



**FOR LEASE**  
**PRIME NORTHWEST LONDON**  
**PROFESSIONAL OFFICE/MEDICAL/CLINIC SPACE**

**215**  
**FANSHAWE**  
**PARK ROAD**  
**WEST**

*London, ON N6G 5A9*



# ABOUT THE PROPERTY

Newer 2 storey professional medical/office building, located just west of Masonville Mall area.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
206	Approx. 2,700 SF	\$24.00 PSF Net*	\$15.00 PSF (Est.)**
207	Approx. 4,500 SF	\$24.00 PSF Net*	\$15.00 PSF (Est.)**
208	Approx. 2,850 SF	\$24.00 PSF Net*	\$15.00 PSF (Est.)**
209	Approx. 1,200 SF	\$24.00 PSF Net*	\$15.00 PSF (Est.)**
*Net rent escalation			
**Inclusive of utilities and janitorial			

- **Zoning:** RO2(24)
- **Parking:** Plenty of free spaces available on-site
- **Signage:** Pylon and directory board available
- Current medical offices
- Fully wheelchair accessible
- Situated on one of the city's most well-traveled roads
- High-visibility property is ideal for medical practitioners, professional office users etc.
- Professional office and medical/dental building offers and exceptional leasing opportunity in the suburban/outer core area of London
- Building is professionally managed
- High-Traffic Area: Fanshawe Park Road West, a major arterial route, surrounding neighborhoods
- Rare north London leasing opportunity



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**CUSHMAN & WAKEFIELD**  
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