



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SUBLEASE

1385 NORTH ROUTLEDGE PARK UNIT 10

London, ON



PRIME NORTHWEST LONDON OFFICE SPACE AVAILABLE

ASKING RENT

\$13.50
PSF NET

ADDITIONAL RENT

\$8.51
PSF (Est.)

AVAILABLE SPACE

1,200
SF

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

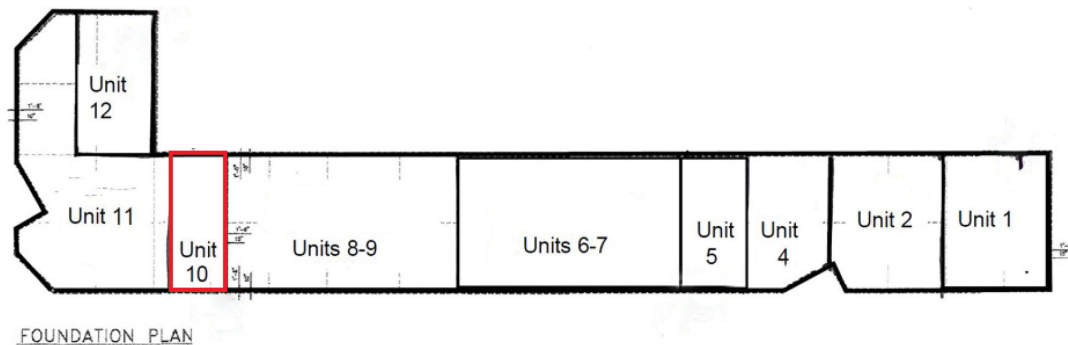
ABOUT THE PROPERTY

Prime northwest London commercial/office space available for sub-lease. Just down the street from several commercial amenities and developments.

- **Additional rent is inclusive of common area maintenance and property taxes**
- **Zoning:** LI1(8) permits a wide range of uses
- **Parking:** Plenty of spaces available on-site for free
- Currently operating as a nail salon
- Current lease runs until October 31, 2027
- Very nicely finished office unit
- Ground level unit and Fully Air conditioned
- Property is professionally managed and maintained
- Utilities are separately metered in the Tenant's name
- Commercial amenities and developments: Canadian Tire, Walmart, Golftown, Hoesense, Winners, Marshalls etc.



SITE PLAN | 1385 NORTH ROUTLEDGE PARK



TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.