



FOR LEASE | PRIME RETAIL/OFFICE/PERSONAL SERVICE SPACE

Asking Rent: \$18.50 PSF Net | Additional Rent: \$10.75 PSF | Space Available: 2,073 SF

**585 OXFORD
STREET EAST**

London, ON



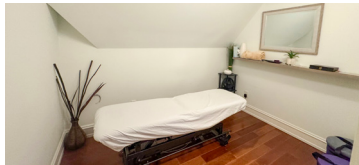
**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

Prime 2 storey commercial/retail/office/personal service space available for lease.

AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
2,073 SF	\$18.50 PSF Net	\$10.75 PSF (Est.)

- **Zoning:** AC4(15) - Permits a wide range of uses from bake shop, medical/dental clinics, financial, hair salon/nail salon, restaurants, retail stores, general office, studios, convenience store, home supply etc.
- **Parking:** Plenty of spaces available on-site
- Leasing incentives available for qualified tenants
- Daily traffic count over 30,000 cars per day
- Position your business at one of London's most recognizable intersections
- Minutes from downtown London, Western University. Surrounded by established residential neighbourhoods and institutional users
- Located directly beside new Italian restaurant: 587 Bistro Restaurant and very close to Dollar Tree, Palasad, Tim Hortons, Goodlife Fitness
- Direct exposure to Oxford Street East



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