



**FOR LEASE** | PRIME NORTHWEST LONDON OFFICE SPACE

Asking Rent: \$13.00 PSF Net | **Additional Rent:** \$8.51 PSF | **Building Area:** 3,300 SF

# 1385 NORTH ROUTLEDGE PARK UNIT 1

*London, ON*



**CUSHMAN &  
WAKEFIELD**

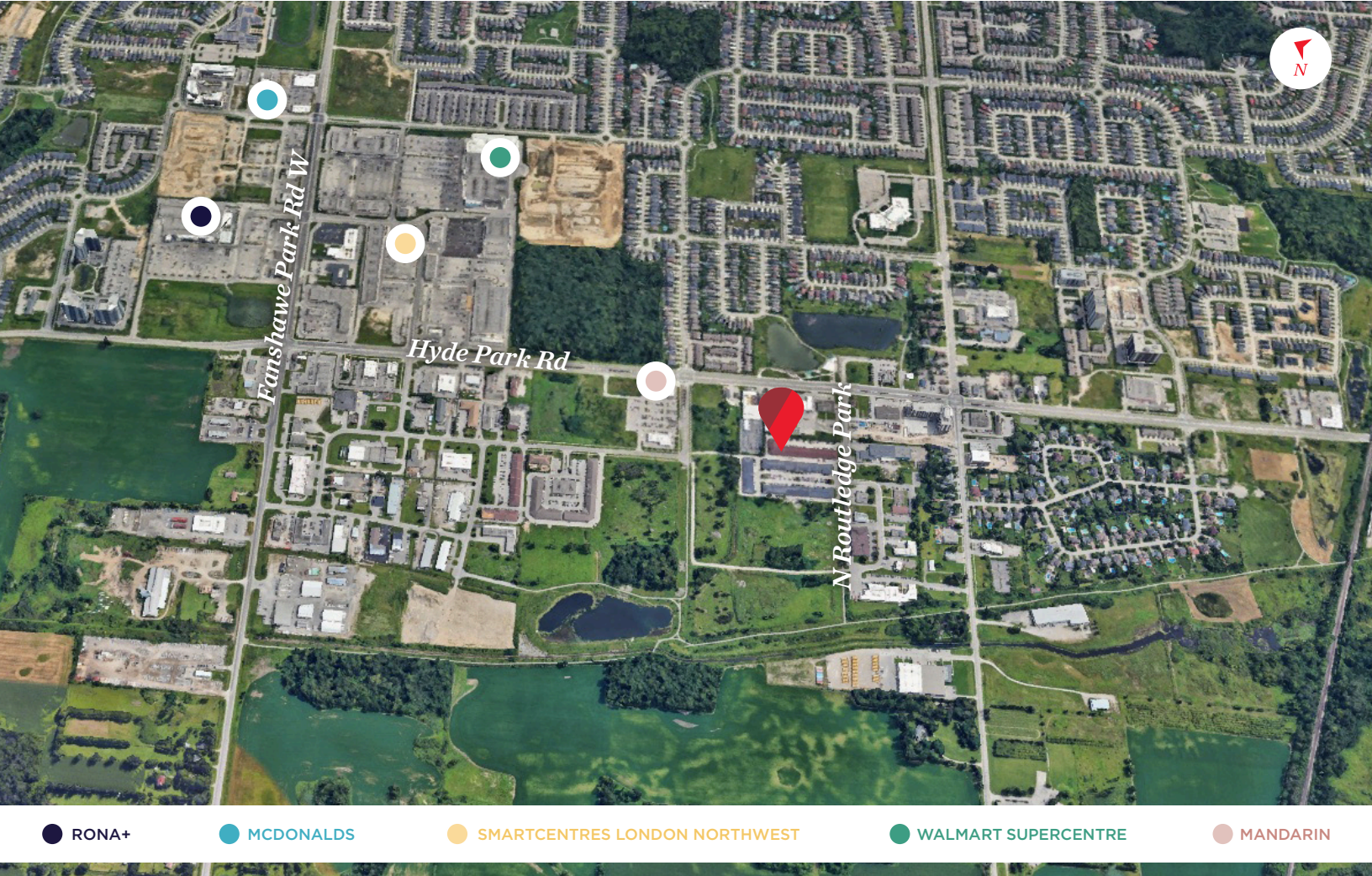
Southwestern Ontario

# ABOUT THE PROPERTY

Prime northwest London commercial/office space available for lease

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
1	3,300 SF	\$13.00 PSF Net	\$8.51 PSF*
*Inclusive of common area maintenance and property taxes			

- Zoning: LI1(8)** - permits a wide range of uses (see page 4 for details)
  - Parking:** Available on-site for free parking
  - Currently a general office layout
  - Fully finished office end cap unit
  - Property is professionally managed and maintained
- All ground level units and fully air conditioned units
  - Utilities are separately metered in the Tenant's name
  - Just down the street from several commercial amenities and developments: Canadian Tire, Walmart, Golftown, Homesense, Winners, Marshalls etc.



RONA+

MCDONALDS

SMARTCENTRES LONDON NORTHWEST

WALMART SUPERCENTRE

MANDARIN

TYLER DESJARDINE

Sales Representative

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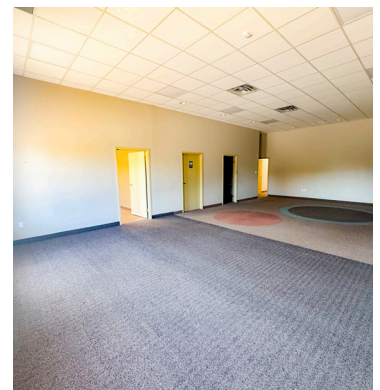
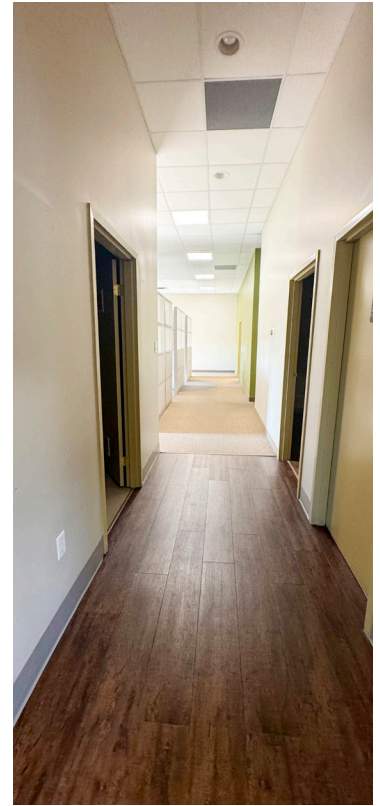
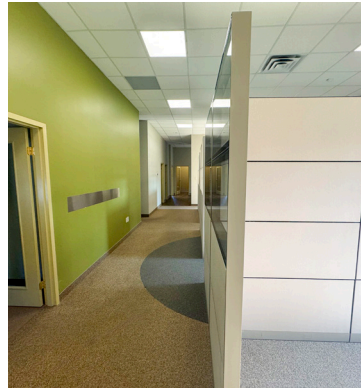


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# PROPERTY IMAGES



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# PERMITTED USES

## LIGHT INDUSTRIAL (LI1) ZONE

Bakeries	Printing, reproduction and data processing industries	Existing Self-storage Establishments (Z.-1-132230)
Business service establishments;	Research and development establishments	Artisan Workshop (Z.-1-172561)
Laboratories	Warehouse establishments	Craft Brewery (Z.-1-172561)
Manufacturing and assembly industries	Wholesale establishments	Tow Truck Business (Z.-1-223025)
Offices support	Custom workshop; Z-1-051390	Paper and allied products industries excluding pulp and paper and asphalt roofing industries
Brewing on premises establishments. Z-1-051390	Pharmaceutical and medical product industries	Service Trade Z.-1-071679

## LIGHT INDUSTRIAL LI1(8) ZONE

Electrical and electronic products industries	Medical/dental offices
Office, store and business electronic products industries	Clinics
Commercial schools	Day care centres

<https://london.ca/sites/default/files/2024-08/Zoning%20By-law%20Section%2040.pdf>

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