



FOR LEASE | PRIME OFFICE/RETAIL/COMMERCIAL/MEDICAL BUILDING

190 WORTLEY ROAD

London, ON



**CUSHMAN &
WAKEFIELD**

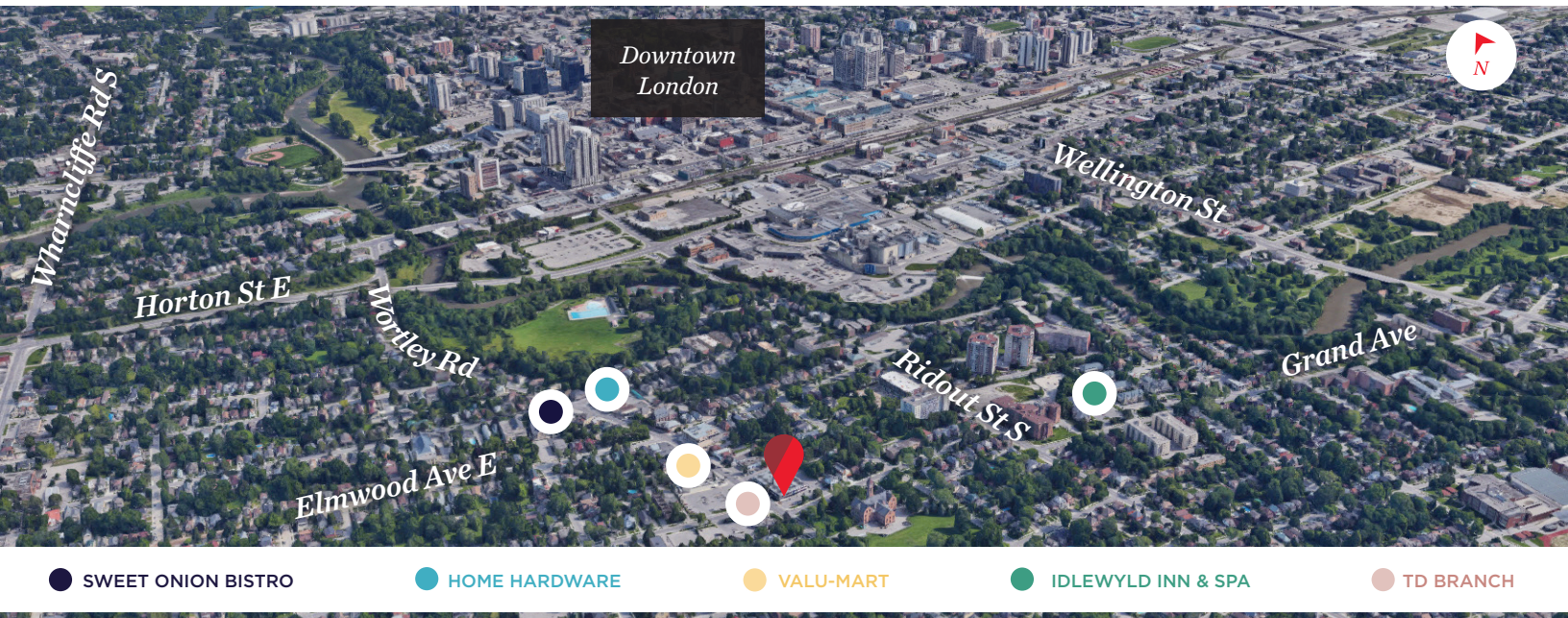
Southwestern Ontario

PROPERTY HIGHLIGHTS

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

	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*
	LL7a	1,183 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*
Leased	LL11	514 SF	\$5.00 PSF Net	\$13.82 PSF*
	201	1,171 SF	\$12.50 PSF Net	\$13.82 PSF*
*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.



TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

CUSHMAN & WAKEFIELD
Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

FLOOR PLAN

SECOND FLOOR



Address: 190 Wortley Road - Floor 2
Date Created: 01/25/2022
Note: All measurements to be verified on site

LOWER LEVEL



Address: 190 Wortley Road - Lower Level
Date Created: 01/25/2022
Note: All measurements to be verified on site

TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

CUSHMAN & WAKEFIELD
Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

PROPERTY IMAGES & 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>

TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.