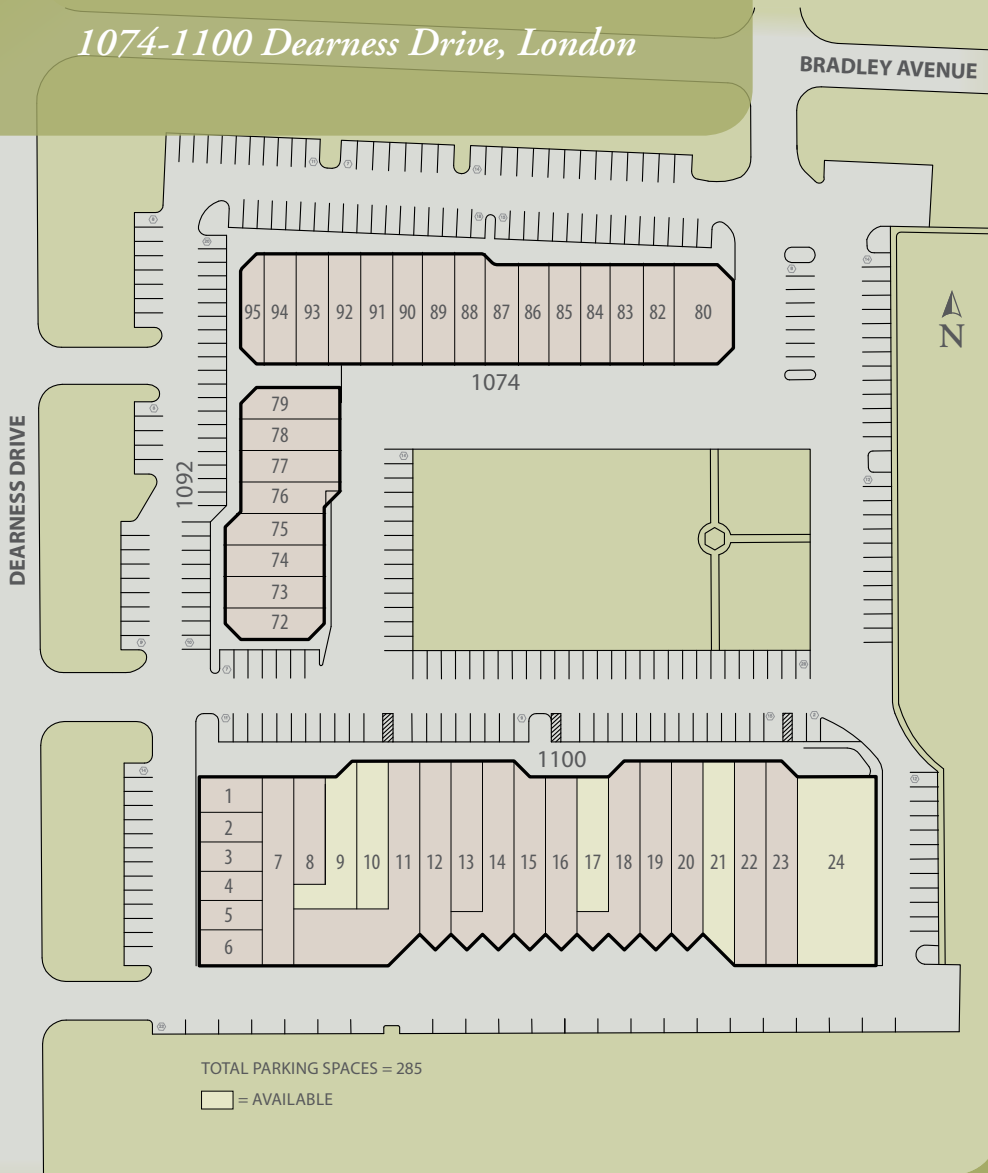


BRADLEY BUSINESS PARK

1074-1100 Dearness Drive, London



LEASING OPPORTUNITY

Bradley Business Park's strategic locale is in the heart of south London's busiest industrial, retail and business corridor.

Bradley Business Park is a group of three versatile single-storey multi-unit buildings, easily accessible from the 401 and arterial roads.

Featuring over 82,500 sf, the property contains intelligently designed space, ideal for light industrial business, retail outlets, medical practices, and offices.



Contact: Piper Badgley • Mike Riffel
519-434-1000 • lease@Sifton.com
Sifton.com



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BRADLEY BUSINESS PARK

Current Availability

Unit 9	1,437 square feet	\$10.00, net
Unit 10	1,301 square feet	\$10.00, net
Unit 17	1,236 square feet	\$10.00, net
Unit 21	2,376 square feet	\$10.00, net
Unit 24	7,039 square feet	\$8.50, net

Additional Rent: \$5.47 (2012) includes CAM, tax, insurance

Tenant additionally responsible for Heat & Hydro

Parking: 285 shared parking spots at no cost

Unique Features

This campus-style business complex is located in south central London, with numerous employee amenities within walking distance. In addition, the property features landscaped grounds that incorporate an open-air courtyard, available for use by all tenants. Due to its strategic location and fibre-optic capability, Bradley Business Park is home to a number of regional and governmental offices. The low rents, taxes and operating costs make the complex an economically attractive place for business to function in a professional manner.

Zoning

Associated Shopping Area (ASA1, 2(1), 3, 4)

Allowable Uses Include: Variety of office, retail, schools, service & repair establishments and more

Ownership

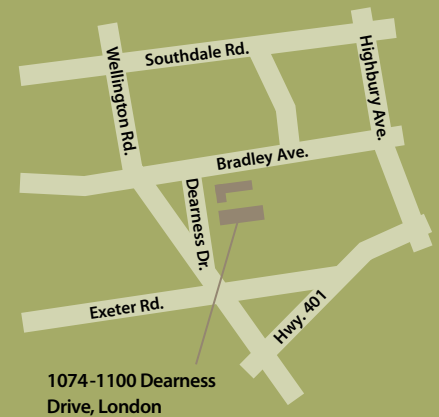
GWL Realty Advisors Inc. is a wholly owned subsidiary of the Great-West Life Assurance Company and has been active in real estate on behalf of institutional investors since 1958.

Property Manager

Sifton Properties Limited, London's premier builder is proud to manage the property on behalf of GWLRA. Tenants of Bradley Business Park receive the same exceptional quality and outstanding customer service as all Sifton tenants.



Bradley Business Park



We take care of all the details so you can focus on your business.

We will design, build and coordinate every aspect of your premises to ensure you receive exactly what you need.



For further information contact:
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