectivity
- Professionally managed property



## **CURRENT AVAILABILITY**

ADDRESS	SUITE	SF	ТҮРЕ	ASKING RENT	COMMENTS	ZONE
Meadowbrook Business Campus East						
205 Exeter Rd.	A-D	8,800	100% Warehouse	\$11.00 PSF Net*	<ul> <li>4 Grade Loading Doors</li> <li>Can be demised 4,400 or 6,600 SF</li> </ul>	LI 1, 4 & 7
Meadowbrook Business Car	mpus West					
4023 Meadowbrook Dr.	115	1,200	100% Office	\$17.00 PSF Net*	<ul> <li>Clear Height: 11'</li> <li>3 private offices and kitchenette</li> <li>For Sublease</li> </ul>	LI 1, 2, 3, 4(10) & 7
4026 Meadowbrook Dr.	122/123	2,300	100% Office	\$14.00 PSF Net*	<ul> <li>Clear Height: 11'</li> <li>Large open office area along with 3 private offices, reception area, boardroom and kitchenette</li> <li>For Sublease</li> </ul>	LI 1, 2, 3, 4(10) & 7
4023 Meadowbrook Dr.	111/112	2,400	50% Warehouse 50% Office	\$14.00 PSF Net*	<ul> <li>Clear Height: 11'8"</li> <li>2 private offices, staff room, open reception and office area along with open rear warehouse/storage area</li> </ul>	LI 1, 2, 3, 4(10) & 7

\*\$0.50 PSF annual escalation

## **SPECIFICS**

## MOST UNITS HAVE GRADE LOADING DOOR ACCESS

ADDITIONAL RENT	
EAST CAMPUS	\$5.98 PSF (2025)
WEST CAMPUS	\$6.25 PSF (2025)

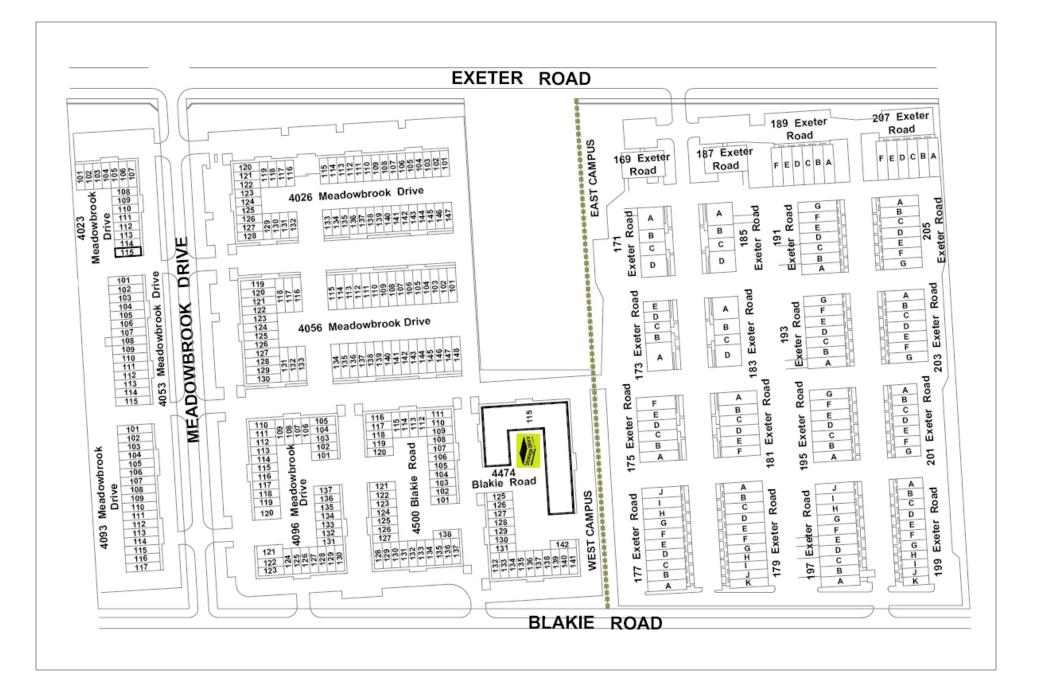








## SITE PLAN







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Southwestern Ontario

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