



MEADOWBROOK BUSINESS CAMPUS

FOR LEASE
LONDON, ON

 **CUSHMAN &
WAKEFIELD**
Southwestern Ontario



PROPERTY DETAILS & FEATURES

Property consists of multi-tenant buildings with a range of unit sizes from 1,200 square feet and up, with varying percentages of finished office to warehouse space.

Landlord will assist with renovations to suit Tenants needs.

- Minutes to Wellington Road and the Highway 401 ramp
- West Campus offers fibre ready internet connectivity
- Professionally managed property

CURRENT AVAILABILITY

ADDRESS	SUITE	SF	TYPE	ASKING RENT	COMMENTS	ZONE
<i>Meadowbrook Business Campus East</i>						
195 Exeter Rd	C	2,200	100% Warehouse	\$12.00 PSF Net*	<ul style="list-style-type: none"> 1 Grade Loading Doors (10'x10') 	LI 1, 4(10) & 7
205 Exeter Rd.	A-D	8,800	100% Warehouse	\$11.00 PSF Net*	<ul style="list-style-type: none"> 4 Grade Loading Doors Can be demised 4,400 or 6,600 SF 	LI 1, 4 & 7
<i>Meadowbrook Business Campus West</i>						
4023 Meadowbrook Dr.	103	1,200	41% Office 59% Warehouse	\$16.00 PSF Net*	<ul style="list-style-type: none"> Clear Height: 11' 1 Double man Loading Door (8'x7') Open concept office/reception and the remainder warehouse 	LI1, LI2, LI3, LI4(10) & LI7
4474 Blakie Rd.	141	1,200	100% Office	\$14.00 PSF Net*	<ul style="list-style-type: none"> Clear Height: 11' Reception, open office area and 3 private offices with carpet tiles throughout End cap visibility with glass window pans along the entire perimeter of the unit 	LI1, LI2, LI3, LI4(10) & LI7
4056 Meadowbrook Dr.	105	1,600	45% Office 55% Warehouse	\$12.00 PSF Net*	<ul style="list-style-type: none"> Clear Height: 11' 1 Grade Loading Doors (10'x10') 	LI1, LI2, LI3, LI4(10) & LI7
4500 Blakie Rd.	108-109	2,400	25% Office 75% Warehouse	\$12.00 PSF Net*	<ul style="list-style-type: none"> Clear Height: 11' 1 Grade Loading Doors (10'x10') Reception, open office area and 3 private offices with carpet tiles throughout 	LI1, LI2, LI3, LI4(10) & LI7

*\$0.50 PSF annual escalation

SPECIFICS

MOST UNITS HAVE GRADE LOADING DOOR ACCESS

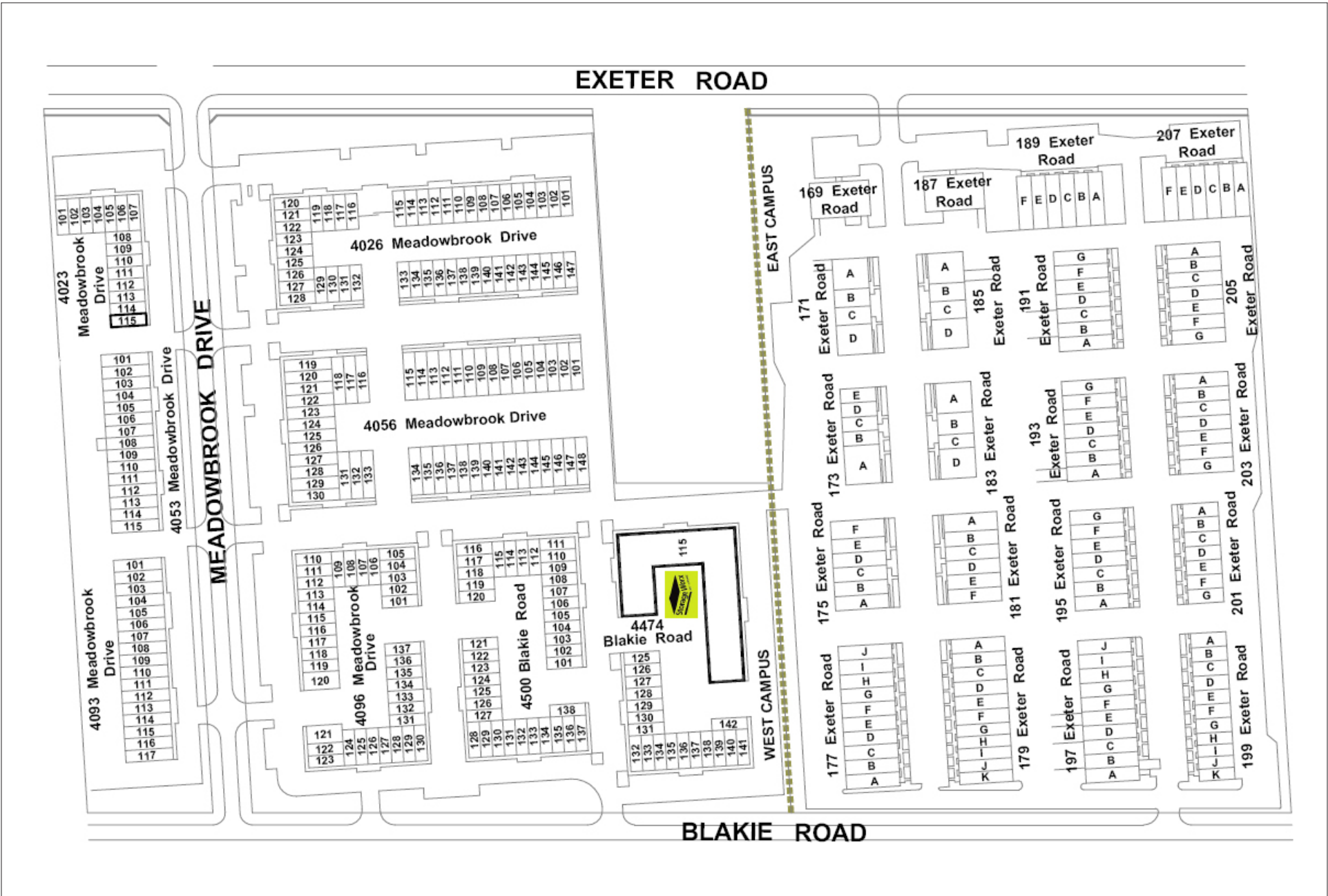
ADDITIONAL RENT

EAST CAMPUS \$5.98 PSF (2025)

WEST CAMPUS \$6.25 PSF (2025)



SITE PLAN



AERIAL



DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@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.