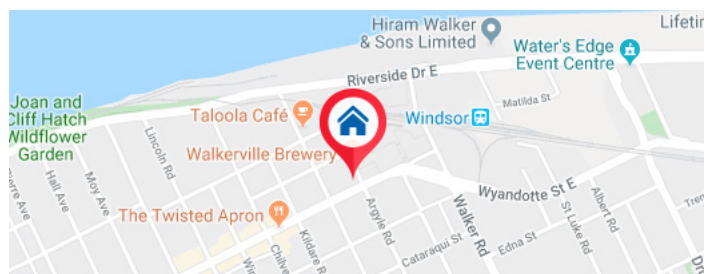
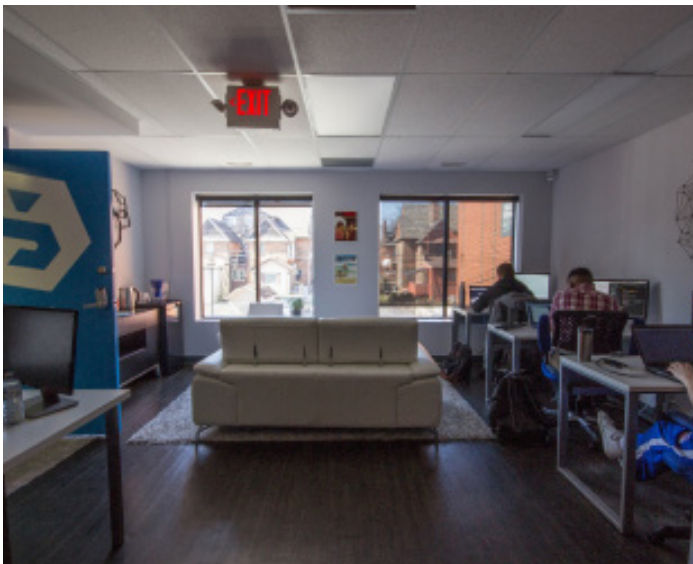




Our Walkerville property is located at 2090 Wyandotte Street East. Surrounded by restaurants, cafes, and shops, historic Walkerville is the 3rd most walkable neighbourhood in Windsor and inspires you both during and after work. Public transportation in the area consists of cross-town routes, intersecting in the downtown area.

This mixed use building houses a variety of tenants from a busy accounting firm to the infamous Blackburn radio station.



AVAILABLE SUITE

Suite 200 with up to 865 sf (80.36 m²)

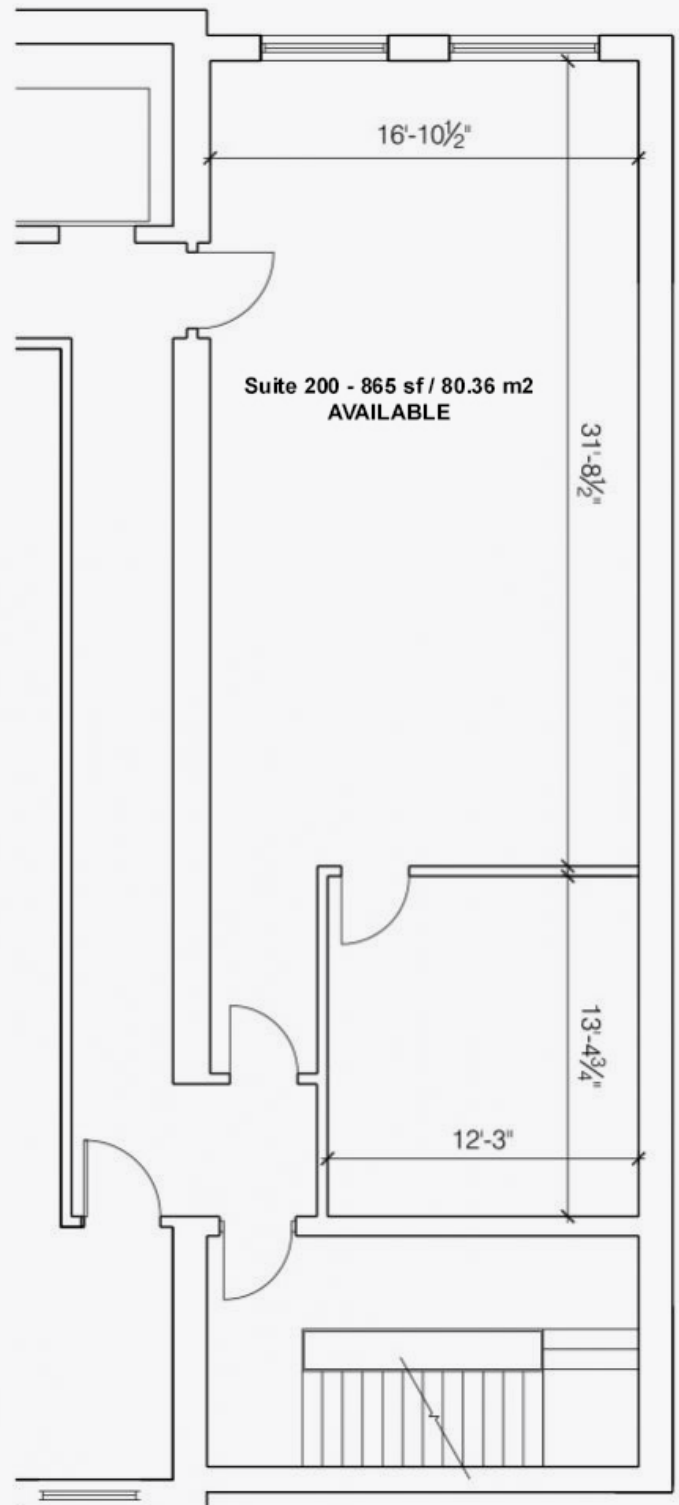
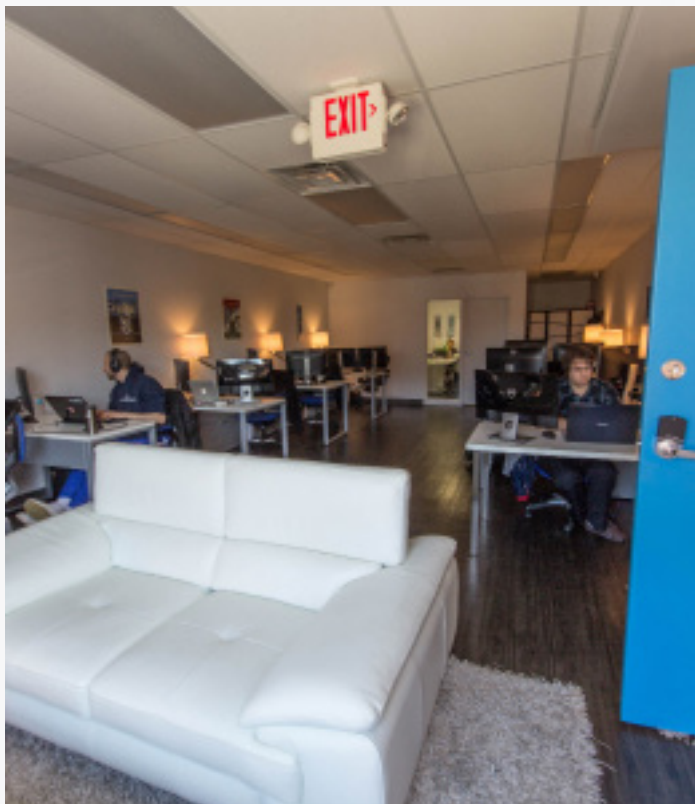
SUITE INCLUDES*:

- 2nd Floor
- West facing
- 865 sf
- Lots of natural light
- Open concept
- Shared washroom
- 1 Private office
- Central location

*Features TBD with tenant

NET LEASE PLUS:

- Property taxes
- CAM'S
- Utilities (gas, water and hydro)
- Building insurance



PROPERTY SPECIFICS

This building was constructed around 1920 with major improvement made 1990+ It currently has a mix of offices on the upper levels and open/lounge and restaurant are on the lower level.

EXTERIOR FINISH

The building exterior is brick with aluminum frame windows and doors.

MECHANICAL

Electrical service with a total service comprising 1-400-ampere breaker – 600 volt 3 phase service. The building is heated and cooled with mixed rooftop HVAC units.

LAND USE CONTROLS - ZONING BYLAWS

Commercial District 2.1 (CD 2.1)

UTILITIES

Building is fully equipped with natural gas, hydro, telephone, as well as sanitary and storm sewers.

ELEVATOR

All levels are accessible by an 8 passenger elevator. The interior of the upper level comprises of office space. The lower level contains a short order cafeteria and coffee shop.

PARKING

Asphalt paved parking lot with 25 parking spots+.

ROOF

The rooftop is comprised of metal decking and poured concrete with tar material.

WE DESIGN THE SPACE YOU NEED

STEP 1 Tell us what you want (space requirements, use of space, decorating preferences, etc.)

STEP 2 Let our design specialists take your needs and draw up a plan!

Visit the HOW WE WORK tab on lessorltd.com for more information.

