

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

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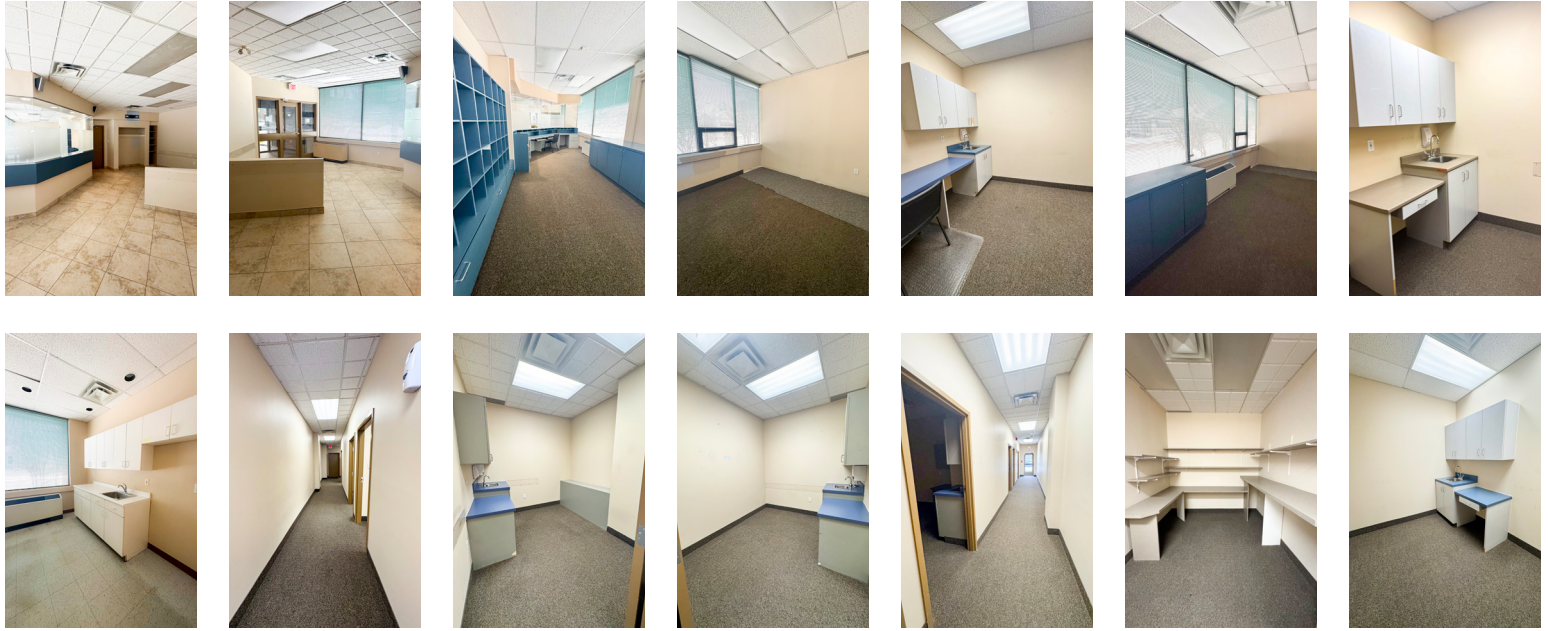
Southwestern Ontario

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# PROPERTY IMAGES

## Unit 100



## Unit 201



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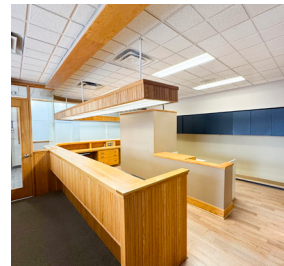


# PROPERTY IMAGES

## Unit 203



## Unit 300



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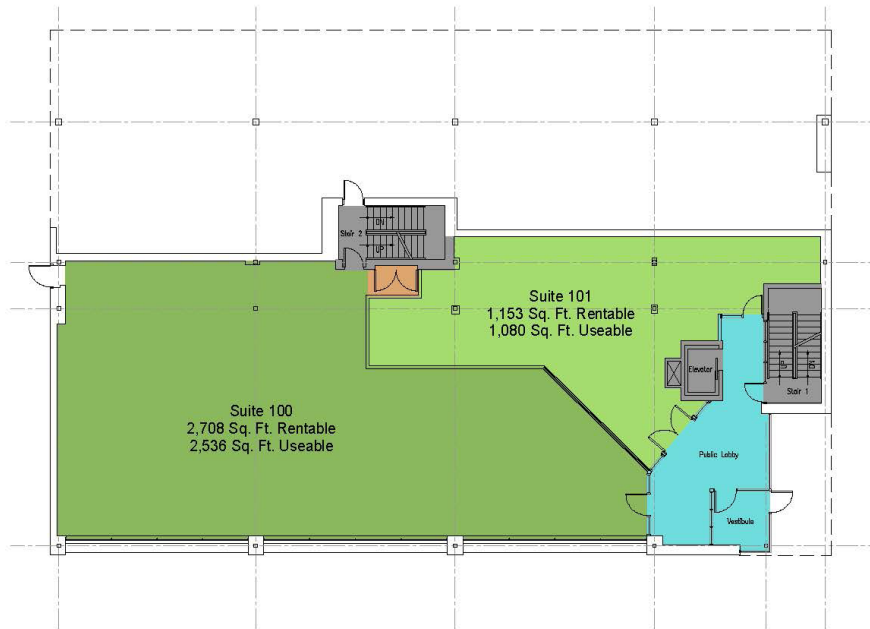
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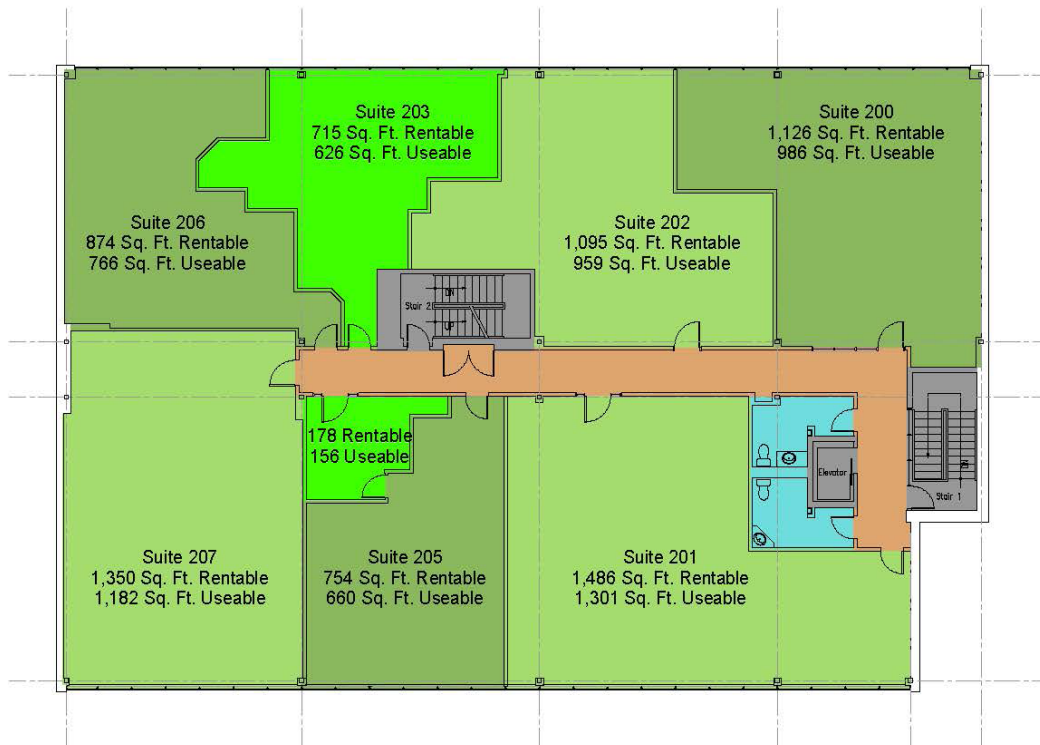


# FLOOR PLANS

## First Floor



## Second Floor



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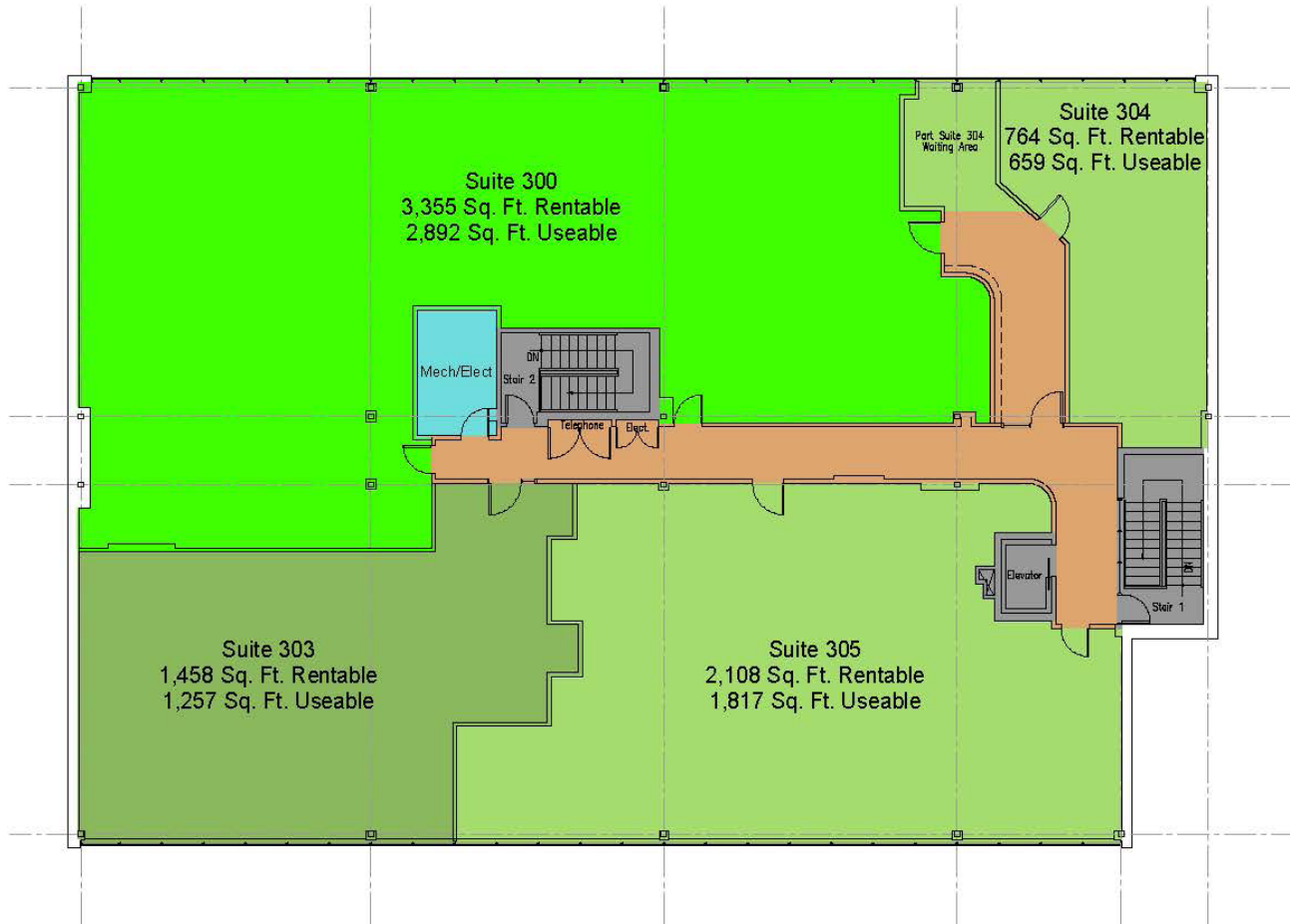
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# FLOOR PLAN

## Third Floor



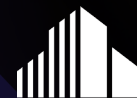
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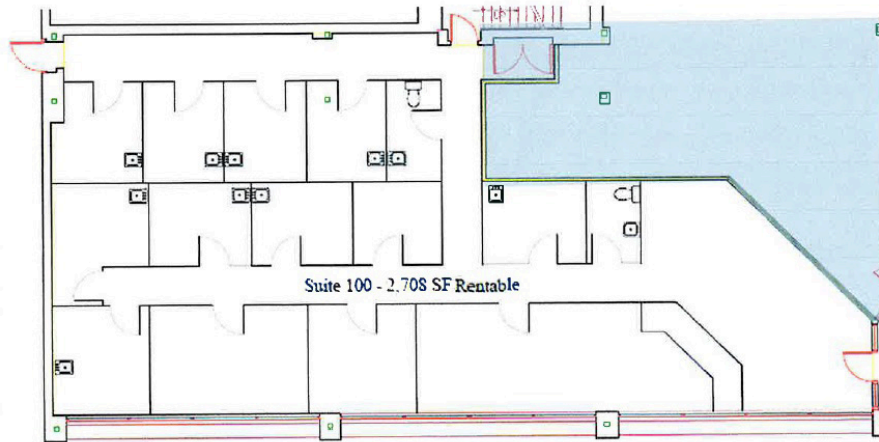
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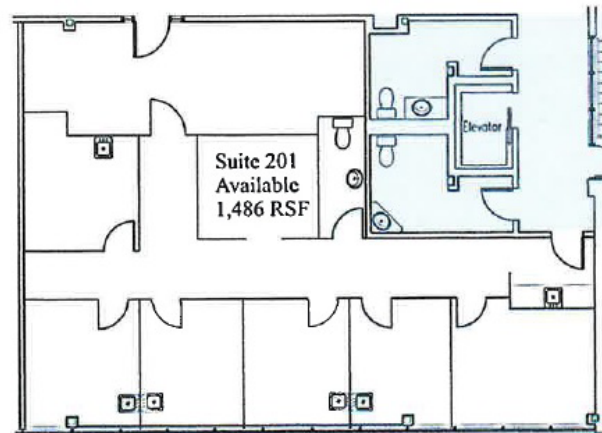
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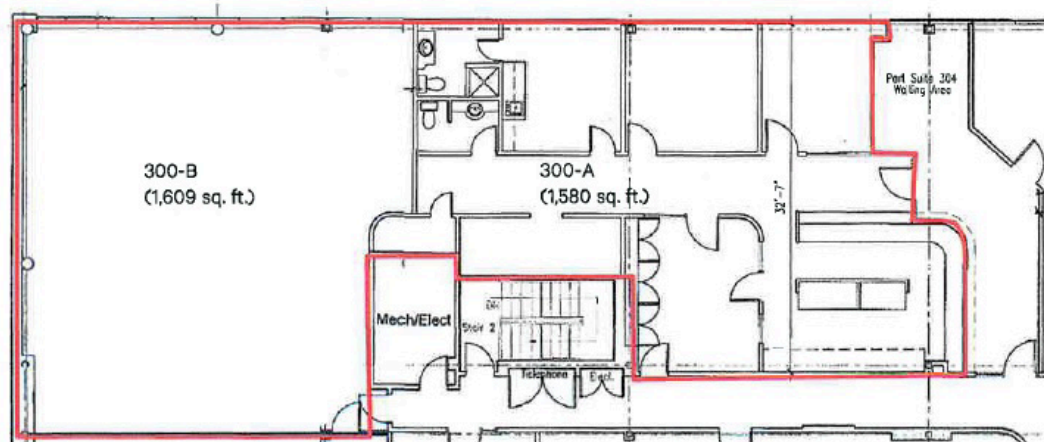
Unit 100



Unit 201



Unit 300



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