



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR LEASE**

**45 ARTISANS CRESCENT UNIT 2**

*London, ON*



## EXCELLENT OFFICE OPPORTUNITY

### ASKING RENT

**\$12.00**

**PSF GROSS**

### AVAILABLE SPACE

**UP TO 15,000**

**SF**

### ZONING

**LI3/4/5**

**LIGHT INDUSTRIAL**

**ANDREW JOHNSON**

*Sales Representative*

519 438 8639

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**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**  
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London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

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# ABOUT THE PROPERTY

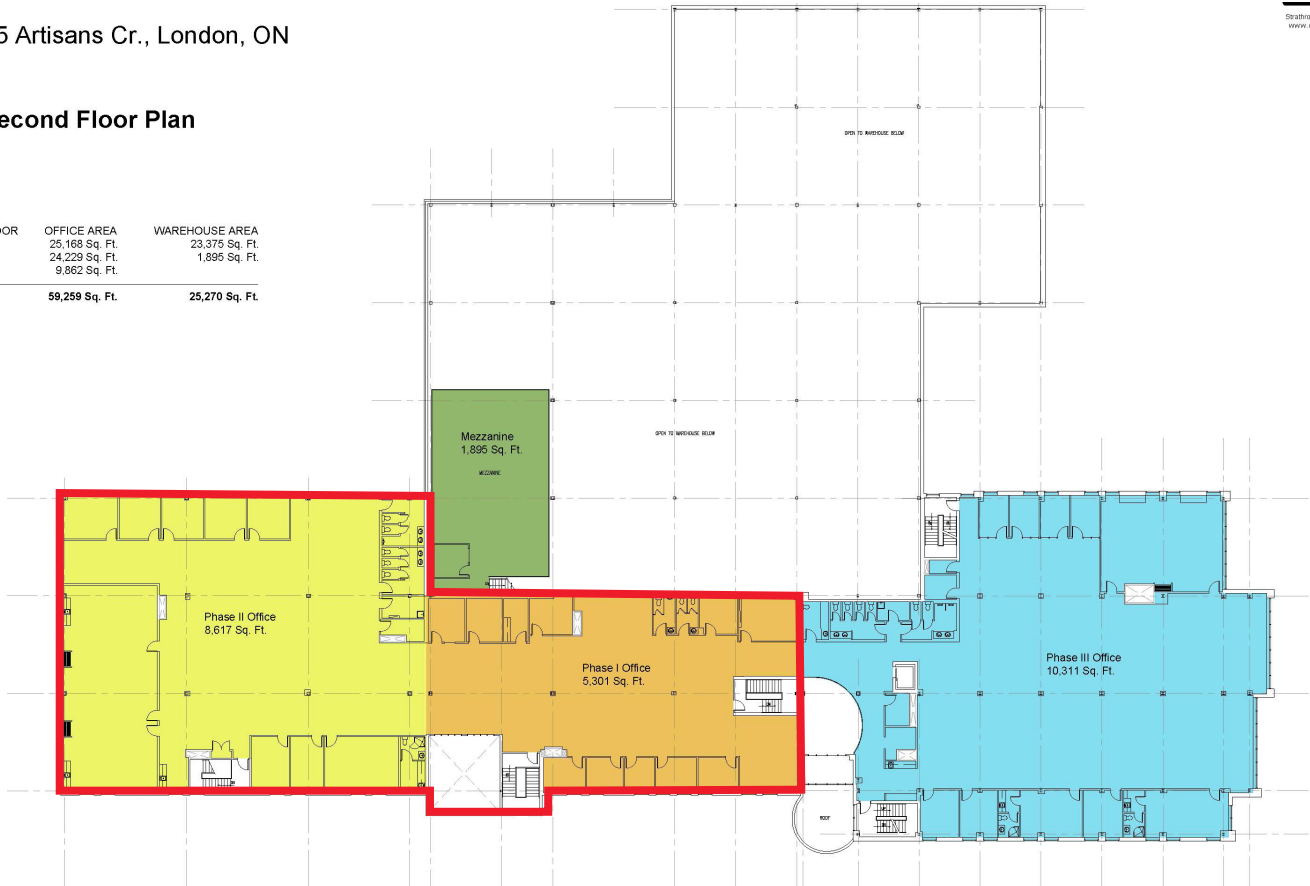
Versatile space that offers the perfect blend of accessibility, security, and professional amenities. The flexible floor plan allows for customization to meet your business needs, while the all-inclusive lease structure simplifies your occupancy costs. The Building is conveniently located in close proximity to London International Airport and provides excellent exposure to Oxford St. and Veterans Memorial Parkway.

- **Asking rent is inclusive of building insurance, property taxes and utilities**
- **Zoning:** LI3/4/5
- **Parking:** Ample spaces available on-site
- The space offers a combination of private offices, and boardroom areas
- The 2<sup>nd</sup> floor offices are nicely appointed with plenty of natural light throughout
- The unit has secure access and is accessible
- Various configurations available

45 Artisans Cr., London, ON

## Second Floor Plan

| FLOOR | OFFICE AREA           | WAREHOUSE AREA        |
|-------|-----------------------|-----------------------|
| 1     | 25,168 Sq. Ft.        | 23,375 Sq. Ft.        |
| 2     | 24,229 Sq. Ft.        | 1,895 Sq. Ft.         |
| 3     | 9,862 Sq. Ft.         |                       |
|       | <b>59,259 Sq. Ft.</b> | <b>25,270 Sq. Ft.</b> |



Brathway, ON 519-245-4147  
www.dimensions-ca.com

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