

PRIME PROFESSIONAL OFFICE/MEDICAL SPACE/CLINIC SPA AVAILABLE

ASKING RENT

\$10.00-\$12.00
PSF NET

ADDITIONAL RENT

\$5.90
PSF (EST.)

ZONING

OF5
OFFICE ZONE

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

ABOUT THE PROPERTY

Prime professional office space/medical space/clinic spa available for lease in southwest London.

- **Additional rent inclusive of common area maintenance and property taxes**
- **Zoning:** OF5 - Permits a wide range of uses from clinics, medical/dental offices, medical/dental laboratories, offices, convenience stores, pharmacies; restaurants eat-in
- **Parking:** Approx. 46 spaces available onsite for free
- Excellent signage and exposure
- High quality office space with direct ground floor access directly to parking lot
- Various size offices spaces available

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
G1 <i>LEASED</i>	2,050 SF	\$12.00 PSF Net	\$5.90 PSF (Est.)*	<ul style="list-style-type: none"> • Currently 4 private offices with large open workstation area and access to 2 multi-stall washrooms and kitchenette • Many extras available
G2	1,500 SF	\$12.00 PSF Net	\$5.90 PSF (Est.)*	<ul style="list-style-type: none"> • Currently 2 private offices with large boardroom with fireplace and access to 2 multi-stall washrooms and kitchenette • Many extras available
G1-G2	3,550 SF	\$10.00 PSF Net	\$5.90 PSF (Est.)*	<ul style="list-style-type: none"> • Entire Ground Level • Approx. 6 private offices, large boardroom with fireplace, 2 large open areas, 2 multi-stall washrooms and kitchenette • Many extras available



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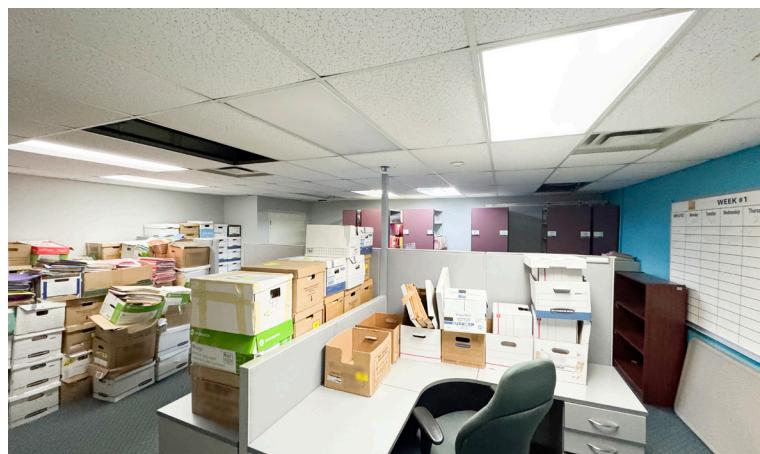
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PROPERTY IMAGES

G1 & G2 COMMON AREAS



UNIT G2



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