

FREE ON-SITE PARKING NOW AVAILABLE



FOR LEASE | PRIME PROFESSIONAL OFFICE/MEDICAL/DENTAL BUILDING

240
WHARNCLIFFE
ROAD
NORTH

London, ON



CUSHMAN & WAKEFIELD
Southwestern Ontario

ABOUT THE PROPERTY

Prime Commercial professional office/medical/dental office building for lease near Oxford Street West

UNITS	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
100	2,708 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*
201	1,486 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*
203	750 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*
300	3,198 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*
300A	1,580 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*
300B	1,609 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*

*Inclusive of common area maintenance building insurance, property taxes and all utilities

- **Zoning: RO1** - Permits a wide range of uses such as: Professional offices, medical/dental offices etc.
- **Parking:** Plenty of spaces available on-site for free
- Fully wheelchair accessible building with elevator to all floors
- Plenty of natural light
- Property is professionally owned and managed
- Build to suite options available
- Located on a major bus route
- Leasing incentives available to qualified tenants
- Excellent suburban professional office building
- Other tenants in the building include: Pharmacy, Cardio Study, CBI Physio and family physicians
- Situated on one of the city's most well-traveled roads, this high-visibility property is ideal for medical practitioners, dental professionals, an professional office users seeking a prime location to grow their business
- Close to downtown London, the University of Western Ontario, the University Hospital, Victoria Hospital and Parkwood Institute



TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

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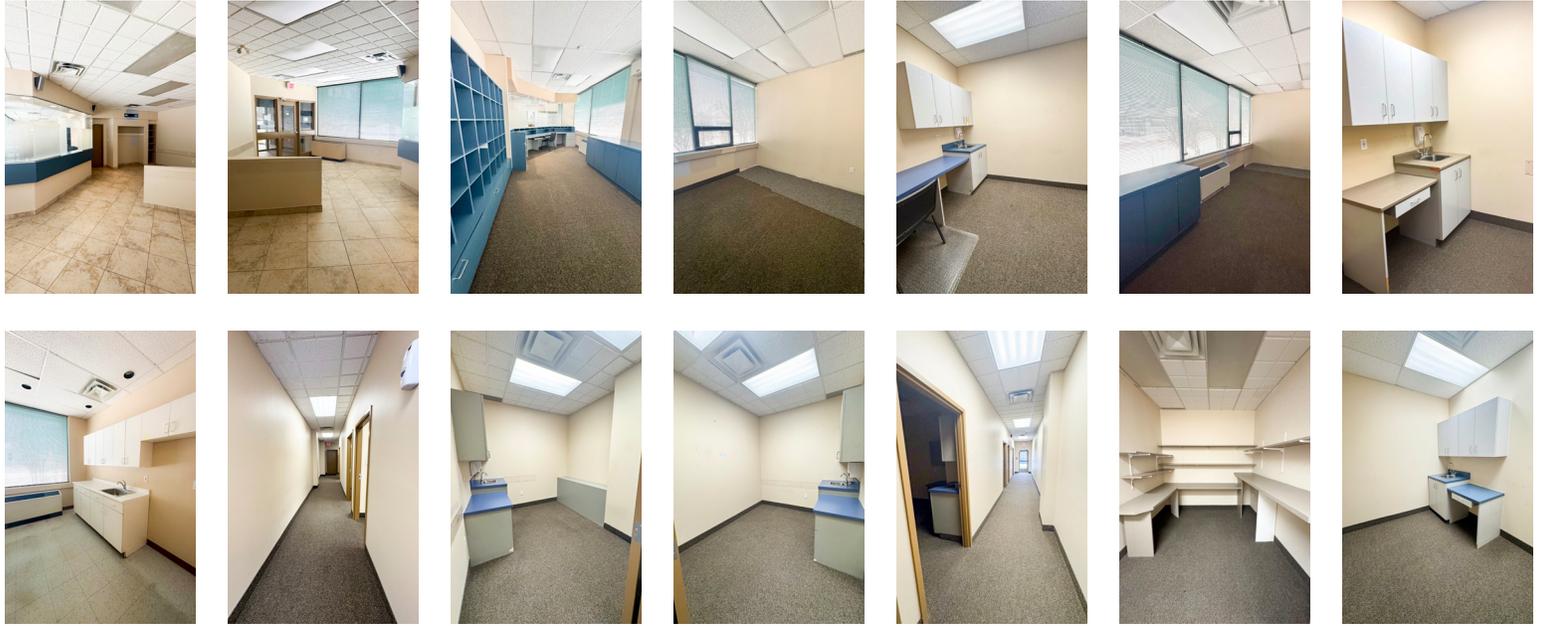
CUSHMAN & WAKEFIELD

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PROPERTY IMAGES

Unit 100



Unit 201



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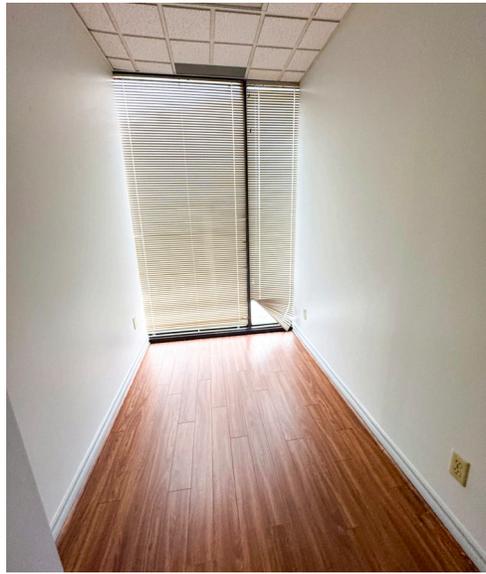
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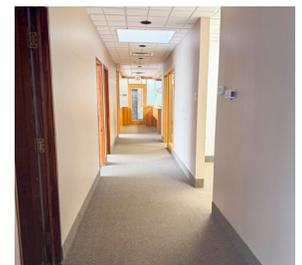
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PROPERTY IMAGES

Unit 203



Unit 300



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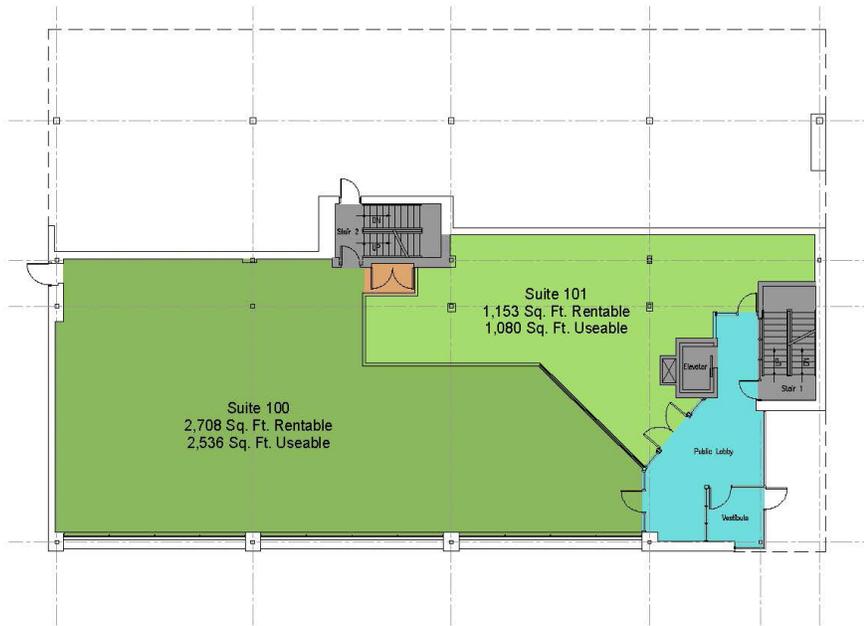
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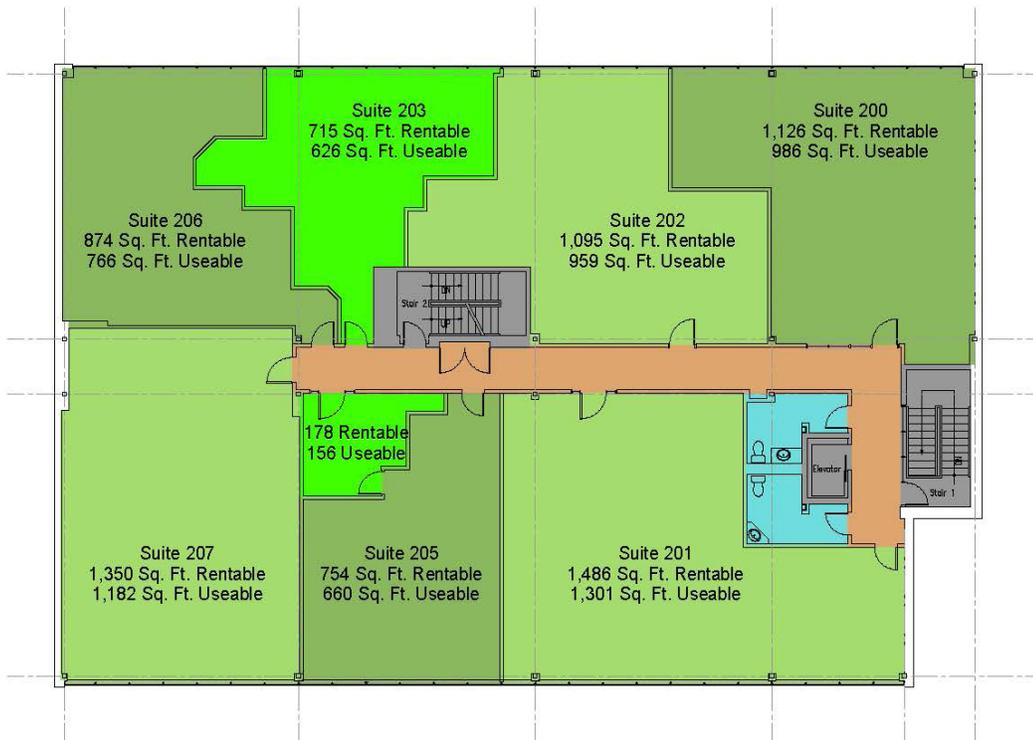
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FLOOR PLANS

First Floor



Second Floor



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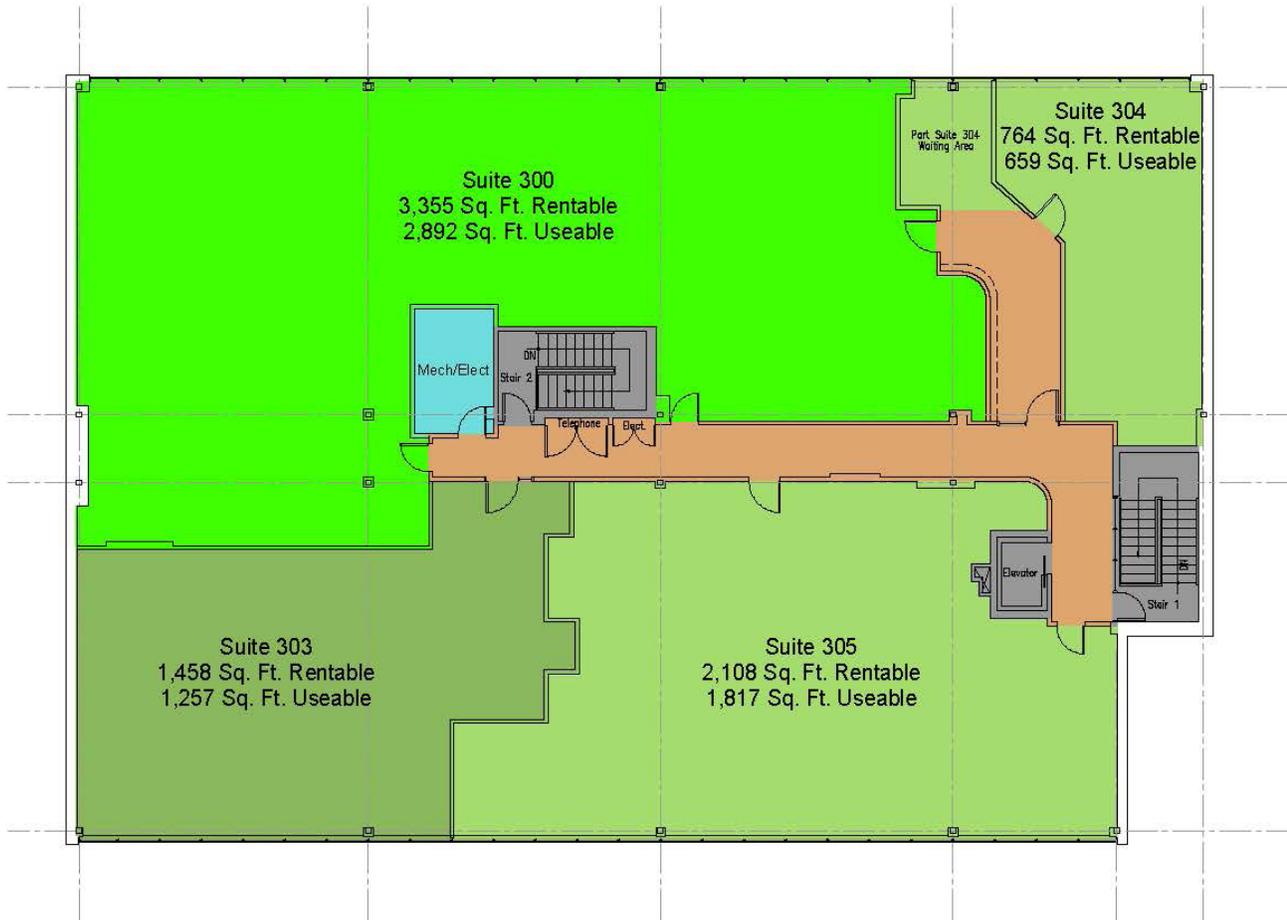


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FLOOR PLAN

Third Floor



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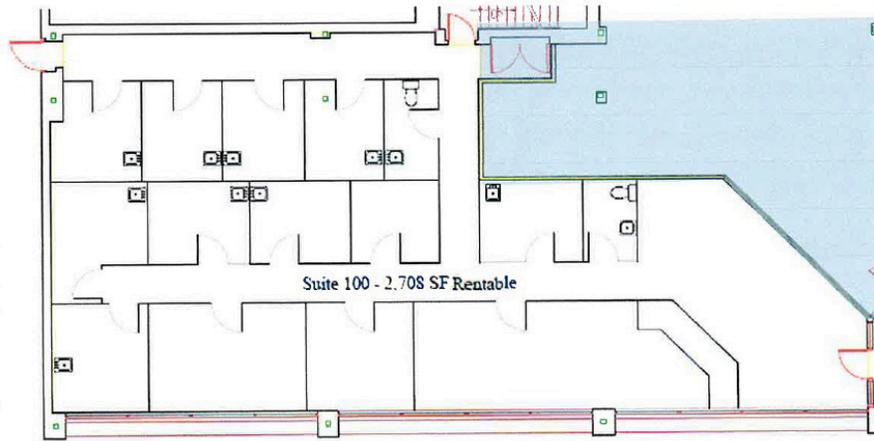
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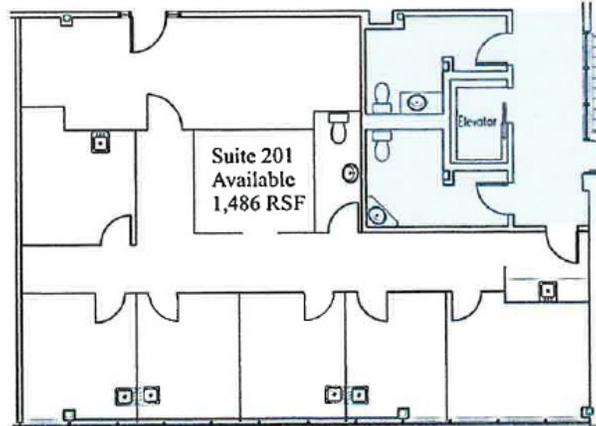
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FLOOR PLANS

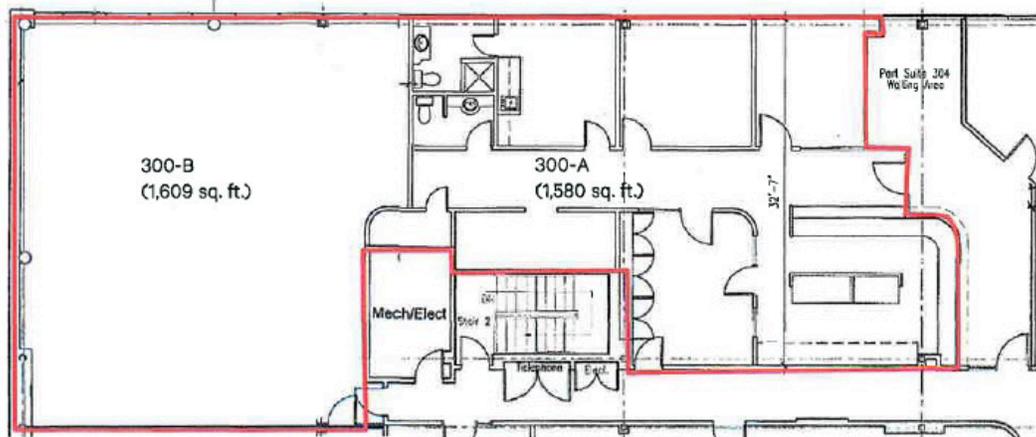
Unit 100



Unit 201



Unit 300



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