



**FOR SUBLEASE | PRIME OFFICE UNIT**

**Asking Rent: \$2,500 Per Month Gross | Building Area: 1,500 SF**

**4836  
EGREMONT  
DRIVE  
2<sup>ND</sup> FLOOR  
UNIT 2**

*Strathroy, ON N7G 3H3*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

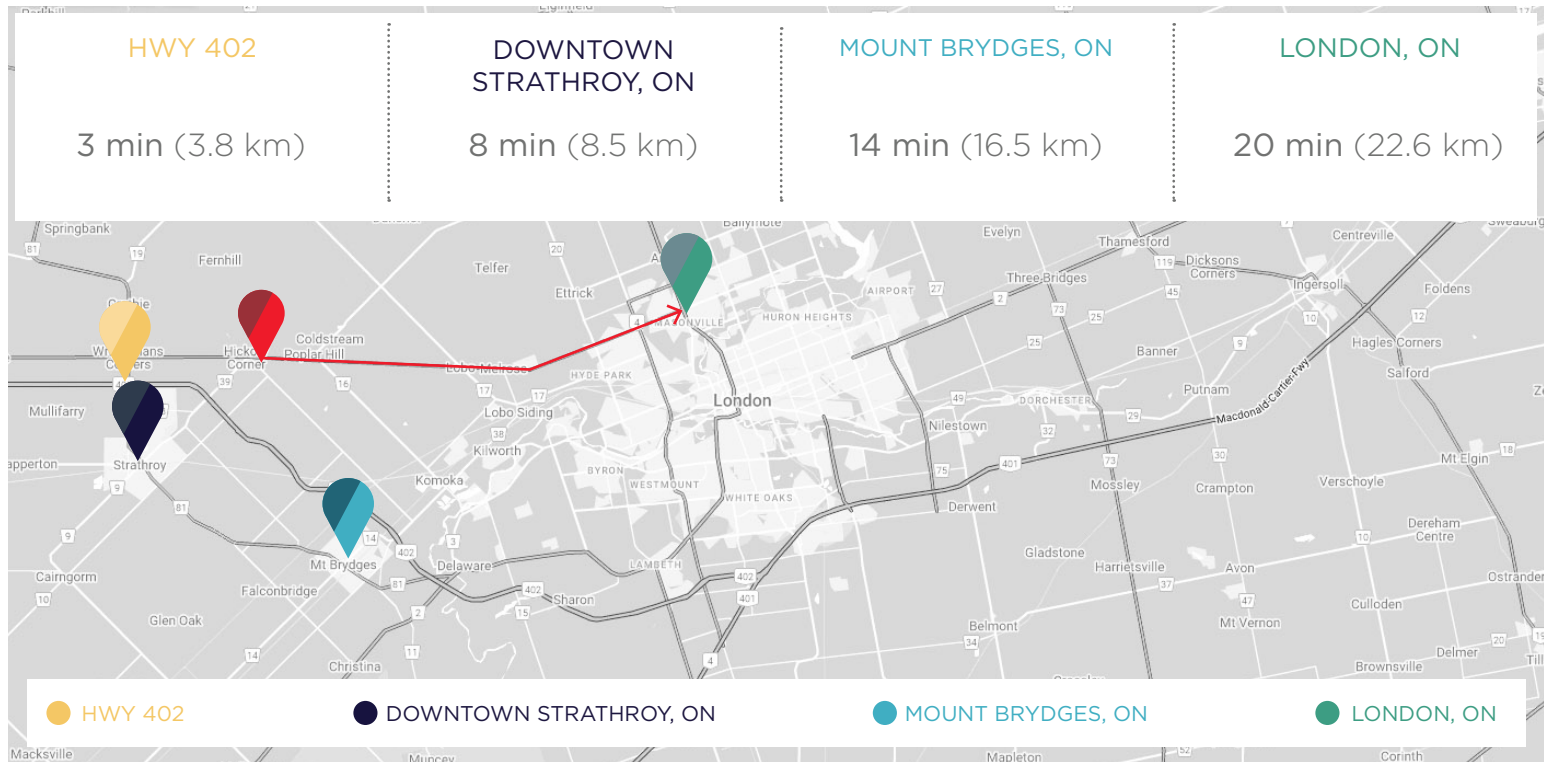


# ABOUT THE PROPERTY

Prime Office Unit available For Sub-Lease on the edge of Strathroy

UNIT	AVAILABLE SPACE	ASKING RENT
2	Approx. 1,500 SF	\$2,500.00 per month gross + HST*
*Inclusive of property taxes, building insurance, snow removal, landscaping, weekly in the office cleaning Net, Additional Rent and all Utilities		

- **Zoning:** (M2-6)
- **Parking:** Plenty of free on-site spaces
- **Signage:** Pylon available
- **Heating:** Gas heat. office area and fully air conditioned
- 2<sup>nd</sup> floor Office area includes 5 large individual offices, common area, storage closet, serve room and 1 washroom. Additional offices available
- Brand new flooring
- Very nice office space with plenty of windows and natural light
- Warehouse/industrial utility costs are included in the asking rent
- Located directly on Egremont Drive, just north and minutes from Strathroy, Highway 402 and 20 minutes from London



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