



WEST FIVE

A

REVOLUTIONARY LEASING OPPORTUNITY

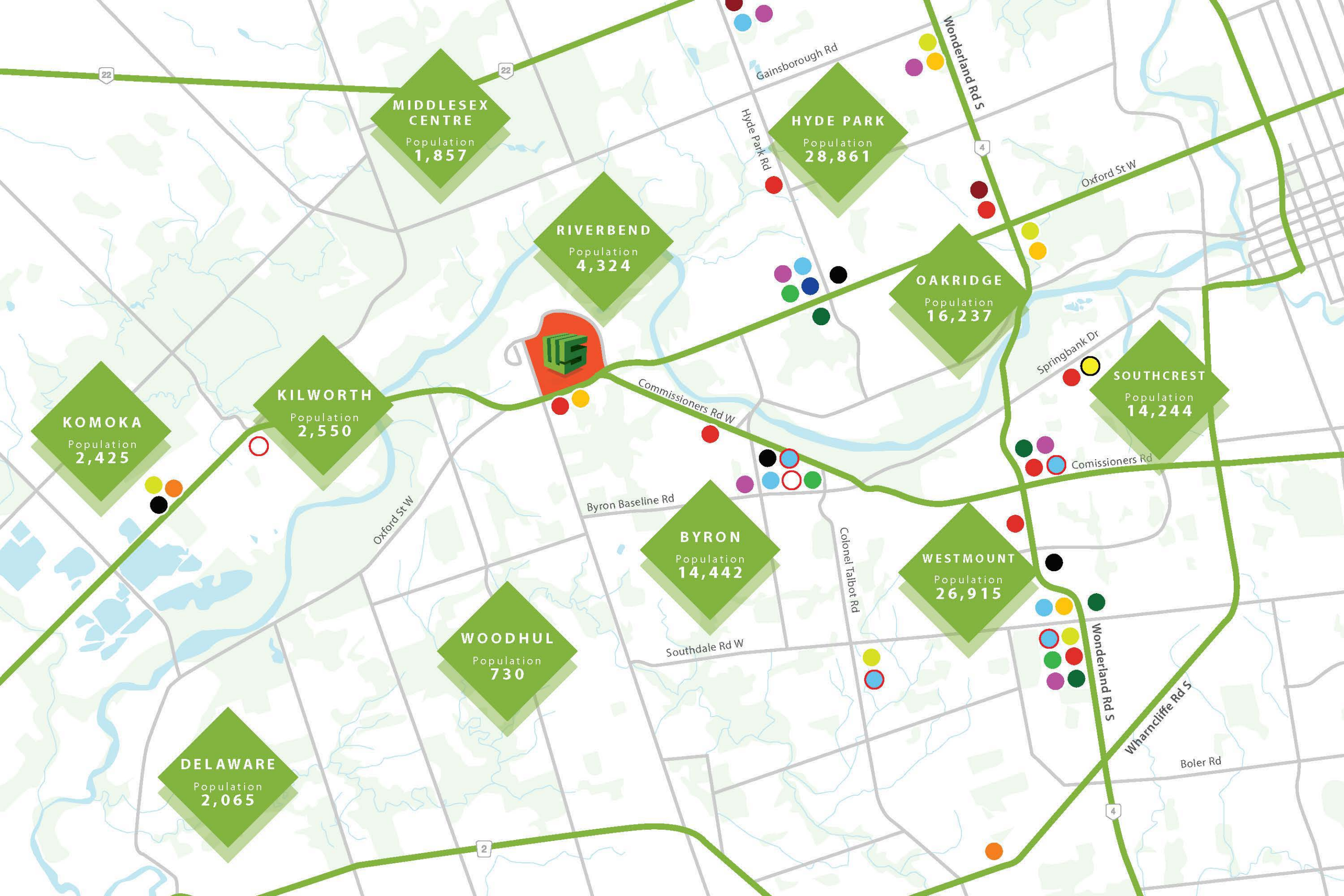
For the architecturally progressive
and image forward company,

*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



*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

SIFTON CENTRE

1295 Riverbend Road

OFFICE UNITS
100% LEASED!

RETAIL UNITS
AVAILABLE
3,112 sq. ft.

welcoming

experiential retailers to an
AWARD-WINNING DESIGN

Designed to target net zero energy, the building endeavors to both conserve energy use and generate as much energy as it uses over the course of a year. It's home to a number of great services for residents of West 5, including a dental office, yoga studio, fitness facility and medical services, as well as unique experiential retailers like Backroads Brews & Shoes. Get fitted for the perfect running shoes, join a club, and enjoy a craft beer.



Dynamic
windows that
automatically tint



Green rooftops
with Sifton
honey bees



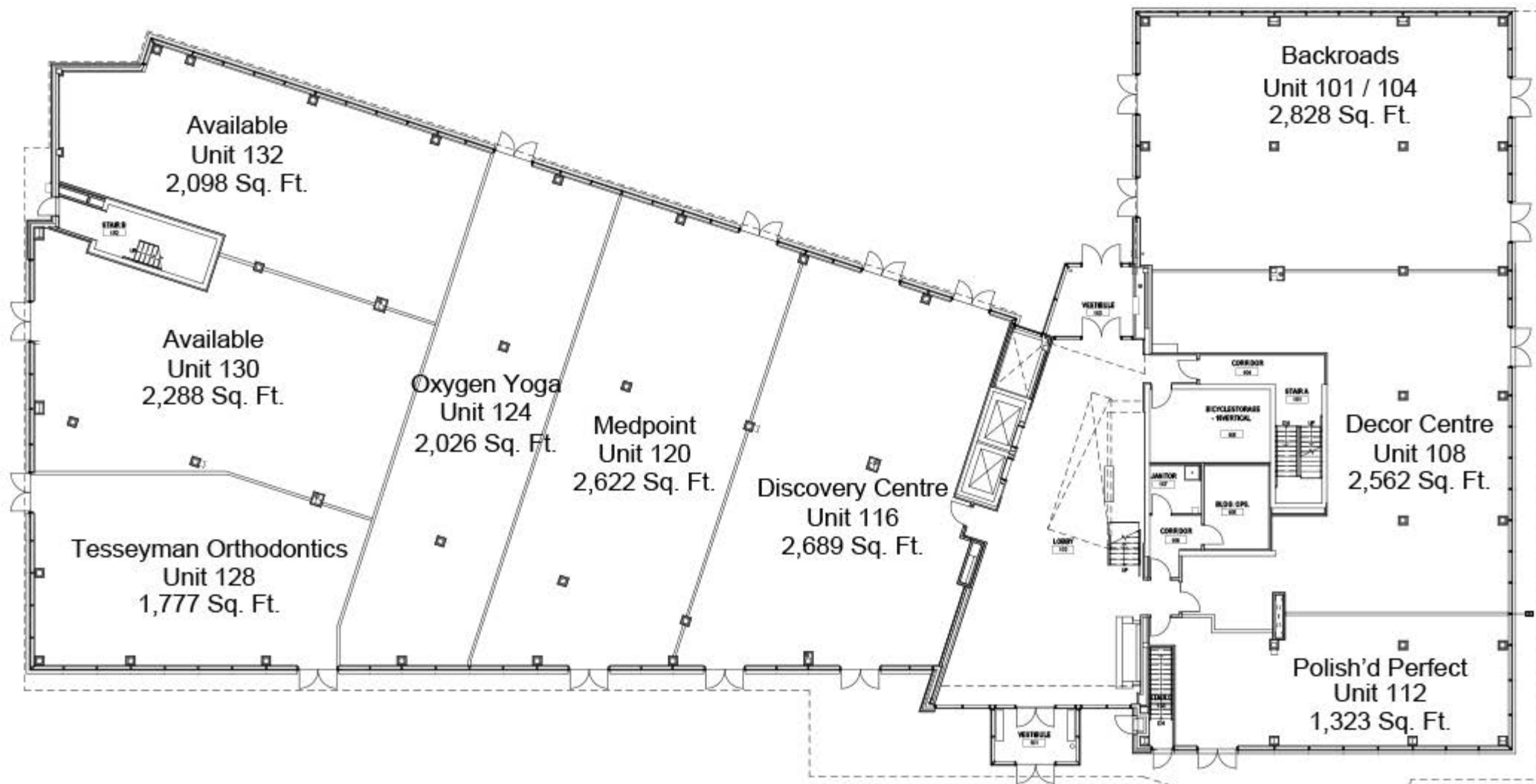
Digitally
controlled lighting
system



Living wall
in building's
main lobby



Free parking and
complimentary EV
charging stations





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