

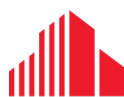


**FOR LEASE | PRIME COMMERCIAL SPACE AVAILABLE**

**Asking Rent: \$15.00 - \$18.00 PSF Net | Additional Rent: \$12.18 PSF**

# 502 SPRINGBANK DRIVE

*London, ON N6J 1G8*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

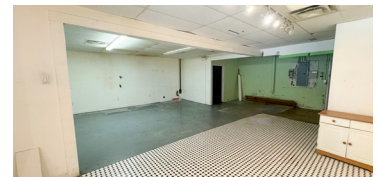


# ABOUT THE PROPERTY

Prime commercial space/retail/office space available for lease in a southwest plaza in London.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
2	1,796 SF	\$15.00 PSF Net	\$12.18 PSF + utilities
2A	1,000 SF	\$18.00 PSF Net	\$12.18 PSF + utilities
2B	796 SF	\$18.00 PSF Net	\$12.18 PSF + utilities

- **Zoning: NSA1** - permits a wide range of uses from bake shop, restaurants, retail, medical/dental offices, clinics, financial, hair salon/nail salon, general offices, studios, convenience store, home supply, service and repair etc.
- **Parking:** Free spaces available on-site
- **Signage:** Available with direct exposure to Springbank Drive
- Former bakery location
- Recently updated facade
- Property is professionally owned and managed
- High daily traffic
- Rare opportunity to find a small unit in a prime area of London
- The building is located just east of Berkshire Drive and Wonderland Road South



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**CUSHMAN & WAKEFIELD**  
Southwestern Ontario

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