



FOR LEASE | PRIME COMMERCIAL/OFFICE SPACE

1828 BLUE HERON DRIVE

London, ON



**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

PROPERTY HIGHLIGHTS

Prime northwest London commercial/office space available located just off of Hyde Park Road and Fanshawe Park Road

BUILDING	UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
1	15	Approx. 1,500 SF	\$13.00 PSF Net	\$7.89 PSF (Est.)	• Raw shell unit, ready to be built out
<i>Leased</i> 1	22	Approx. 2,610 SF	\$13.00 PSF Net	\$7.89 PSF (Est.)	• Nicely finished office space • End cap unit
2	35	Approx. 3,000 SF	\$13.00 PSF Net	\$7.89 PSF (Est.)	• End cap office space

- **Zoning:** LI1(8) LI3
- **Signage:** Signband available
- **Parking:** Plenty available on-site
- Building is only approximately 15 years old
- Property is professionally maintained & managed
- Located just minutes away from the SmartCentres, Walmart, Canadian Tire etc.
- Situated in a rapidly growing commercial and residential area of the City of London



PRIME NORTHWEST LONDON LOCATION

Close proximity to SmartCentres London Northwest

TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

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PROPERTY IMAGES

Unit 35



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