

## PROFESSIONAL OFFICE/MEDICAL SPACE/CLINIC SPACE AVAILABLE

### ASKING RENT

\$12.00  
PSF NET

### ADDITIONAL RENT

\$5.90  
PSF (EST.)

### ZONING

OF5  
OFFICE ZONE

#### TYLER DESJARDINE

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# ABOUT THE PROPERTY

Prime professional office space/medical space/clinic space 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 featuring ground floor access directly to parking lot

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"> <li>• Currently 4 private offices with large open workstation area and access to 2 multi-stall washrooms and kitchenette</li> <li>• Many extras available</li> </ul>
G2	1,500 SF	\$12.00 PSF Net	\$5.90 PSF (Est.)*	<ul style="list-style-type: none"> <li>• Currently two private offices, large boardroom with fireplace, kitchenette, and two multi-stall washrooms</li> <li>• Many extras available</li> </ul>



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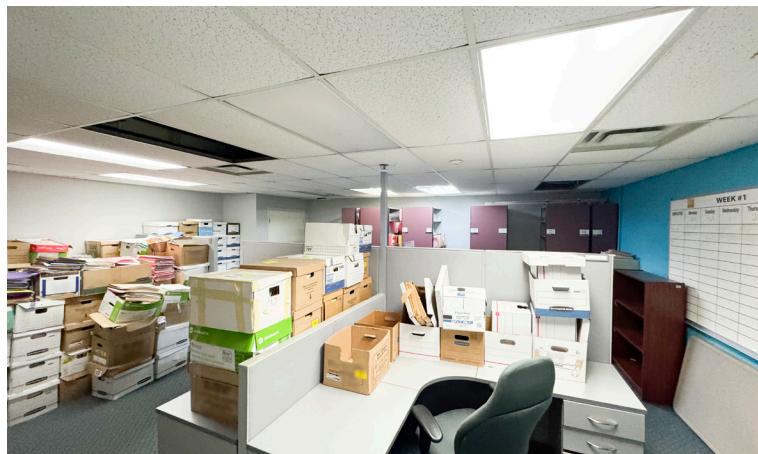
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# PROPERTY IMAGES

## COMMON AREAS



## UNIT G2



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