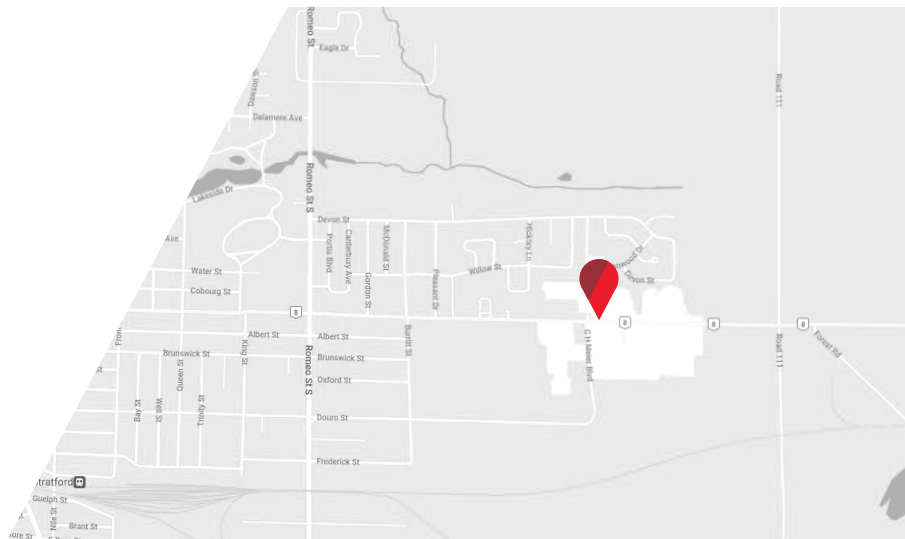




PRIME FREE STANDING COMMERCIAL BUILDING AVAILABLE | FOR LEASE

ONTARIO STREET UNIT 171

Stratford, ON N5A 6Z3



ABOUT THE PROPERTY

Prime freestanding commercial retail/office/medical building available in Stratford ON.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
171	Approx. 1,600 SF	\$40.00 PSF Net	\$12.00 PSF (Est.) + utilities

- **Zoning C2:** Permits a wide range of uses
- Fully air conditioned
- On-site free parking
- Excellent daily traffic count, exposure and accessibility
- Building professionally managed and maintained
- Former Scotiabank location, which also included a drive-thru
- Located in the heart of Stratford's main retail node in the City
- Beside Walmart, Crabby Joes restaurant, River Dental, RBC and several other national tenants along Ontario Street
- Directly at the corner of Ontario Street and CH Meier Boulevard



● A&W CANADA

● WALMART SUPERCENTRE

● TIM HORTONS

● MCDONALDS

● CANADIAN TIRE

TYLER DESJARDINE

Sales Representative

519 438 5403

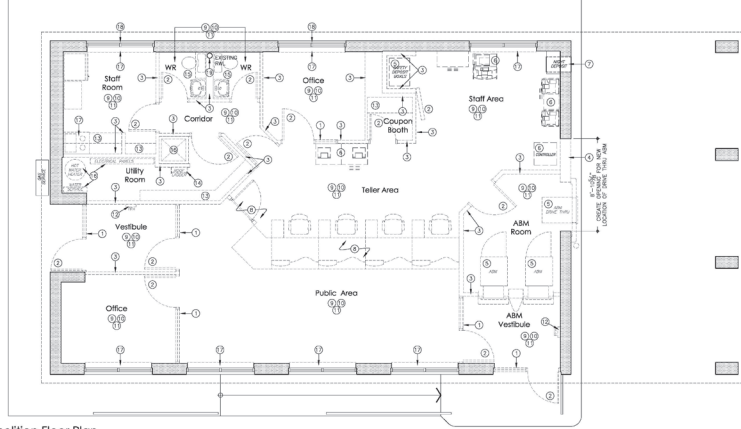
tyler.desjardine@cushwakeswo.com

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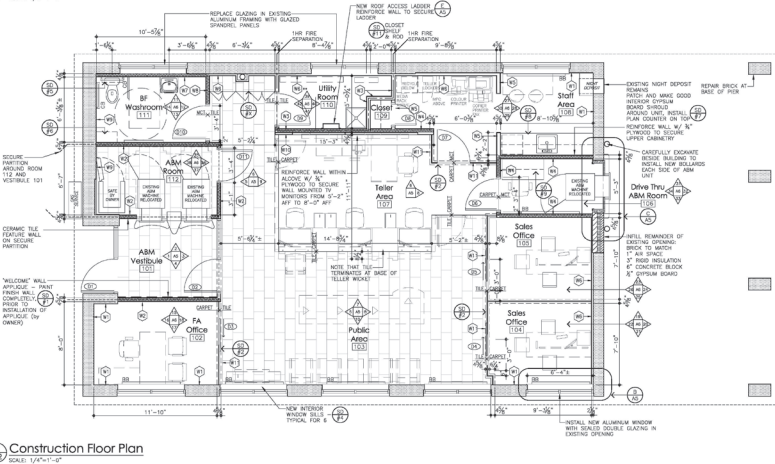
CUSHMAN & WAKEFIELD
 Southwestern Ontario

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FLOOR PLAN



Demolition Floor Plan
SCALE: 1/8"=1'-0"



Construction Floor Plan
SCALE: 1/8"=1'-0"

Demolition Notes

- REMOVE ALUMINUM DOOR AND FRAME SYSTEM COMPLETE.
- REMOVE DOOR AND FRAME COMPLETE.
- REMOVE PARTITION COMPLETE.
- CREATE NEW OPENING FOR RELOCATED ROOF THROUGH EXISTING ROOF TO BE RELOCATED BY THE OWNER.
- REMOVE CEILING, LIGHT FIXTURES AND SAFETY DEPOSIT BOXES TO BE RELOCATED BY THE OWNER.
- REMOVE WALLS, CEILING AND PARTITION SYSTEMS TO BE RELOCATED BY THE OWNER.
- REMOVE ROOF JACKET AND ROOF HATCH TO BE REMOVED. ALL CEILING JOIST REMAIN TO BE RELOCATED BY THE OWNER.
- REMOVE FLOORING AND BASEBOARDS THROUGHOUT.
- REMOVE CEILING GRID, TILE AND BASEBOARDS THROUGHOUT.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR FURTHER REMOVAL INFORMATION.
- REMOVE FLOOR FLOOR HEATER, REFER TO WAE DRAWINGS FOR FURTHER INFORMATION.
- REMOVE MILLWORK, SHELVING, COUNTERS, CABINETS ETC.
- EXISTING ROOF JACKETS AND ROOF HATCH TO BE REMOVED. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
- REMOVE WINDOW SILL TO BE REPLACED WITH GLAZED SPANDREL PANEL.

Wall Type Legend

- EXTERIOR OF EXISTING DECK IS APPROXIMATELY 17'-4" AFF.
- EXISTING WALL - MATCH AND MAKE GOOD ALL EXISTING SURFACES READY FOR FINISH. NOTE THAT ADDITIONAL WEEDING JOBS MAY BE REQUIRED TO BE COMPLETED BEFORE WORK BEGINS.
- NEW SECURITY PARTITION AND GLAZING SYSTEM TO BE INSTALLED BY THE OWNER. THIS SYSTEM SHALL BE A TYPE 'X' OPFIRM BOARD WITH INTERIOR FINISHES. THE SYSTEM SHALL BE INSTALLED TO THE FACE OF THE EXISTING WALL. THE SYSTEM SHALL BE INSTALLED TO THE FACE OF THE EXISTING WALL. THE SYSTEM SHALL BE INSTALLED TO THE FACE OF THE EXISTING WALL.
- REMOVE EXISTING PARTITION TO EXISTING WALL. REMOVE EXISTING PARTITION TO EXISTING WALL. REMOVE EXISTING PARTITION TO EXISTING WALL.
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4			
3			
2	Issued For Tender & Permit	2015.09--	
1	Issued For Scarborough Review	2015.09.16	
NO. 1	REVISION		DATE

Notes

- REMOVE ROOF UP FLUOS TO ALL EXTERIOR SURFACES WITH THE EXCEPTION OF THE EXTERIOR WALL AND KITCHEN ISLE. COMPLETE REMOVAL OF ALL EXISTING ROOF JOISTS TO BE COMPLETED BEFORE WORK BEGINS.
- GENERAL CONTRACTOR TO COORDINATE THE FOLLOWING ITEMS SUPPLIED / PROVIDED / DELIVERED BY THE OWNER:
 - NEW SECURITY PARTITION AND GLAZING SYSTEM
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- GENERAL CONTRACTOR TO INSTALL THE FOLLOWING ITEMS SUPPLIED / PROVIDED / DELIVERED BY THE OWNER:
 - NEW SECURITY PARTITION AND GLAZING SYSTEM
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 - NEW SECURITY PARTITION AND GLAZING SYSTEM
 - NEW SECURITY PARTITION AND GLAZING SYSTEM

Outlet Locations

Teller Line Power Entry



Consultant

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Scotiabank

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SUITE 1410
171 C.H. WILSON BOULEVARD
SCOTIABANK ONTARIO
M5A 1T1

Project

Scotiabank Branch
Demolition Floor Plan & Construction Floor Plan

Drawn By: MFL

Checked By: MFL

Scale: 1/8"=1'-0"

Project No: 2015.09--

Sheet No: A2

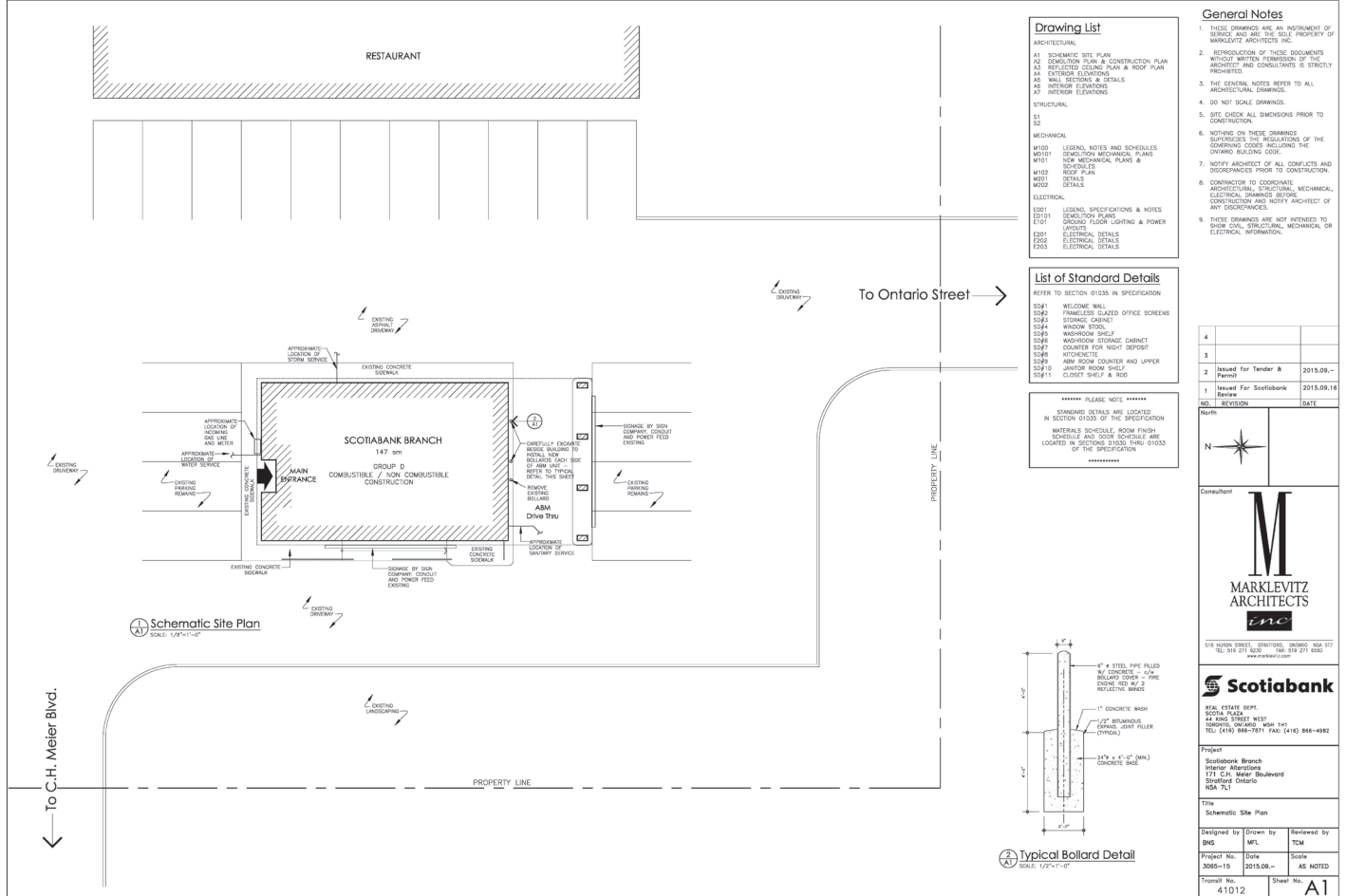
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SITE PLAN



Drawing List

ARCHITECTURAL

- A1 SCHEMATIC SITE PLAN
- A2 DEMOLITION PLAN & CONSTRUCTION PLAN
- A3 REFLECTED CEILING PLAN & ROOF PLAN
- A4 EXTERIOR ELEVATIONS
- A5 WALL SECTIONS & DETAILS
- A6 INTERIOR ELEVATIONS
- A7 INTERIOR ELEVATIONS

STRUCTURAL

- S1 SITE

MECHANICAL

- M100 LEGEND, NOTES AND SCHEDULES
- M101 SCHEMATIC MECHANICAL PLANS & SCHEDULES
- M102 NEW MECHANICAL PLANS & SCHEDULES
- M201 ROOF PLAN
- M202 DETAILS

ELECTRICAL

- E101 LEGEND, SPECIFICATIONS & NOTES
- E102 SCHEMATIC PLANS
- E103 FINISHED FLOOR LIGHTING & POWER LAYOUTS
- E104 ELECTRICAL DETAILS
- E202 ELECTRICAL DETAILS
- E303 ELECTRICAL DETAILS
- E304 ELECTRICAL DETAILS

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List of Standard Details

REFER TO SECTION 01235 IN SPECIFICATION

- SD#1 WELCOME WALL
- SD#2 FRAMELESS GLAZED OFFICE SCREENS
- SD#3 STORAGE CABINET
- SD#4 WINDOW SILL
- SD#5 WASHROOM SHELF
- SD#6 WASHROOM STORAGE CABINET
- SD#7 COUNTER FOR NIGHT DEPOSIT
- SD#8 HYDROTECTE
- SD#9 ARM ROOM COUNTER AND UPPER
- SD#10 JANITOR ROOM SHELF
- SD#11 CLOSET SHELF & ROD

***** PLEASE NOTE *****

STANDARD DETAILS ARE LOCATED IN SECTION 01235 OF THE SPECIFICATION

MATERIALS SCHEDULE, ROOM FINISH SCHEDULE AND DOOR SCHEDULE ARE LOCATED IN SECTIONS 01200 THRU 01230 OF THE SPECIFICATION

NO.	REVISION	DATE
1	Issued For Tender & Permit	2015.08--
2	Revised For Scotiabank	2015.09.16



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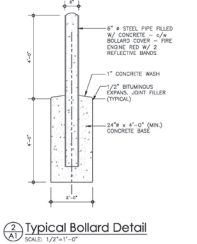
Project

Scotiabank Branch
171 C.H. Meier Boulevard
Scotiabank Ontario
NSA TL1

Title

Schematic Site Plan

Designed by	Drawn by	Reviewed by
845	MFL	TM
Project No.	Date	Scale
3065-15	0915.09--	AS NOTED
Transit No.	Sheet No.	
41012	A1	



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