

**FOR LEASE**  
PRIME RETAIL/OFFICE  
SPACE IN HYDE PARK

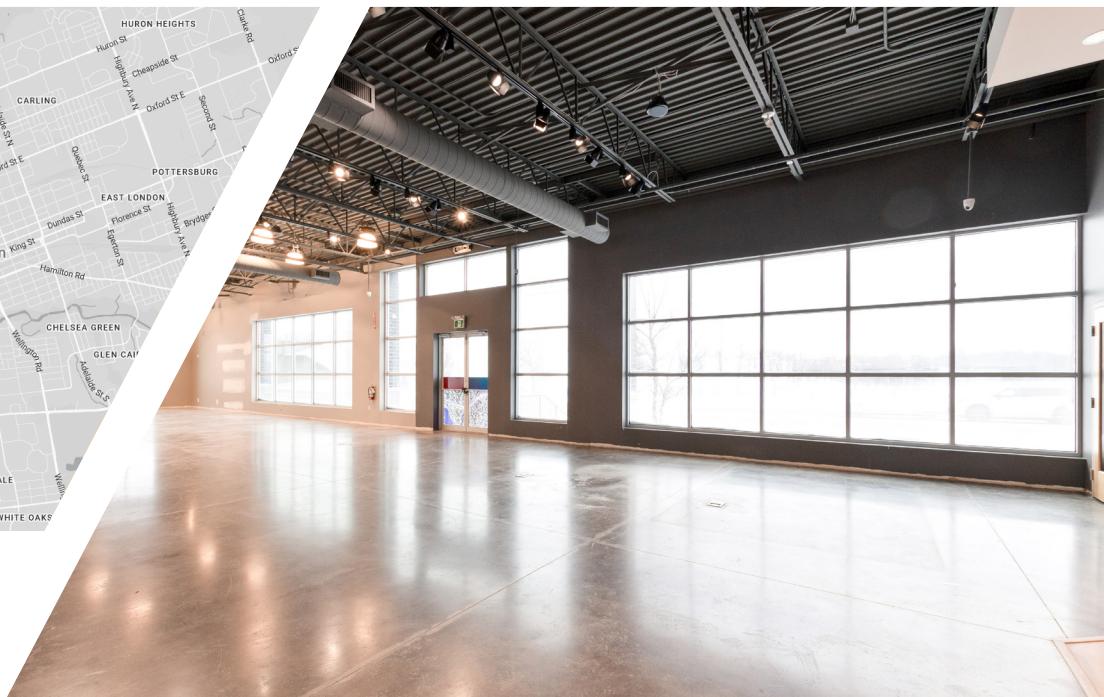
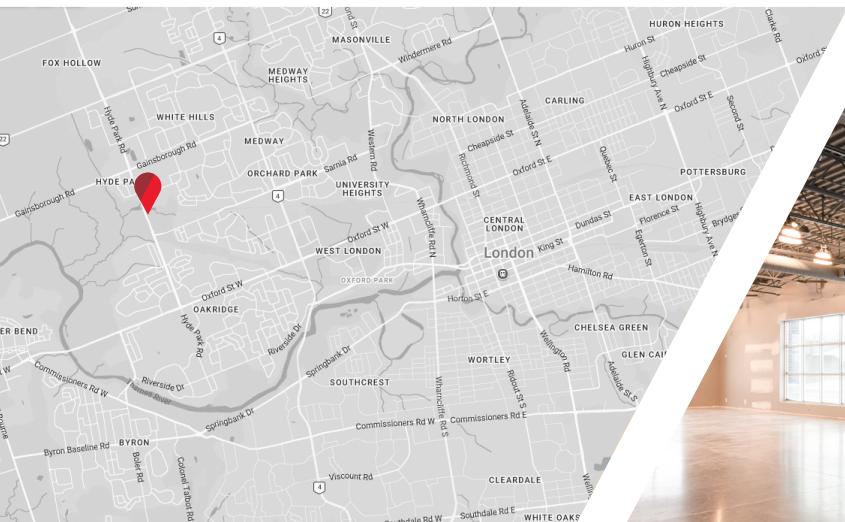


## 1331 HYDE PARK ROAD, LONDON, ON

**AVAILABLE SPACES: 2,022 SF - 9,152 SF**

**ASKING RENT: \$30.00 - \$35.00 PSF Net**

**ADDITIONAL RENT: \$8.37 PSF**



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

# DAILY TRAFFIC VOLUMES: APPROX. 25,000+ VEHICLES PER DAY

## PROPERTY HIGHLIGHTS

Exceptional opportunity to lease prime commercial retail or office space within a high-traffic corridor in Northwest London. The units features a bright, open layout with large windows, high ceilings, and modern finishes, providing a professional working environment. The property offers direct access and strong visibility along Hyde Park Road. Well suited for businesses seeking a presence in an established and active retail and service node. A rare opportunity to secure flexible space in a high-demand, high-visibility location.

- **Zoning:** Business District Commercial (BDC2(4))
- **Signage:** Excellent signage and visibility with immediate access from Hyde Park Road
- **Parking:** Plenty of spaces available on-site for customers and staff
- Utilities separately metered and payable by the tenant

| UNIT | AVAILABLE SPACE | ASKING RENT     | ADDITIONAL RENT |
|------|-----------------|-----------------|-----------------|
| B1   | 2,022 SF        | \$35.00 PSF Net | \$8.37 PSF      |
| B2   | 3,000 SF        | \$35.00 PSF Net | \$8.37 PSF      |
| B3   | 5,000 SF        | \$35.00 PSF Net | \$8.37 PSF      |
| B4   | 7,130 SF        | \$35.00 PSF Net | \$8.37 PSF      |
| B5   | 9,152 SF        | \$30.00 PSF Net | \$8.37 PSF      |



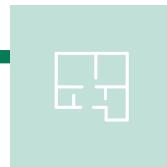
### PLENTY OF NATURAL LIGHT

Bright, open layout with large windows and high ceilings



### (BDC2(4)) ZONING

Permits a wide range of uses (see next page)



### 9,152 SF TOTAL AVAILABLE

Space divisible into various configurations



### CONVENIENTLY LOCATED

In close proximity to SmartCentres London Northwest

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# PERMITTED USES

| BUSINESS DISTRICT COMMERCIAL (BDC)   |   |  |
|--|---|--|
| Animal hospitals   | Laboratories  | Cinemas ;(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)   |
| Apartment buildings, with any or all of the other permitted uses on the first floor;(Z.-1-94236) | Laundromats   | Brewing on Premises Establishment.(Z.-1-021027)  |
| Bake shops   | Libraries   | Food Store; (Z-1-051390)   |
| Clinics  | Medical/dental offices  | Animal Clinic; (Z-1-051390)  |
| Commercial recreation establishments   | Offices   | Convenience Store; (Z-1-051390)  |
| Commercial parking structures and/or lots  | Personal service establishments   | Post Office; (Z-1-051390)  |
| Converted dwellings  | Private clubs   | Convenience service establishments; (Z-1-051390)   |
| Day care centres   | Restaurants,((Z.-1-96439); (Z.-1-081795)  | Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z-1-051390) |
| Dry cleaning and laundry depots  | Retail stores   | Bed and breakfast establishments; (Z-1-051390)   |
| Duplicating shops  | Service and repair establishments   | Antique store; (Z-1-051390)  |
| Emergency care establishments  | Studios   | Police stations; (Z-1-051390)  |
| Existing dwellings   | (Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998) | Artisan Workshop (Z.-1-172561)   |
| Financial institutions   | Video rental establishments   | Craft Brewery (Z.-1-172561)  |
| Grocery stores   | Lodging house class 2.(Z.-1-93172)  | Approx. 230'   |
| BUSINESS DISTRICT COMMERCIAL (BDC2)  |   |  |
| Any use permitted in the BDC Zone variation  | Community centres   | Schools  |
| Assembly halls   | Funeral homes   | Fire halls. (Z-1-051390)   |
| Places of Worship  | Institutions<br><br>(BDC2(4))   | Regulations: i) Notwithstanding the regulations of Section 25.3 of this By-law to the contrary, the maximum front yard depth requirement shall not apply within this zone. (Z.-1-031157)             |
|  |   |  |

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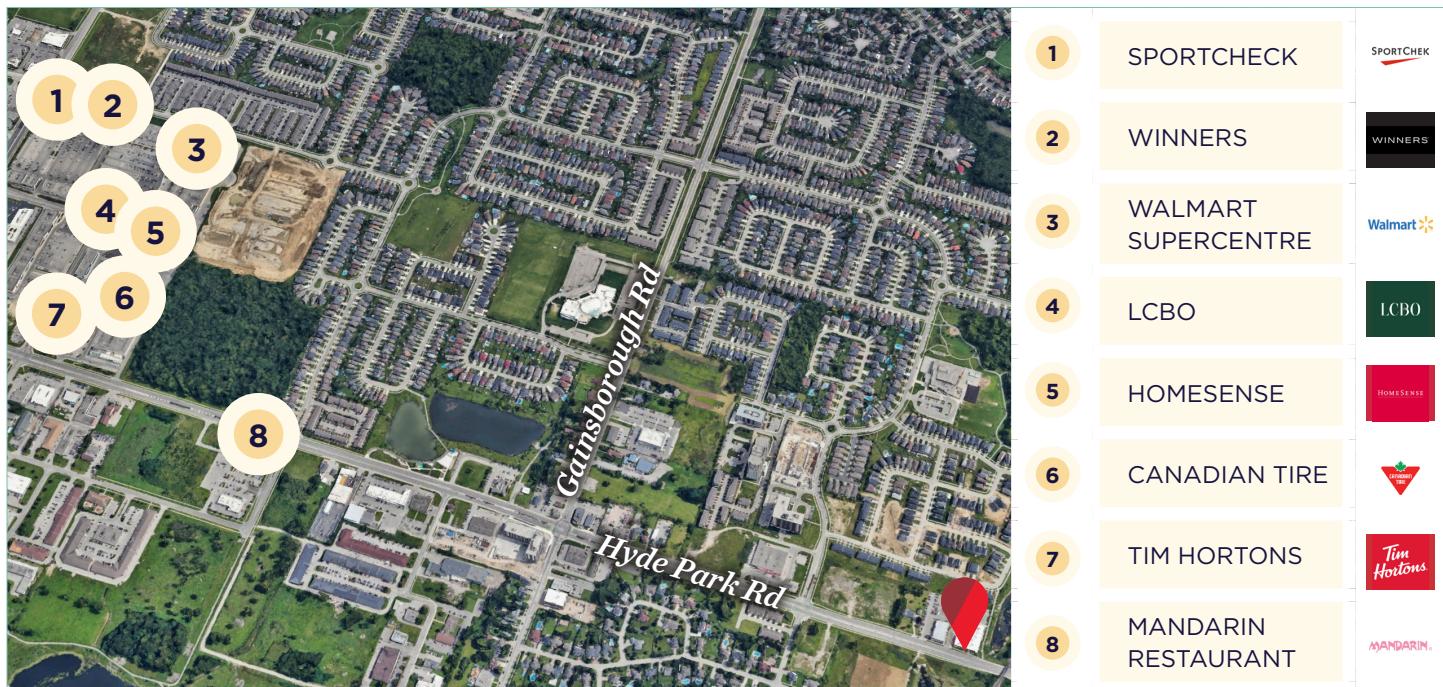
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# AERIAL & DEMOGRAPHICS



## AVERAGE HOUSEHOLD INCOME\*

COM \$137,455  
CITY \$110,155

## TOTAL POPULATION\*

COM 62,619  
CITY 498,400

## EMPLOYMENT\*

EMPLOYED 70%  
UNEMPLOYED 30%

## HOUSEHOLDS NBH\*

OWNED 72%  
RENTED 28%

\*Sourced from GeoWarehouse

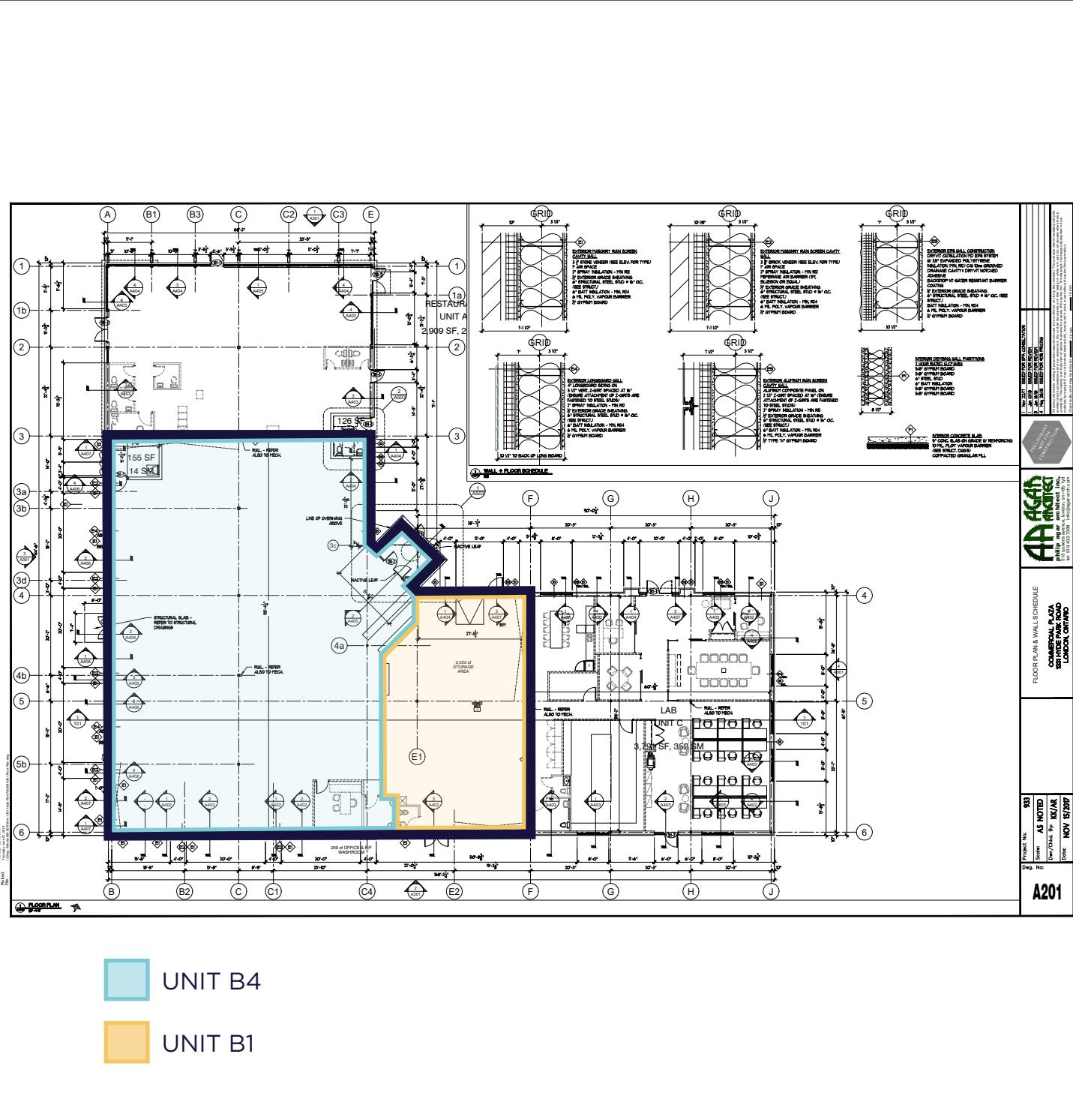
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# FLOOR PLAN



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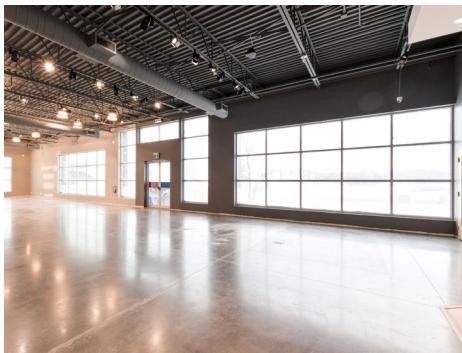
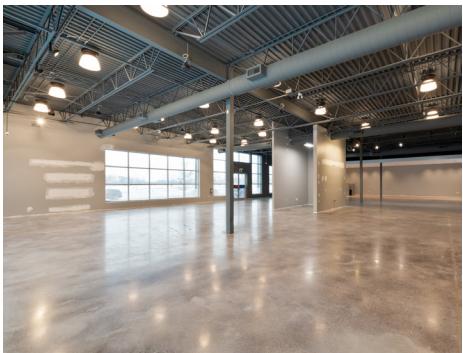
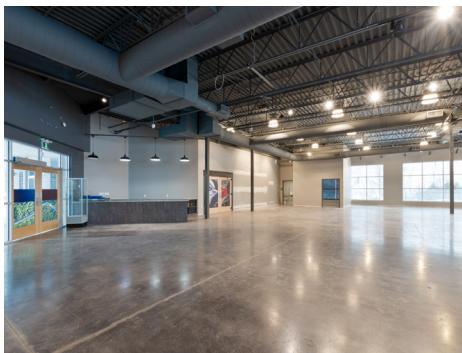
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# PROPERTY IMAGES



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