



Colliers



Woodstock Medical Centre - 4 Units Available

645 Finkle St., Woodstock, ON

Lease Price

From: **\$30.00** psf net

Newly constructed  
professional and modern  
office space.



Zoned and  
configured for  
Offices and  
Medical / Dental  
Offices



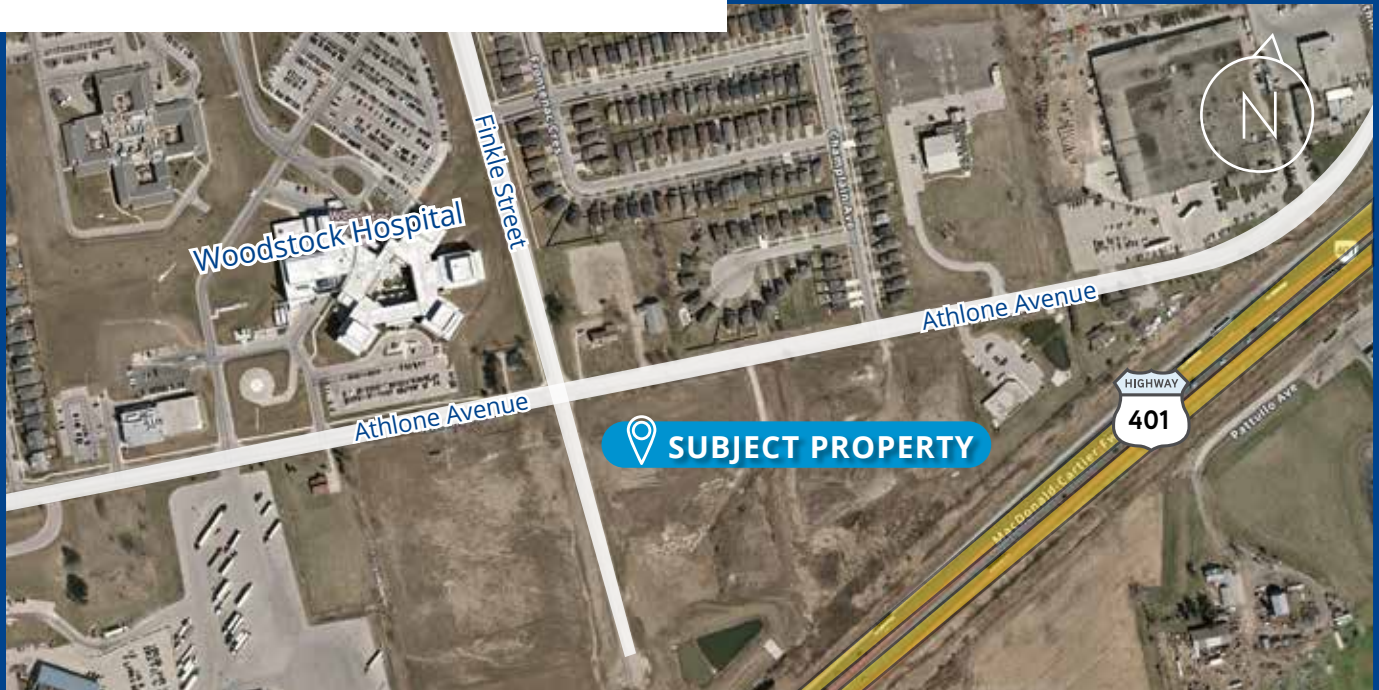
Ample surface and  
visitor parking  
on site



Close proximity  
to several  
amenities and  
Hwy 401

Accelerating success.

# Property Profile

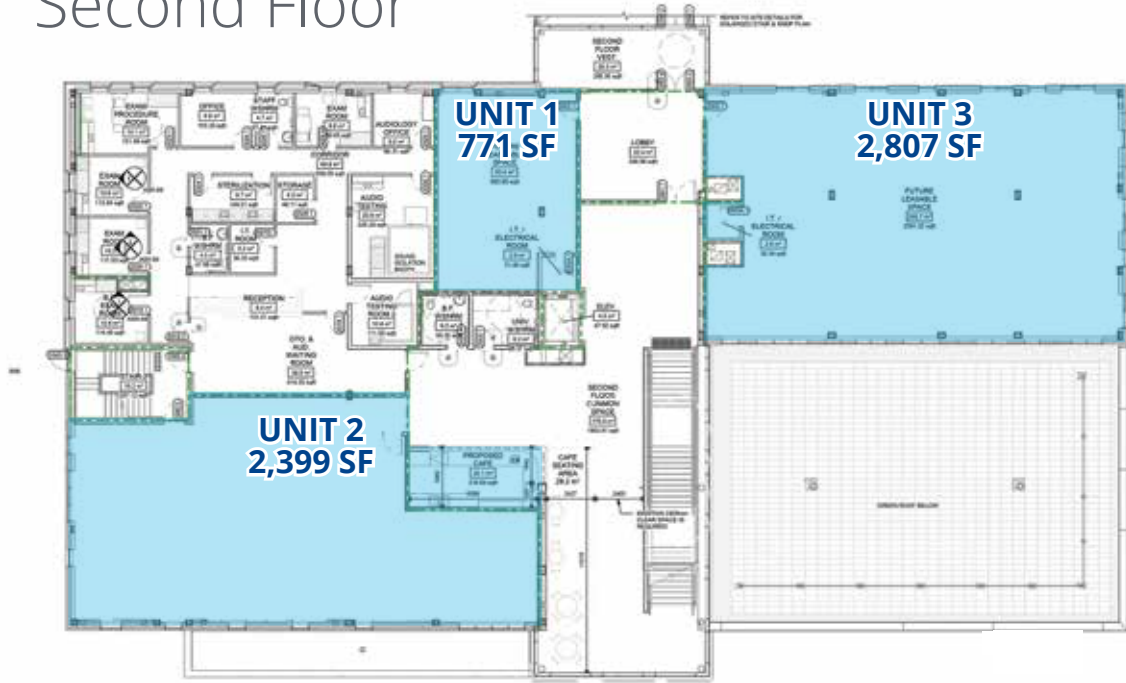


Newly constructed Woodstock Medical Centre offering professional and modern office space. The building is well located across from the Woodstock Hospital at the corner of Finkle Street and Athlone Avenue, with easy access to Hwy 401 and all local amenities. Various unit sizes available ranging from 771 SF to 6,033 SF. Current tenants include pharmacy, medical spa, hearing clinic and other medical practitioners. The property features ample surface parking, signage, potential and modern design with beautiful glassed atrium. Contact listing agents for more info.

Address	645 Finkle St., Woodstock, ON
Unit #1 - Second Floor	\$34.00 PSF NET - 771 SF
Unit #2 - Second Floor	\$30.00 PSF NET - 2399 SF
Unit #3 - Second Floor	\$30.00 PSF NET - 2807 SF
Unit #4 - Third Floor	\$32.00 PSF NET - 6033 SF
Zoning	M1-3
Lot Size	3.13 AC
Parking	Gated - Ample surface parking

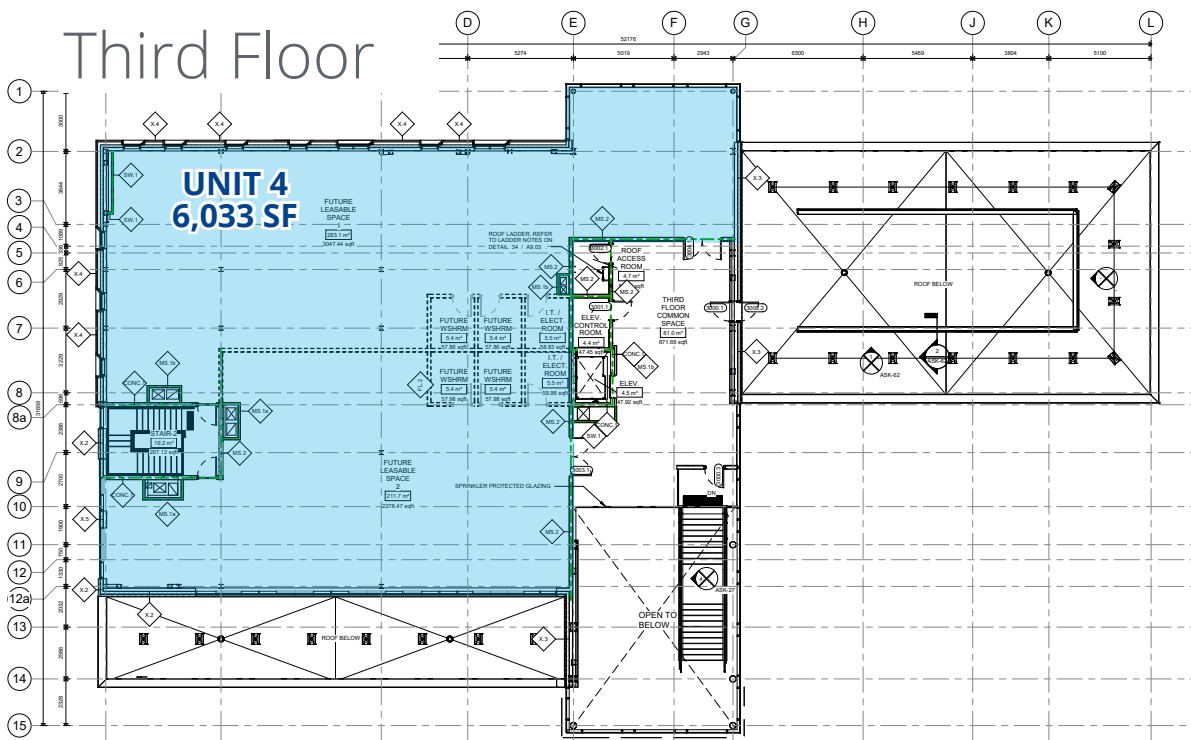
# Property Drawings

## Second Floor



5,977 SF for lease

## Third Floor



6,033 SF for lease

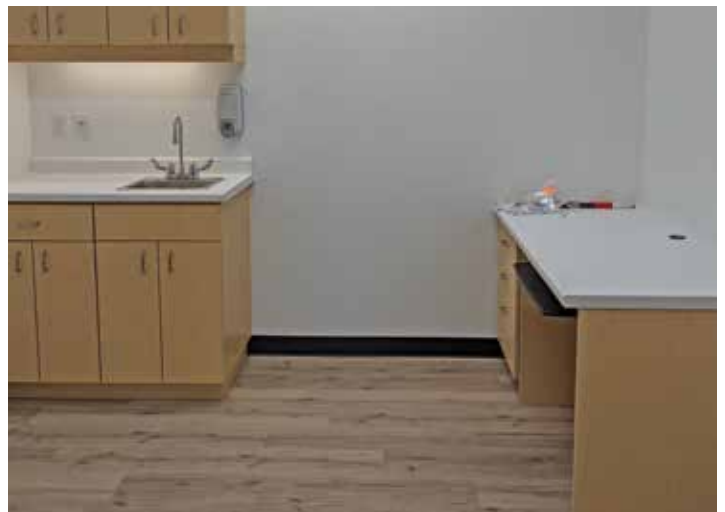
645 Finkle St., Woodstock | For Lease

# Property Gallery



645 Finkle St., Woodstock | For Lease

# Property Gallery



# Demographic Trends

## Population Trends & Key Indicators

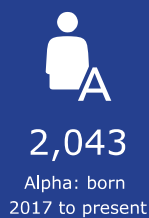
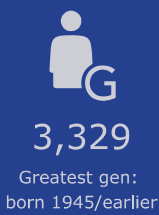
645 Finkle St, Woodstock, Ontario, N4V 0E1 | 5 km radius

38,048	16,112	2.3	41.4	CA\$74,420	65%	19,763	18,202	1,561
Population	Household	Avg size household	Median age	Median household income	Dwellings: owned	Labour force	Employed	Unemployed

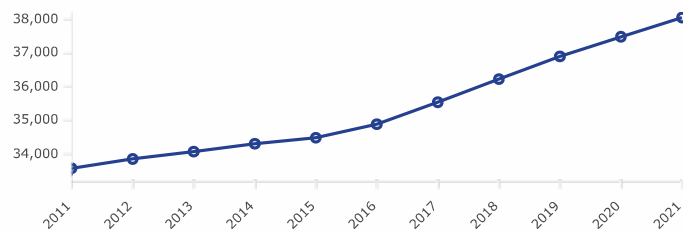
### Household spending



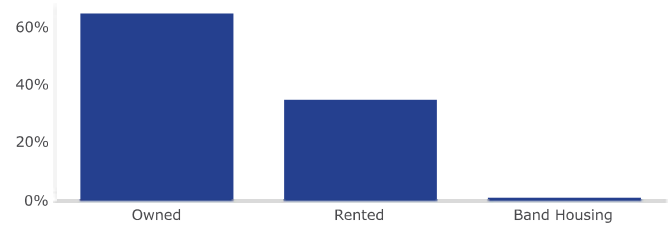
### Population by generation



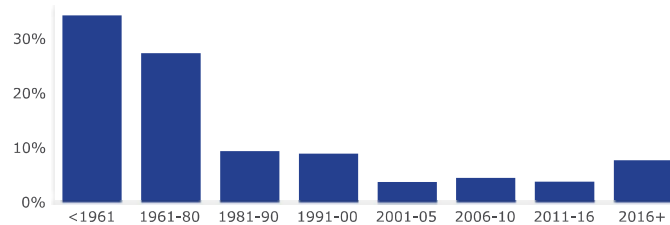
### Historical trends: population



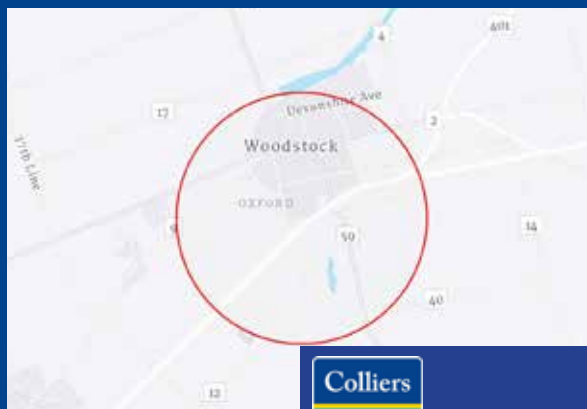
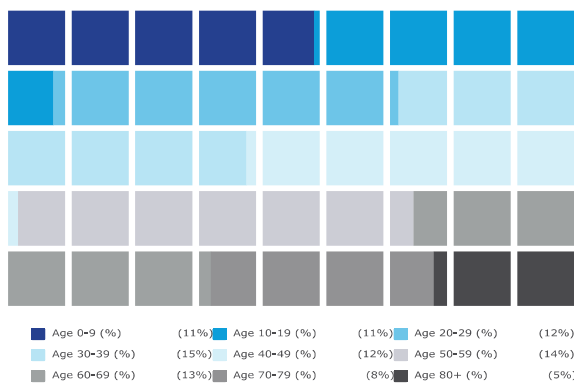
### Housing: tenure



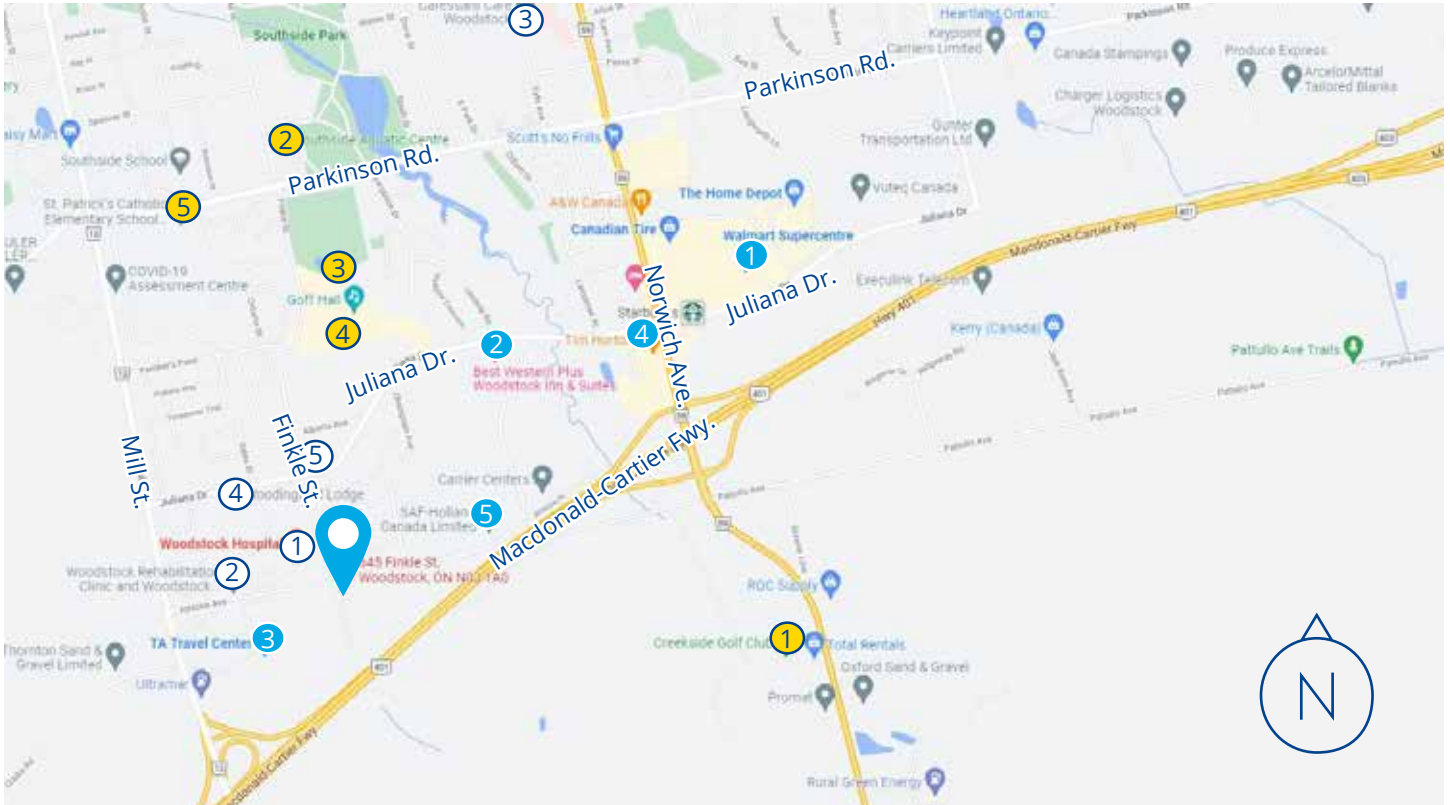
### Housing: year built



### Population by age



# Location & Access



## Area Highlights

Woodstock is a city in Southwestern Ontario, Canada. The city has a population of 40,902 according to the 2016 Canadian census. Woodstock is the seat of Oxford County, at the head of the non-navigable Thames River, approximately 128 km from Toronto, and 43 km from London, Ontario. The city is known as the Dairy Capital of Canada and promotes itself as "The Friendly City". *Wikipedia 2022*



Subject property  
645 Finkle St., Woodstock

## Legend and Amenities

- |  |  |   |
|--|--|---|
| ① Woodstock Hospital   | ④ Creekside Golf Club                      | ① Walmart Supercentre, Home Depot, Canadian Tire, Winners |
| ② Woodstock Rehabilitation Clinic and Woodstock Sport Medicine | ② Southside Aquatic Centre                 | ② Best Western Plus Woodstock Inn & Suites                |
| ③ Caessant Care Woodstock                                      | ③ Fanshawe College Woodstock/Oxford        | ③ TA Travel Center  |
| ④ Woodingford Lodge  | ④ St. Mary's Catholic High School          | ④ Tim Horton's, Starbucks, East Side Mario's, Wendy's     |
| ⑤ Cedarview Gracious Retirement Living                         | ⑤ St. Patrick's Catholic Elementary School | ⑤ SAF-Holland Canada Limited                              |

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## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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