



FOR LEASE
PRIME NORTHWEST LONDON
PROFESSIONAL OFFICE/MEDICAL/CLINIC BUILDING

251
FANSHAWE
PARK ROAD
WEST

SUITE 300, UNIT 2

London, ON N6G 5A9



**CUSHMAN &
WAKEFIELD**

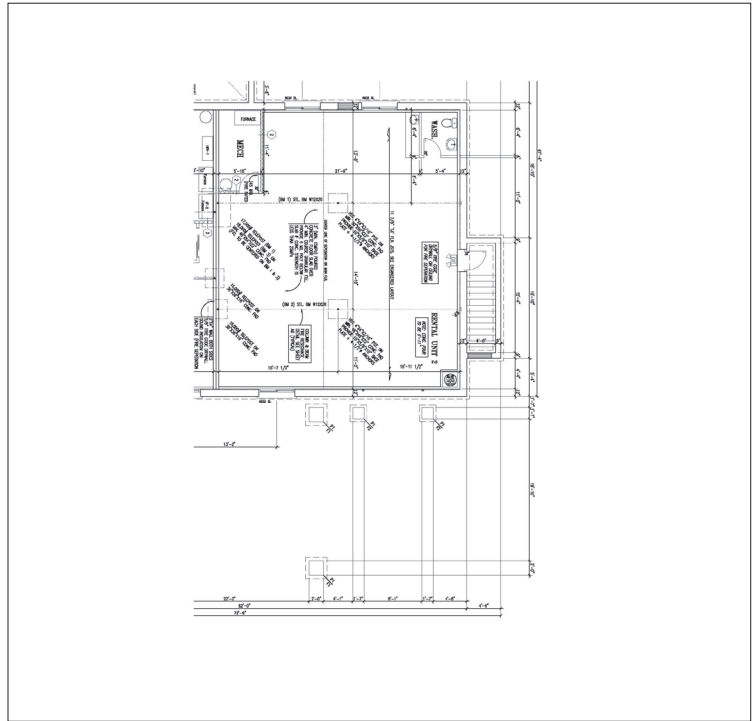
Southwestern Ontario

ABOUT THE PROPERTY

Excellent suburban professional office building. This building offers an exceptional leasing opportunity in the outer core area of London, Ontario.

AVAILABLE SPACE	APPROX. SQUARE FEET	ASKING RENT	ADDITIONAL RENT
Suite 300, Unit 2	Approx. 1,512 SF	\$20.00 PSF Net	\$12.00 PSF (Est.)*
*Inclusive of common area maintenance, property taxes, gas and water utilities			

- **Zoning:** RO2(24) - Restrictive Office Zone, which allows for Offices, Clinics, medical/Dental offices, Medical/Dental laboratories
- **Parking:** Plenty of free spaces available on-site
 - » Shared parking (No trailers and no overnight parking)
- Asking \$4,032 per month + Hydro + HST
- Video security monitoring and alarm system installed at the property
- Close to downtown Masonville Mall area and the University of Western Ontario and close to University Hospital
- Located on major bus route
- Hydro is separately metered in the Tenant's name
- Building is professionally owned and managed
- Benefits for tenants: proximity to amenities: Located near vibrant retail centers, dining establishments, pharmacies, and other essential services, providing added convenience for tenants and their clients
- Other Tenants in the building include: The Smile Dentist and Peak Smiles
- High-Traffic Area: Fanshawe Park Road West is a busy corridor with excellent exposure, offering significant marketing and branding opportunities
- Situated on one of the city's most well-traveled roads, this high-visibility property is ideal for medical practitioners, professional office users etc.



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