

FOR LEASE

MULTIPLE UNITS OR ENTIRE BUILDING AVAILABLE IN SOUTHWEST LONDON

725

NOTRE DAME DRIVE

London, Ontario

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CUSHMAN & WAKEFIELD
Southwestern Ontario



725 NOTRE DAME DRIVE

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TOTAL AREA	10,677 SF
CLEAR HEIGHT	12 ft.
SHIPPING	1 TL | 1 GL
PARKING	Ample on-site
ZONING	NSA2
LEASE RATE	$20 - $26 PSF Net
T.M.I.	$6.98 PSF (est.)

PROPERTY FEATURES

- Various sized units available from 1,600 SF up to the entire building comprising 10,677 SF.
- Located in a busy plaza at the corner of Notre Dame Drive and Viscount Road.
- Other tenants include Dance Extreme, Master Choice Pizza, Jazzercise, Christina's Hair, Corks Wine & Olympic Martial Arts.
- Exterior building signage and pylon signage available.
- Tenant to pay their own separately metered utilities.

PROPERTY PHOTOS



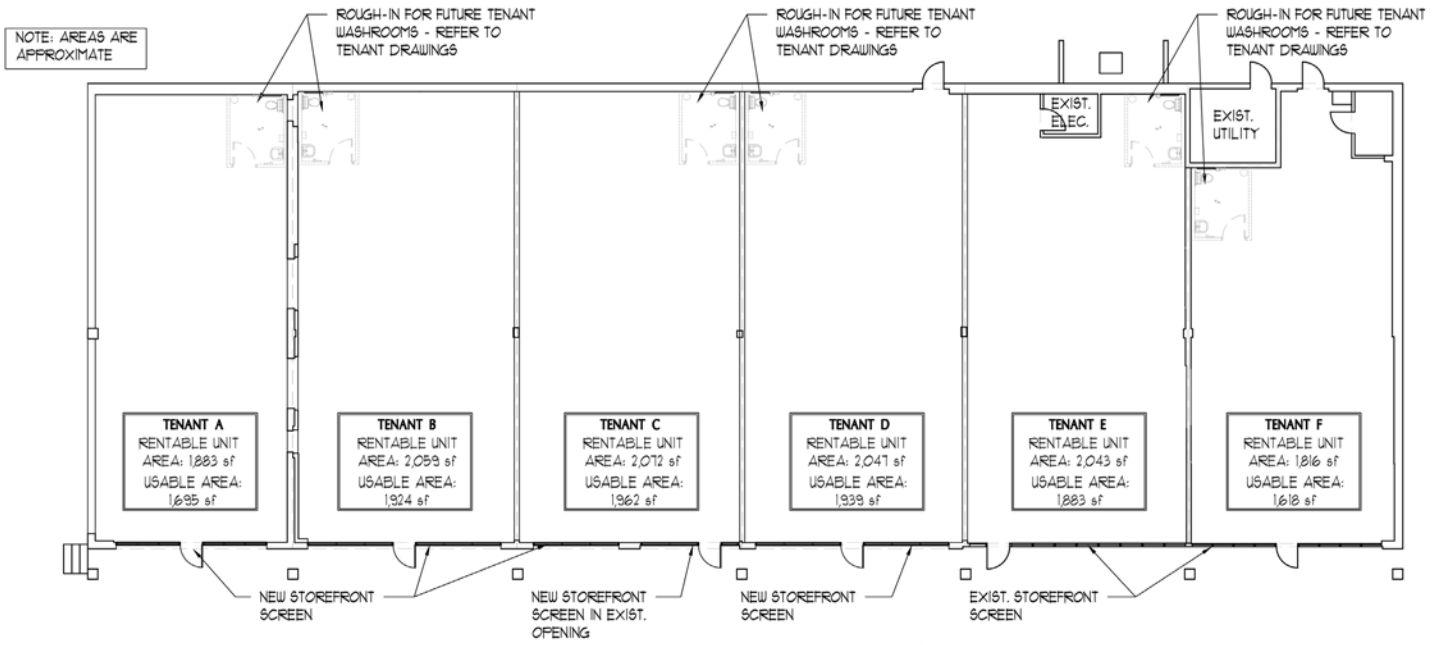


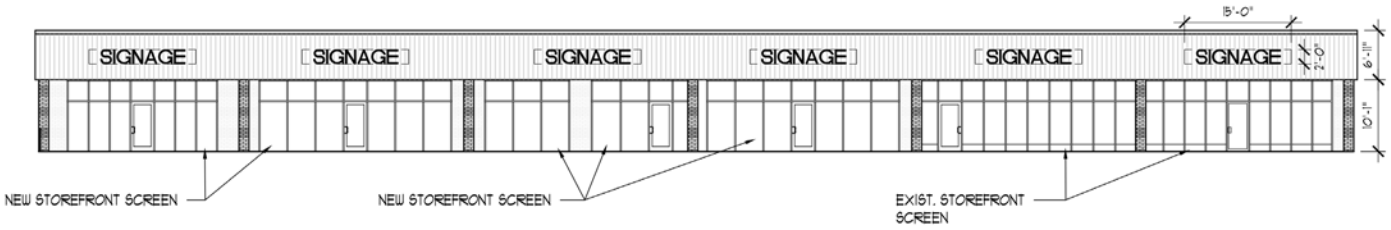






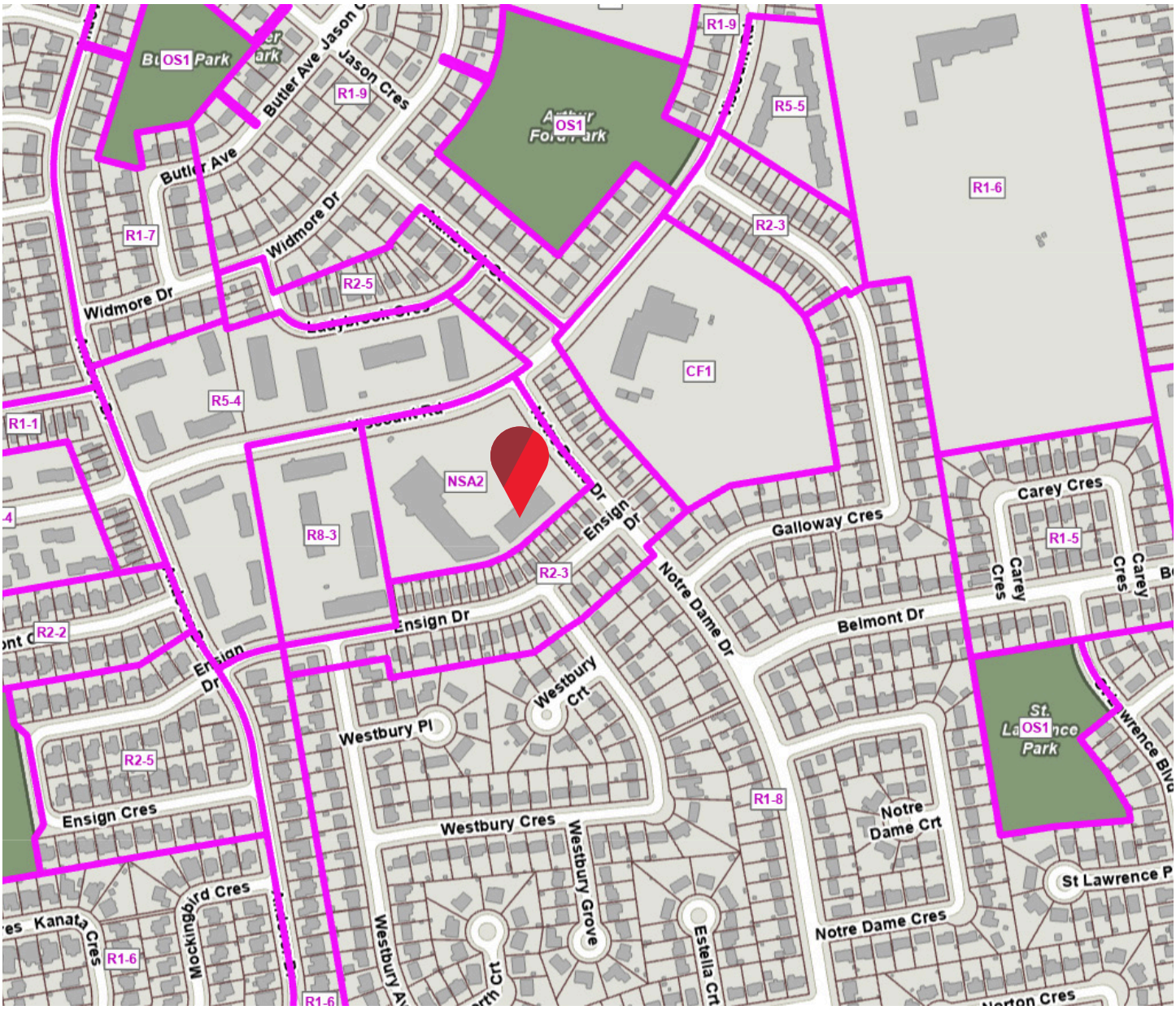
FLOOR PLAN


NOTE: AREAS ARE APPROXIMATE
ROUGH-IN FOR FUTURE TENANT WASHROOMS - REFER TO TENANT DRAWINGS
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EXIST. ELEC.
EXIST. UTILITY
TENANT A
RENTABLE UNIT AREA: 1,883 sf
USABLE AREA: 1,695 sf
TENANT B
RENTABLE UNIT AREA: 2,059 sf
USABLE AREA: 1,924 sf
TENANT C
RENTABLE UNIT AREA: 2,072 sf
USABLE AREA: 1,962 sf
TENANT D
RENTABLE UNIT AREA: 2,047 sf
USABLE AREA: 1,939 sf
TENANT E
RENTABLE UNIT AREA: 2,043 sf
USABLE AREA: 1,883 sf
TENANT F
RENTABLE UNIT AREA: 1,816 sf
USABLE AREA: 1,618 sf
NEW STOREFRONT SCREEN
NEW STOREFRONT SCREEN IN EXIST. OPENING
NEW STOREFRONT SCREEN
EXIST. STOREFRONT SCREEN


15'-0"
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
2'-0"
6'-11"
10'-1"
NEW STOREFRONT SCREEN
NEW STOREFRONT SCREEN
EXIST. STOREFRONT SCREEN



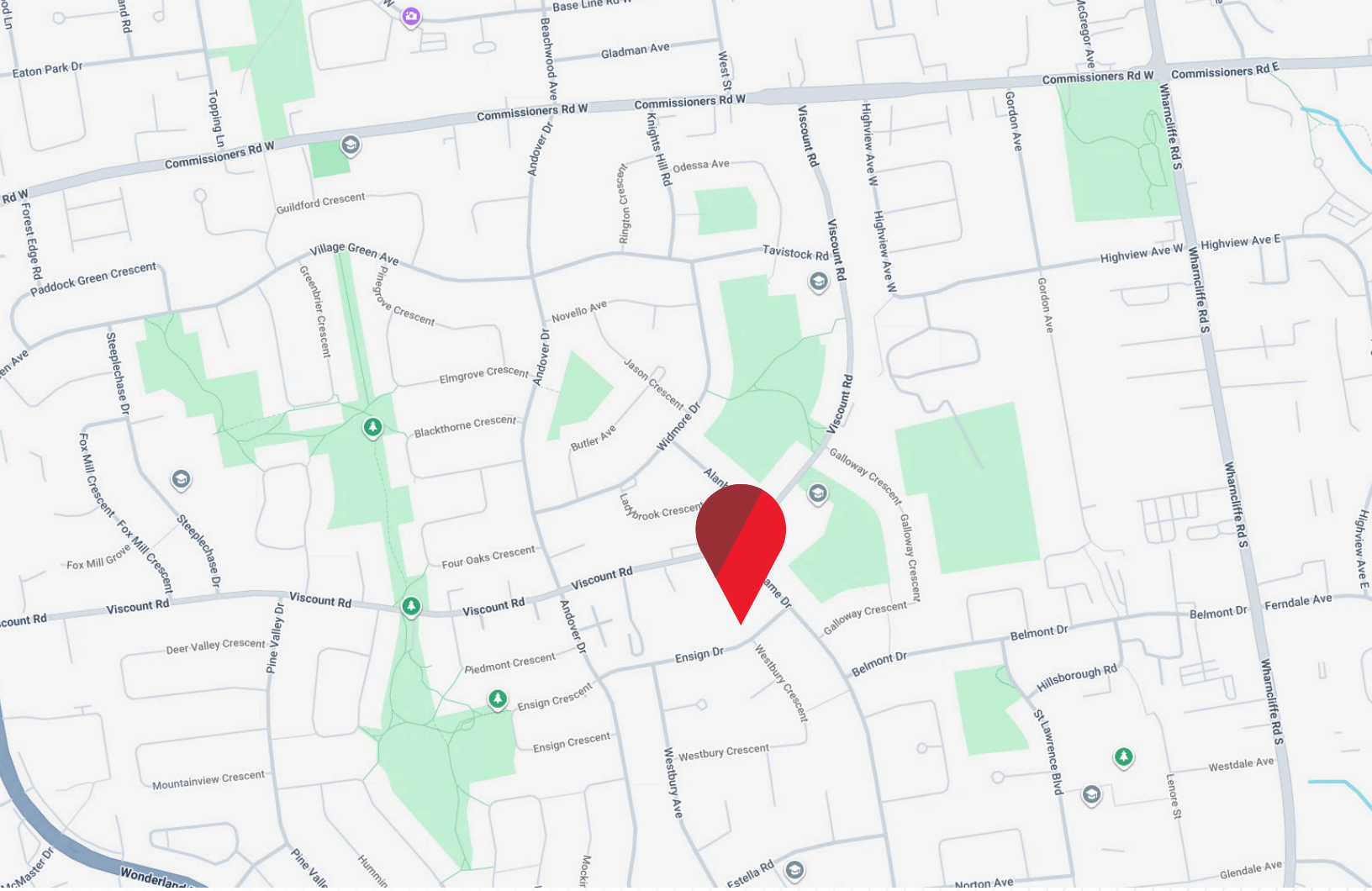
PROPERTY ZONING



Neighbourhood Shopping Area (NSA 2) Zone

Permitted Uses:

- Bake shops
- Catalogue stores
- Clinics
- Convenience service establishments
- Day care centres
- Duplicating shops
- Financial institutions
- Food stores
- Libraries
- Medical/dental offices
- Offices
- Personal service establishments
- Restaurants
- Retail stores
- Service and repair establishments
- Studios
- Video rental establishments
- Brewing on Premises Establishment



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