

Oakley Ridge



166-178 College Avenue West, Guelph ON

Construction is well underway at Oakley Ridge

with move-in ready units expected by the end of Q3 2025



SUITE BREAKDOWN



APARTMENTS
99



TOWNHOMES
11



COMMERCIAL*
~5,763 SF

*Rental agreement in place with day care centre

Assets Details

166-178 College Avenue West, Guelph ON



CONSTRUCTION TYPE
Concrete and Steel



GFA / GRA
~107,079 SF / ~91,902 SF



OF SUITES
110



PARKING
Total: 136
Underground: 82
Surface: 50
Visitor: 4
Parking Garage ~36,545 SF in size



LOT SIZE
~69,257 SF/
~1.59 acres

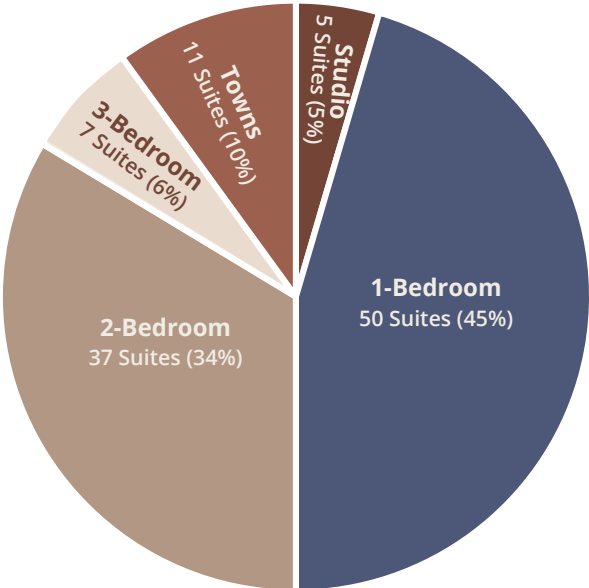


AVERAGE SUITE SIZE
783 SF



AVERAGE MONTHLY RENT
\$2,784 / \$3.56 PSF
Projected

SUITE MIX



High Quality New Construction

Oakley Ridge offers a modern aesthetic using current construction techniques and industry leading materials, resulting in a resort style environment for tenants.

The Property provides a superior combination of operational efficiency as well as limiting capex exposure in the near future.

- Large suites
 - 50% two (+) bedrooms
 - 783 sf average suite size
- Strong ESG fundamentals
- Fully temperature-controlled HVAC systems



State-of-the-Art Amenities

**Cutting-edge amenities
provide tenants a top-quality
living experience***

- Fitness room
- Indoor theater
- Golf simulator
- Welcoming lobby: coffee shop feel
- Shared work space
- Party space with kitchenette
- Pet wash
- Multiple outdoor terraces
- In-suite laundry
- Smart parcel lockers
- Day care centre as ground floor retail tenant

* Amenity photos are for illustration purposes only



Day Care Centre

The 5,763 sf main floor amenity space has been leased to a ministry licensed day care centre. A daycare will be both a welcome service for tenants and a strong revenue generator. The future tenant has committed to the entire available space, as well as an enclosed outdoor area and 18 surface parking stalls on a 15 year lease.

General terms

- Years 1-5: \$33.00 net psf
- \$2.00 increases for each subsequent 5-year term
- Two 5-year extensions
- Landlord will provide base building plus a \$15.00 psf build-out allowance



Guelph: Desirable Southwest Ontario Location

Guelph is a vibrant city located ~100km west of Toronto and is characterized by its rich heritage, thriving arts & culture scene and abundance of recreation.

The City has consistently attracted young families and professionals due to its strategic location and relative affordability.



Located within Canada's Tech Triangle, Guelph has been a hotbed for investment and high-quality job growth over the past decade.

The area offers a range of amenities from recreational facilities to numerous cultural and dining events. The blend of urban amenities and natural space make Guelph an attractive destination for residents seeking a balanced lifestyle.



In the Area

- 1 STONE ROAD MALL**
Guelph's largest shopping mall with over 150 retailers and services including:
 - Sport Check
 - Starbucks
 - Cinema 1
 - Marshalls
 - H&M
 - Indigo
 - BMO Bank
 - Dollarama
 - Sephora
 - Toys R Us
 - Structube
 - Booster Juice
- 2 STONE SQUARE CENTRE**
 - Farm Boy
 - Canada Post
 - Subway Sandwiches
 - Tim Horton's
 - Dairy Queen
 - Medical Clinic
 - Great Canadian Bagel
 - Ginos Pizza
 - Symposlum cafe
 - Wendy's
 - LCBO
 - CIBC
 - Popeyes
 - East Side Marios
 - Petro Canada
 - Nail Salon
 - Shoppers Drug Mart
- 3 CAMPUS ESTATES SHOPPING CENTRE**
 - Mac N' Wings
 - Indian Cuisine
 - Hair Stylist
 - Thai Cuisine
 - Physiotherapy
 - No Frills
 - Cleaners
 - Ray's Chinese
 - Shakespeare Arms Pub
 - Bar Burrito
 - Cora's Breakfast
- 4 COLLEGE AVE & EDINBURGH RD.**
 - Circle K
 - Tim Horton's
 - Esso
- 5 EDINBURGH RD. & FOREST ST.**
 - Animal Hospital
 - Pizza Trokadero
 - The Beer Store
 - Sushi Place
 - Fit 4 Less
 - Beauty Supply Store
 - Benjamin Moore
 - Thai Cuisine
 - Computer Repair Service
 - Nail Salon



Offering Process

SITE VISITS

Prospective purchasers will have the opportunity to visit Oakley Ridge via prescheduled property tours, either before or after offers are considered. These tours will include access to common areas, mechanicals, a sampling of vacant suites only with limited access to property personnel. In order to accommodate the ongoing operations of the Property, visitation will require at least 48 hours’ notice. No property tours will be allowed without a scheduled appointment and prospective purchasers may not contact the Property or visit the Property without being accompanied by a representative from JLL.

SUBMISSION GUIDELINES

Parties are invited to submit an Offer to Purchase through JLL not before a date communicated by JLL. Offers should be presented in the form of an Agreement of Purchase and Sale or a non-binding Letter of Intent, outlining the significant terms and condition of Purchaser’s offer including, but not limited to:

- Asset Pricing
- Due diligence and closing time frame
- Earnest money deposit
- Description of the debt/equity structure
- Explanation of capital sources, and
- Any financing contingencies that may exist

Submissions will be evaluated primarily on the consideration offered for the asset, the method of payment of the consideration, the prospective purchaser’s ability to complete the transaction, the form of offer and the proposed date and conditions of closing. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any submission. The Vendor reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion.

GENERAL PROVISIONS

The Confidential Investment Memorandum (the “CIM”) is only provided to qualified parties with an expressed interest in acquiring the Property. The recipient agrees not to reproduce this document, in whole or in part, to use the information contained herein for any purpose other than the evaluation of the investment opportunity, and to keep permanently confidential all such information that is not in the public domain.

The CIM provides detailed information relating to certain physical, financial and location characteristics of the Property. The prospective purchaser acknowledges that neither JLL nor the Vendor makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained within any Marketing Materials relating to the Property (including the CIM) or otherwise and such information, whether conveyed orally or in writing, has not and will not be relied upon by the prospective purchaser who acknowledges that by accepting the information it is relying solely upon its own independent investigation and verification. The prospective purchaser acknowledges that JLL and the Vendor expressly disclaim any and all liability for any errors and omissions in any written or oral communication transmitted or made available to the prospective purchaser.

The terms and conditions in this section will relate to all of the sections in this CIM as if stated independently therein. The division of the CIM into sections, paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies.

AGENCY DISCLOSURE

It is understood that the Designated Agents, in their capacity of providing real estate services under Jones Lang LaSalle Real Estate Services, Inc., Brokerage, have entered into a client relationship, as defined by RECO/TRESA, with the Vendor and will be compensated by the Vendor. It is further understood if a potential dual agency situation arises, i.e. if the Designated Agents directly introduce interested parties to the Vendor, such interested parties shall each be considered a self-represented party as defined by RECO/TRESA, and the Designated Agents shall maintain a client relationship with the Vendor only.



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*Sales Representative / **Broker

