PARKWAY PLACE

1135 Lansdowne Street West

Unit 100, Peterborough, ON K9J 7M2

Office & retail space for lease

Lower-level offices and ground-floor storefronts at one Peterborough address.



PARKWAY PLACE PROPERTY OVERVIEW

Retail visibility. Secure offices.

On-site parking and professional property management.

leasing@blackwalk.com **705-745-7600** **ParkwayPlace.ca**

Scan for leasing info

Leasing features

Lower-level offices for professionals and teams, plus ground-floor storefronts in an established retail plaza.

24/7 monitoring & key-fob access

Professionally maintained common areas and active on-site property management.

Elevator access & AODA features

On-site parking for clients and staff. Accessible restrooms and upgraded ventilation systems. On-site restaurants, retail and services.

Flexible office solutions

Suites from **300–3,000 sq. ft.** Private offices, collaborative workspaces and multi-room suites for client-facing operations. Professionally finished suites, adaptable layouts and opportunities for future expansion.

One monthly payment

Gross office rental arrangements for predictable monthly occupancy costs. Utilities, operating costs and property taxes included in accordance with lease terms. Flexible arrangements tailored to business requirements.



Parkway Place entrance and roadside signage



Existing tenant office interior

Office and practice space

Parkway Place Medical & Wellness welcomes healthcare and counselling practices. Suites also suit legal, accounting and consulting firms, satellite offices and startups.

An established retail destination

Ground-floor storefronts on Lansdowne Street West sit alongside an established mix of restaurants, shops and services.



Storefront signage concept

A complementary mix

Customers can dine, shop and access services in one visit. Office tenants add another group of regular visitors to the property.

Reasons to return

Complementary businesses create opportunities for repeat visits and shared customer traffic across the plaza.

Storefront exposure

Prominent ground-floor visibility on a principal commercial corridor. Adaptable layouts and opportunities for tenant-specific improvements.

Long-term Relationships

Black Walk focuses on supporting and retaining a strong tenant community through active management and ongoing property care.

Explore the office level

A look at the Lobby A landing, elevator and common areas on the office level.



Lobby A office-level landing



Elevator access



Office common area

Professionally finished suites

Standard finishes include modern flooring, neutral paint and suite signage, with adaptable layouts. Discuss tenant-specific improvements separately with our leasing team.

Positioned for long-term opportunity

Ground-floor retail and service premises with adaptable layouts and long-term leasing options.



Parkway Place pylon and Lansdowne Street frontage

100,000 sq. ft. property

Access & parking

Prominent exposure on the five-lane Lansdowne Street corridor. Multiple turning lanes and convenient access from Lansdowne Street West and The Parkway. Ample parking and storefront convenience.

On-site Black Walk management

Active on-site property management, ongoing maintenance and property improvements. A direct commitment to property operations and long-term tenant relationships.

PROPOSED BUSINESS USE

See the zoning reference on page 6. Confirm your proposed use and unit before planning your fit-out.

Plan your proposed use

Your business is our priority. We're more than your landlord. We're your long-term business partner.

GROUP A

Neighbourhood shops and services

- Convenience retail, bakeries, barbers and beauty shops
- Tailors, florists, camera supplies and pet shops
- Books, magazines and stationery, and dry cleaning

GROUP B

Specialty retail

- Pharmacies, footwear, clothing and sporting goods
- Dry goods and retail alcohol sales

GROUP C

Food and professional uses

- Food stores, offices and clinics

GROUP D

Dining and other commercial uses

- Restaurants, financial services, entertainment, gyms and health clubs
- Veterinary offices, animal hospitals and service stations
- Specialty goods such as hardware, furniture, appliances, building and farm supplies, vehicle parts and decorating products

Confirm the fit for your unit

Zoning rules include floor-area and location limits. Your proposed use may also be subject to tenant exclusivities, licensing, building code requirements and landlord approval.

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Unit 100, 1135 Lansdowne Street West, Peterborough, ON K9J 7M2

Visit Parkway Place

Lansdowne Street West frontage, with access from Lansdowne Street West and The Parkway.



ON-SITE PARKING

Turning lanes on Lansdowne Street West lead to parking close to the storefronts.

ON-SITE MANAGEMENT

Black Walk oversees maintenance, ongoing improvements and long-term tenant support.

100,000 SQ. FT.

Arrange a tour

Contact us for current availability and pricing.

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Black Walk
Property Management

BROKERS PROTECTED