



# MEADOWBROOK BUSINESS CAMPUS

FOR LEASE  
LONDON, ON

 **CUSHMAN &  
WAKEFIELD**  
Southwestern Ontario





# PROPERTY DETAILS & FEATURES

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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>						
205 Exeter Rd.	A-D	8,800	100% Warehouse	\$11.00 PSF Net*	<ul style="list-style-type: none"> <li>4 Grade Loading Doors</li> <li>Can be demised 4,400 or 6,600 SF</li> </ul>	LI 1, 4 & 7
<i>Meadowbrook Business Campus West</i>						
4023 Meadowbrook Dr.	115	1,200	100% Office	\$17.00 PSF Net*	<ul style="list-style-type: none"> <li>Clear Height: 11'</li> <li>3 private offices and kitchenette</li> <li>For Sublease</li> </ul>	LI 1, 2, 3, 4(10) & 7
4026 Meadowbrook Dr.	122/123	2,300	100% Office	\$14.00 PSF Net*	<ul style="list-style-type: none"> <li>Clear Height: 11'</li> <li>Large open office area along with 3 private offices, reception area, boardroom and kitchenette</li> <li>For Sublease</li> </ul>	LI 1, 2, 3, 4(10) & 7
4023 Meadowbrook Dr.	111/112	2,400	50% Warehouse 50% Office	\$14.00 PSF Net*	<ul style="list-style-type: none"> <li>Clear Height: 11'8"</li> <li>2 private offices, staff room, open reception and office area along with open rear warehouse/storage area</li> </ul>	LI 1, 2, 3, 4(10) & 7

\*\$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)



The map shows a residential area with the following streets and features:

- EXETER ROAD** (top boundary)
- MEADOWBROOK DRIVE** (vertical street on the left)
- 4093 Meadowbrook Drive** (leftmost street)
- 4053 Meadowbrook Drive** (second street from left)
- 4026 Meadowbrook Drive** (third street from left)
- 4056 Meadowbrook Drive** (fourth street from left)
- 4096 Meadowbrook Drive** (fifth street from left)
- 4500 Blakie Road** (bottom horizontal street)
- 4474 Blakie Road** (central building with a yellow 'Spare Parts' logo)
- WEST CAMPUS** (area to the left of the dashed line)
- EAST CAMPUS** (area to the right of the dashed line)
- EXETER ROAD** (bottom boundary)

House numbers are listed for each street. A yellow dashed line separates the West Campus from the East Campus. A yellow logo with the text 'Spare Parts' is located on 4474 Blakie Road.



# AERIAL



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