



FOR LEASE | DENTAL UNIT IN NEW WEST LONDON MULTI-UNIT PLAZA

2136  
KAINS  
ROAD  
UNIT 8

*London, ON*



**CUSHMAN &  
WAKEFIELD**

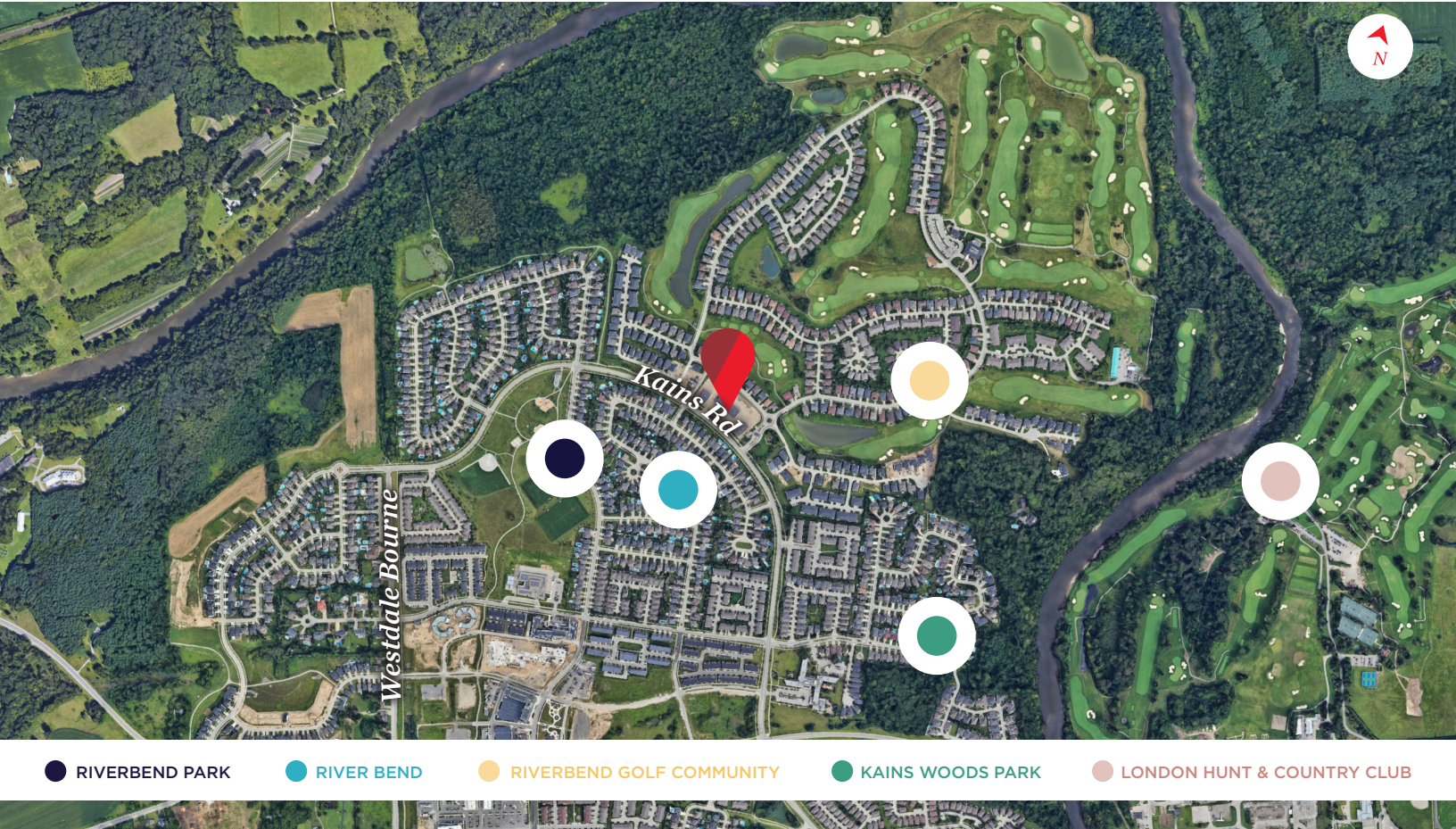
Southwestern Ontario

# ABOUT THE PROPERTY

Rare opportunity to lease a dental unit in a brand new multi-unit retail/commercial/office plaza in west London

UNIT	AVAILABLE SPACE	ASKING NET RENT	ADDITIONAL RENT
8	Approx. 1,377 SF	\$32.00 PSF Net	\$11.50 PSF


- Landlord is willing to build to suit/build out and renovate the unit for dental use/office. The dental office can be build to your design/layout
  - Zoning:** NSA5(19)
  - Clear Height:** 18'
    - » Potential to build a 2<sup>nd</sup> floor mezzanine area in the unit if additional space is needed
  - Parking:** Plenty of free spaces available on-site
- Leasing incentives available to qualified tenants
  - Located in a residential area with no competing plazas within approximately a 2-kilometre radius
  - In the heart of high income Riverbend neighbourhood (household Income 167k) near the West 5 development, with a golf course and gated community in its vicinity
  - Other Tenants Include: Daycare, Pet Store, Pizza store, Hair Salon, Wings restaurant, Insurance Brokerage, Spa, Convenience store, Seafood/Asian restaurant etc.



● RIVERBEND PARK    ● RIVER BEND    ● RIVERBEND GOLF COMMUNITY    ● KAINS WOODS PARK    ● LONDON HUNT & COUNTRY CLUB

**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](http://www.cushwakeswo.com)



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# FLOOR PLAN

MECHANICAL ROOM  
12.2 sq.m.  
(131.3 sq.ft.)

ELECTRICAL ROOM  
12.2 sq.m.  
(131.3 sq.ft.)

PROPOSED TOTAL BUILD AREA  
1394 sq.m.  
(15000 sq.ft.)

MECHANICAL NOTE:  
1. AT LEAST ONE DOOR IN EACH BUSINESS UNIT TO BE EQUIPPED WITH BARRIER FREE DOOR OPENER APPARATUS. SEE DOOR SCHEDULE IN DRAWING A4-02 FOR DETAILS.

UNIT 8



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# PROPERTY IMAGES



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