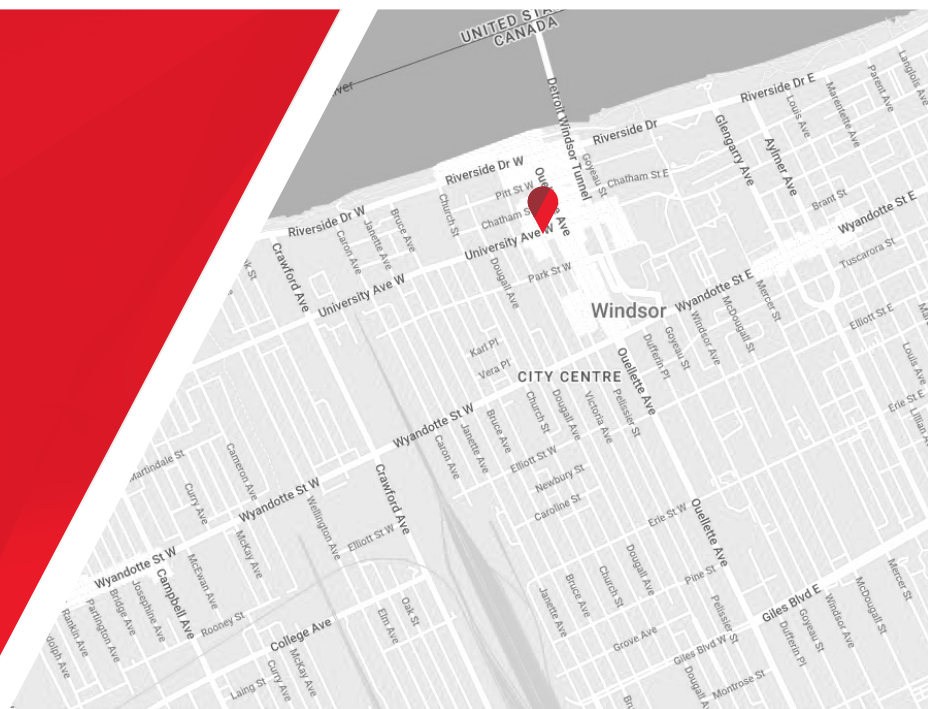




**FOR LEASE**  
PRIME DOWNTOWN WINDSOR  
COMMERCIAL/RETAIL/OFFICE/RESTAURANT SPACE

**100**  
UNIVERSITY  
AVENUE  
WEST  
MAIN FLOOR

*Windsor, ON N9A 4K3*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



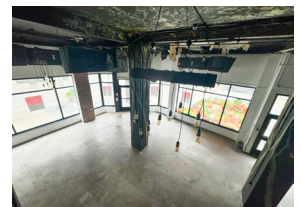
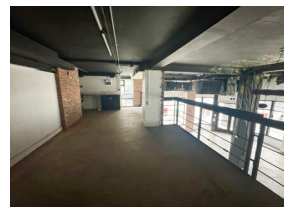
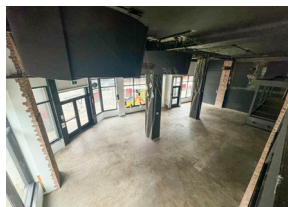
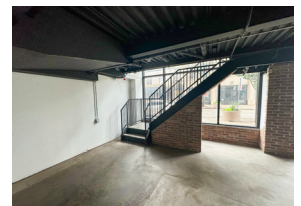
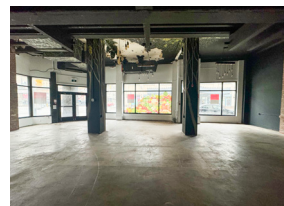
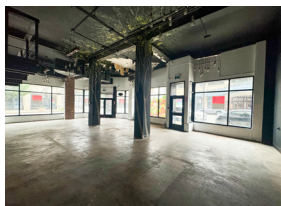
# ABOUT THE PROPERTY

Prime downtown Windsor commercial/retail/office/restaurant space available for lease.

Available Space	Asking Rent	Additional Rent
Approx. 2,000 SF	\$18.00 PSF Net	TBD*

\*Inclusive of property tax, building insurance, management fee, general common area building repairs and maintenance

- **Zoning: CD3.1 - permits a wide range of uses**
- Includes a mezzanine overlooking the main floor space with an abundance of natural light
- Two entrances into the space
- Kitchen and bathrooms already installed
- Hydro and water are separately metered in the Tenant's name
- Gas is not separately metered, Tenant will pay a portion of the gas charges
- The area is undergoing a significant transformation with a new face lift
- Newly renovated Residential units above with several new residential units planned to be developed/fully renovated along the street and commercial units are planned to be transformed to cater to boutique retail and dining in the area
- Located directly on the corner of University Avenue West and Pelissier Street



**TYLER DESJARDINE**  
*Sales Representative*  
 519 438 5403  
 tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
 SOUTHWESTERN ONTARIO  
 850 Medway Park Dr, Suite 201  
 London, Ontario N6G 5C6  
 www.cushwakeswo.com

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 Southwestern Ontario

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