



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

1750 ERNEST AVENUE

London, ON



PRIME COMMERCIAL/PROFESSIONAL OFFICE BUILDING

ASKING RENT

\$10.00 PSF NET

ADDITIONAL RENT

\$16.00 PSF (EST.)

ZONING

OF1

TYLER DESJARDINE

Sales Representative

519 438 5403

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**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
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London, Ontario N6G 5G6
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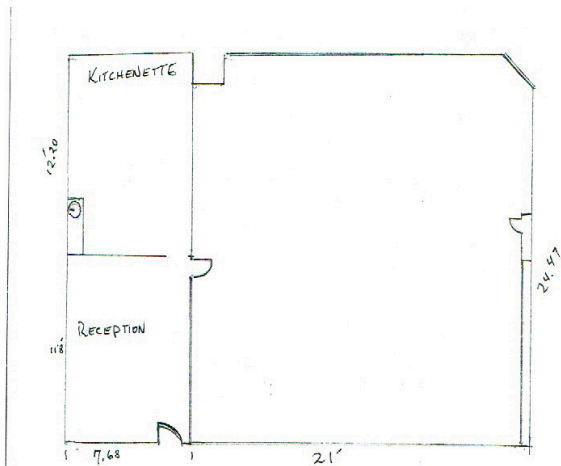
ABOUT THE PROPERTY

Prime commercial/professional office building for lease in south/southwest London. Located directly at the corner of Ernest Avenue and Jalna Boulevard, just off Southdale Road.

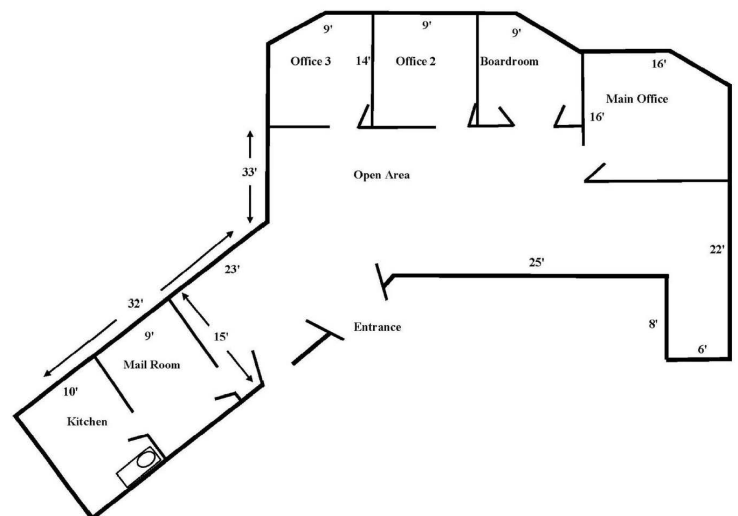
- **Additional rent inclusive of property tax, building insurance, common area maintenance and ALL UTILITIES**
- **Zoning:** OF1 - Permits a wide range of uses, such as: Professional office, medical/dental, financial etc.
- Parking plenty spaces available on-site FREE
- Fully wheelchair accessible building with elevator to all floors
- Plenty of Natural Light
- This free standing 2 storey office building features secured controlled front entry
- Property is professionally owned and managed
- Located on major bus route.
- Other tenants in the building include: Southwest Dental Care, White Oaks Optometry, Life Chiropractic

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
LL1	775 SF	\$10.00 PSF Net	\$16.00 PSF (Est.)*	<ul style="list-style-type: none">• Asking approx. \$1,679/month + HST• Side entrance
201	1,443 SF	\$10.00 PSF Net	\$16.00 PSF (Est.)*	<ul style="list-style-type: none">• Asking approx. \$3,126/month + HST• Available: Jan 1, 2026
202	2,180 SF	\$10.00 PSF Net	\$16.00 PSF (Est.)*	<ul style="list-style-type: none">• Asking approx. \$4,723/month + HST

UNIT LL1



UNIT 202



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