CUSHMAN & WAKEFIELD
Southwestern Ontario

FOR LEASE

190 WORTLEY ROAD

London, ON







PRIME OFFICE/RETAIL/COMMERCIAL/MEDICAL BUILDING

ASKING RENT	ADDITIONAL RENT	ZONING
$5.00-$14.00 PSF NET	$13.82 PSF (EST.)	BDC(10)

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CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO
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ABOUT THE PROPERTY

Prime professional office/retail/commercial/medical building for lease located in the heart of Wortley Village.

- **Additional rent is inclusive of building insurance, common area maintenance, property tax and all utilities**
- **Zoning: BDC(10) -** permitting a wide range of uses including clinics, commercial recreation (fitness), financial, labs, medical/dental, professional offices, personal service establishments, studios, retail, service and repair, artisan workshops etc.
- **Parking:** Available on-site
- Tenants pays for their own janitorial
- Professionally managed and maintained
- Very competitive lease rate
- Situated at Wortley Road and Elmwood Avenue East
- Passenger elevator access to all floors including the lower level
- Other tenants in the building include: The Wortley Roadhouse, Lifemark Physio, Old South Maternity Care, Your Hearing Clinic, Wortley Village Family Medical, Pharmasave, MVA Pain Clinic, Dryburgh Chiropractic etc.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
LEASED LL1	1,227 SF	$5.00 PSF Net	$13.82 PSF
LEASED LL2	1,096 SF	$5.00 PSF Net	$13.82 PSF
LEASED LL4	3,117 SF	$5.00 PSF Net	$13.82 PSF
LEASED LL5	1,261 SF	$5.00 PSF Net	$13.82 PSF
LL7	1,818 SF	$5.00 PSF Net	$13.82 PSF
LEASED LL8	1,834 SF	$5.00 PSF Net	$13.82 PSF
LL11	514 SF	$5.00 PSF Net	$13.82 PSF
201	1,171 SF	$12.50 PSF Net	$13.82 PSF
LEASED 206	2,128 SF	$12.50 PSF Net	$13.82 PSF
211	1,250 SF	$14.00 PSF Net	$13.82 PSF



1. SWEET ONION BISTRO
2. HOME HARDWARE
3. VALU-MART
4. TD BRANCH
5. IDLEWYLD INN & SPA

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PROPERTY PHOTOS

UNIT 211

















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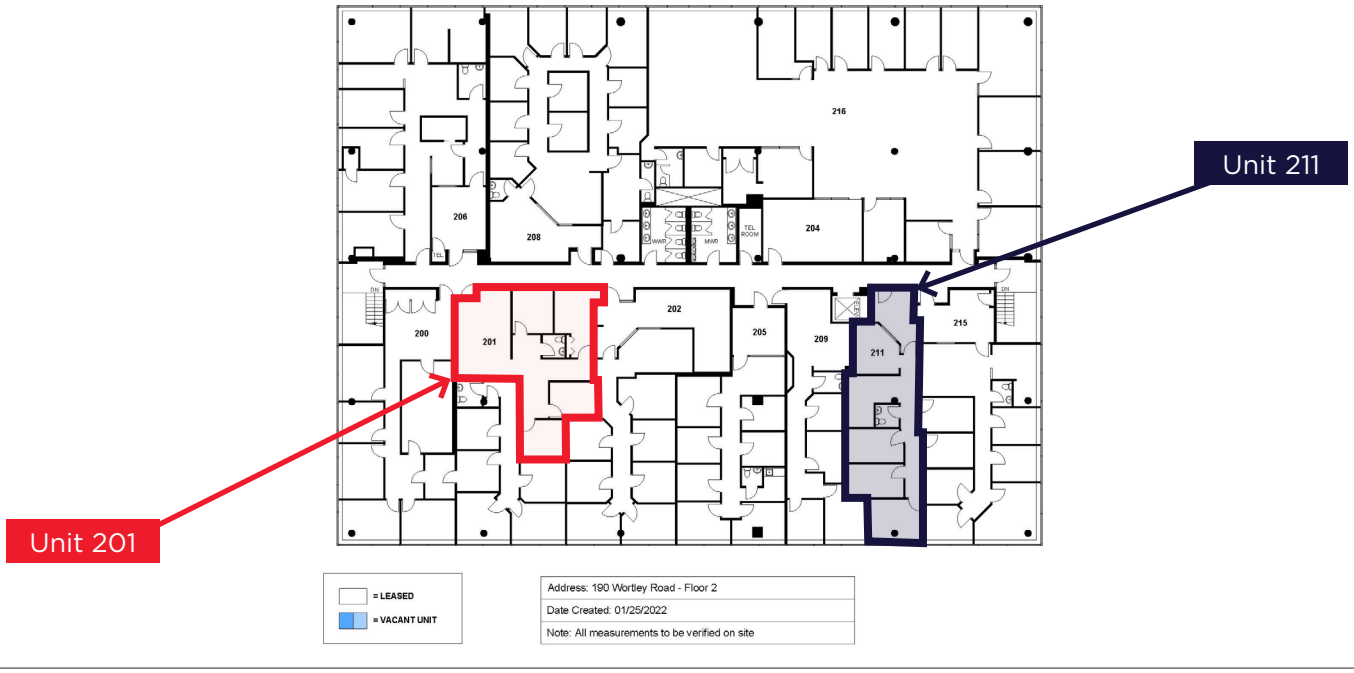
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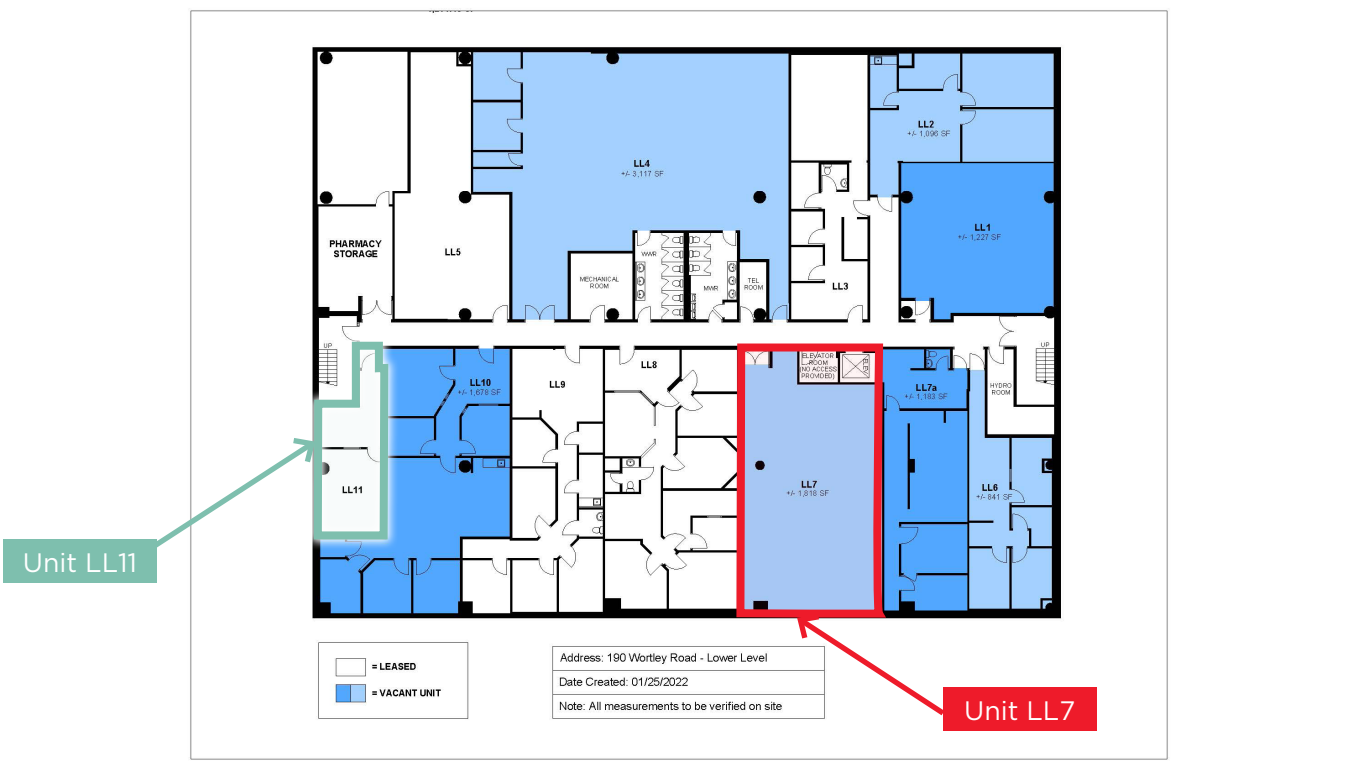
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FLOOR PLANS

SECOND FLOOR



LOWER LEVEL



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PERMITTED USES

BUSINESS DISTRICT COMMERCIAL (BDC(10) ZONE		
Animal hospitals	Laboratories	Cinemas (Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
Apartment buildings, with any or all of the other permitted uses on the first floor (Z.-1-94236)	Laundromats	Brewing on Premises Establishment.(Z.-1-021027)
Bake shops	Libraries	Food Store (Z-1-051390)
Clinics	Medical/dental offices	Animal Clinic (Z-1-051390)
Commercial recreation establishments	Offices	Convenience Store (Z-1-051390)
Commercial parking structures and/or lots	Personal service establishments	Post Office (Z-1-051390)
Converted dwellings	Private clubs	Convenience service establishments (Z-1-051390)
Day care centres	Restaurants,((Z.-1-96439)	Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor (Z-1-051390)
Dry cleaning and laundry depots	Retail stores	Bed and breakfast establishments (Z-1-051390)
Duplicating shops	Service and repair establishments	Antique store (Z-1-051390)
Emergency care establishments	Studios	Police stations (Z-1-051390)
Existing dwellings	(Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)	Artisan Workshop (Z.-1-172561)
Financial institutions	Video rental establishments	Craft Brewery (Z.-1-172561)
Grocery stores	Lodging house class 2.(Z.-1-93172)	

https://london.ca/sites/default/files/2024-09/Zoning%20By-law%20Section%2025.pdf

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