



WEST FIVE

A

REVOLUTIONARY LEASING OPPORTUNITY

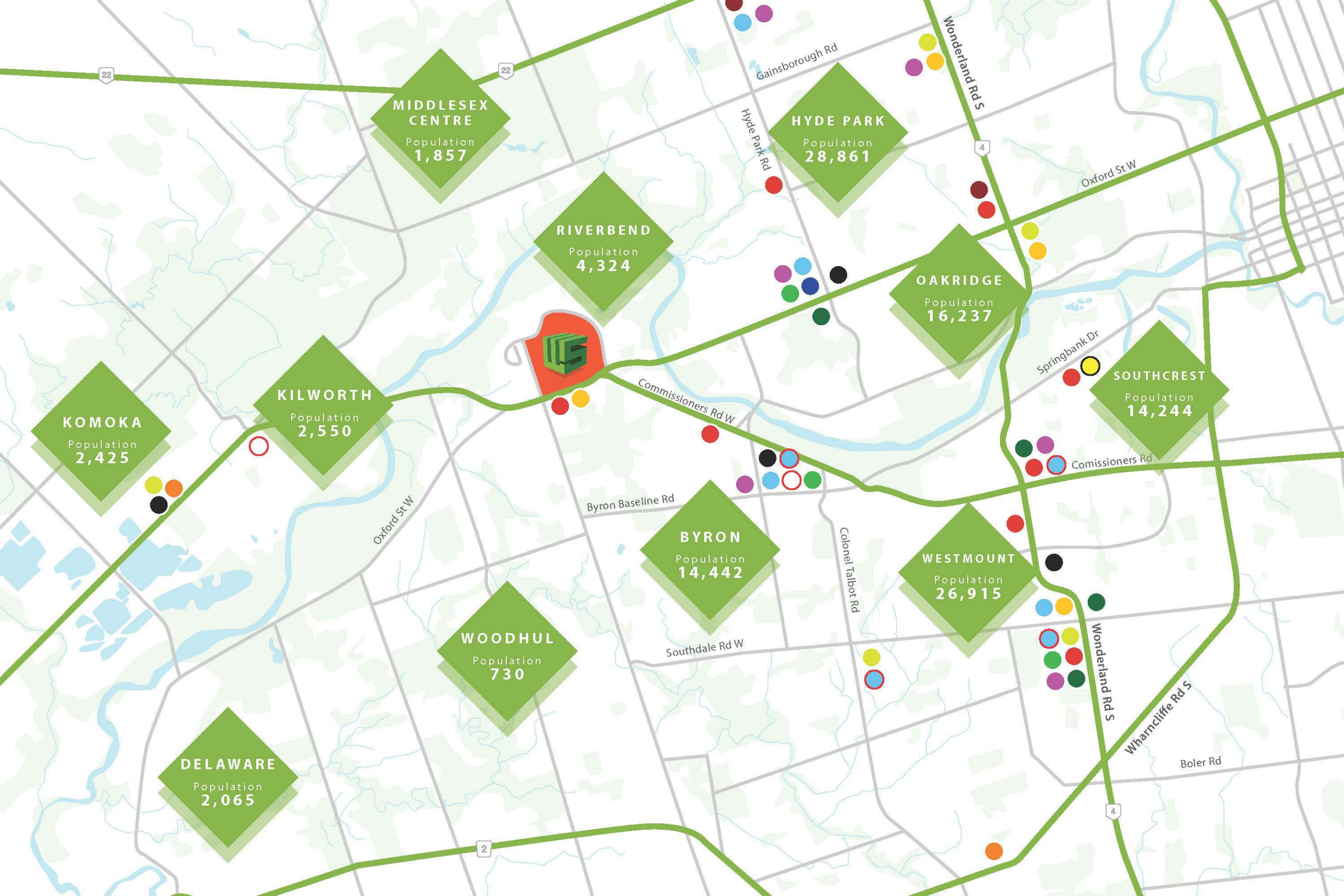
For the architecturally progressive
and image forward company,

*You've found
the right place.*

Located at the western gateway to the city in London's highest growth market, West 5 will attract existing community residents and be a destination for visitors from surrounding areas.

West 5 offers the best of all worlds; dynamic, design-forward working environments surrounded by nature, vibrant outdoor activity and convenient access to amenities. With 450,000 square feet of commercial space, a dynamic central park, and 2,000 households consisting of townhomes, condominiums, apartments and retirement residences, West 5 will have it all.





Total Population within a 5km radius **129,856***

Avg. Household Income **>\$80,000** Avg. Family Size **3** Median Age **41.6**

~20,000 Daily Vehicle Count on Oxford St. **10%** of Residents Work From Home **25%** of Residents Travel <15 min to Work

The community

- McDonald's
- LCBO
- petvalu
- Starbucks
- Giant Tiger
- TD
- Metro
- CIBC
- Tim Hortons
- Shoppers Drug Mart
- BMO
- Real Canadian Superstore
- Foodland
- Dollarama

*Data based on 2016 census data and a 5 km radius, and City of London AADT (Annual Average Daily Traffic)



An amazing place,
bringing together

AMAZING
PEOPLE

LEGACY SQUARE

There are two key things that will make West 5 an amazing place - the people, and bringing those people together. At the heart of this vibrant community will be a central park, designed to do both. Legacy Square will be a destination location for Londoners, with a variety of events and activities including seasonal events like Easter egg hunts, outdoor movie nights, food festivals and more. All surrounded by experiential retail offerings that make shopping at West 5, truly unique.

Community events are planned monthly at West 5, including paint nights, cooking demonstrations, virtual reality parties and our most popular, seasonal markets. While smaller events welcome intimate groups, our summer and holiday markets bring upwards of 2,000 people to West 5 on a single day.

Guest Services

1305 RIVERBEND

OFFICE UNITS AVAILABLE

500 sq. ft. to 8,877 sq. ft.,
17,700 sq. ft.

RETAIL UNITS AVAILABLE

895 sq. ft.

COMMUNITY CENTRIC DESIGN

– harnessing the –
POWER OF THE SUN

Just steps from the Sifton Centre, 1305 Riverbend makes a solar energy statement, with a unique design and an abundance of solar panels to harness the power of the sun. Planned to offer tremendous views of a future central park, 1305 will deliver an unmatched sense of community, and convenient solar parkade parking. Grab fresh cut flowers on the way home from the office, treat the family to gourmet cupcakes, and hit the road on a wooden bicycle.



Exterior
digital screen
for tenants



Advanced HVAC
that reduces
emissions



Digitally
controlled
lighting system



Free parking and
complimentary EV
charging stations

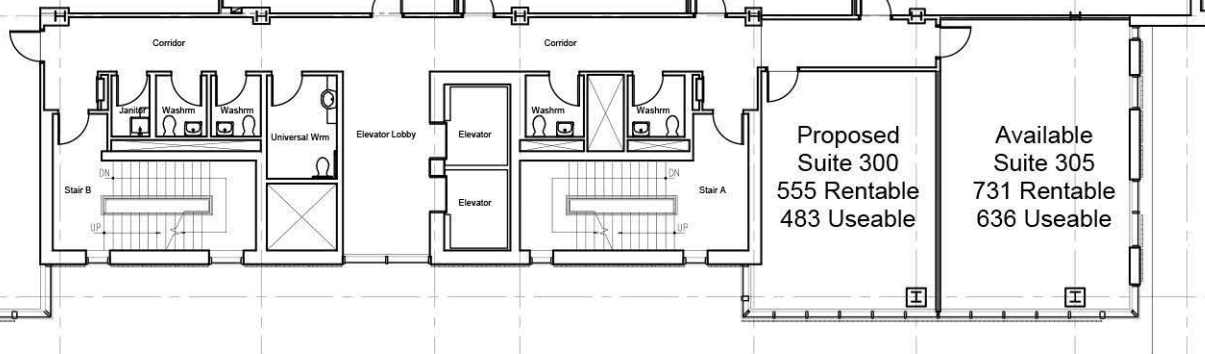
Available
Suite 350
3,550 Rentable
3,087 Useable

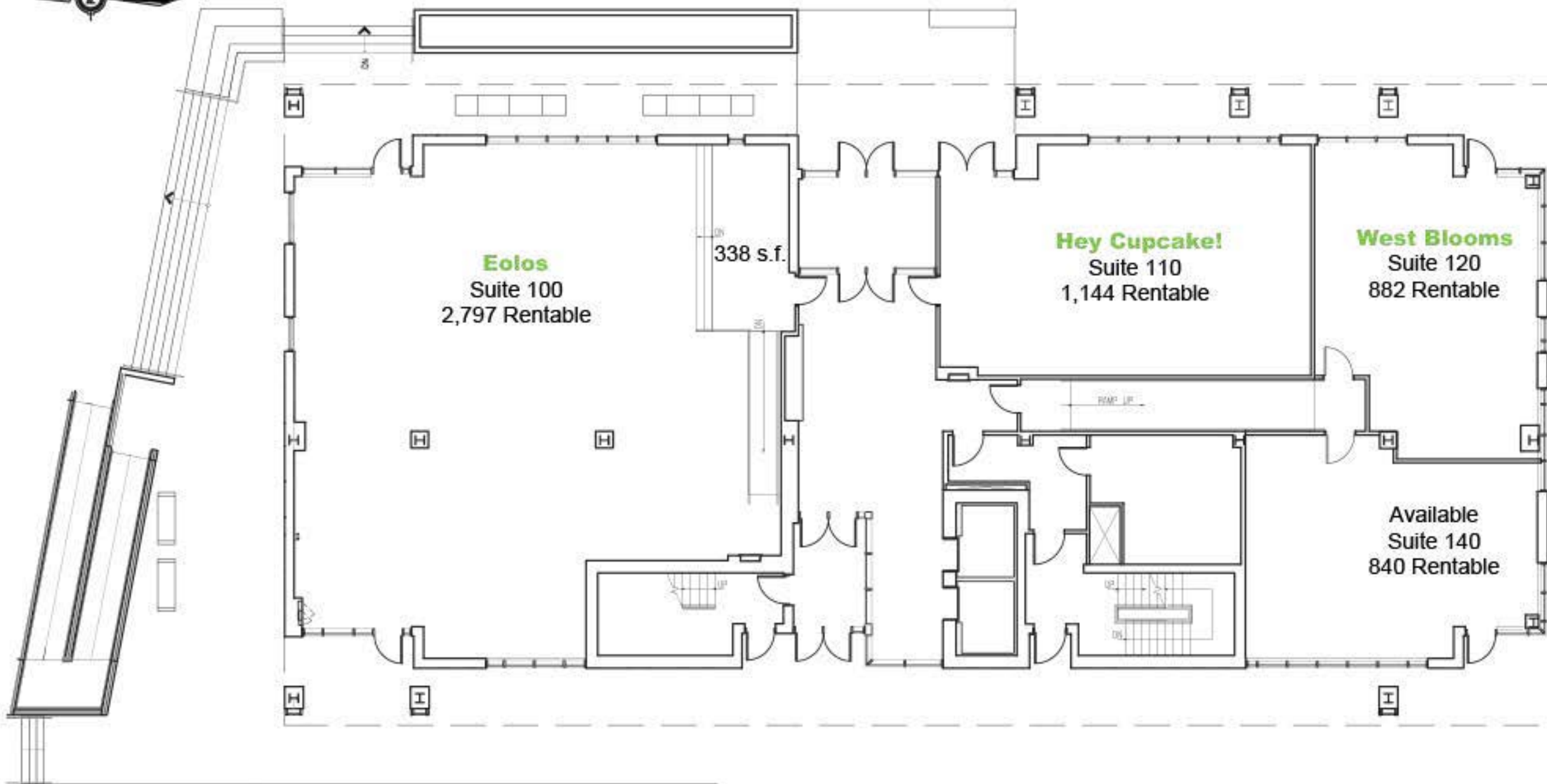
LBM
Suite 320
1,104 Rentable
960 Useable

Lin Han
Suite 315
1,089 Rentable
947 Useable

Proposed
Suite 310
780 Rentable
679 Useable

Available
Suite 308
1,620 Rentable
1,409 Useable







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