

PRIME PROFESSIONAL OFFICE BUILDING

ASKING RENT

\$13.00
PSF NET

ADDITIONAL RENT

\$15.72
PSF (EST.)

ZONING

OF4

TYLER DESJARDINE

Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

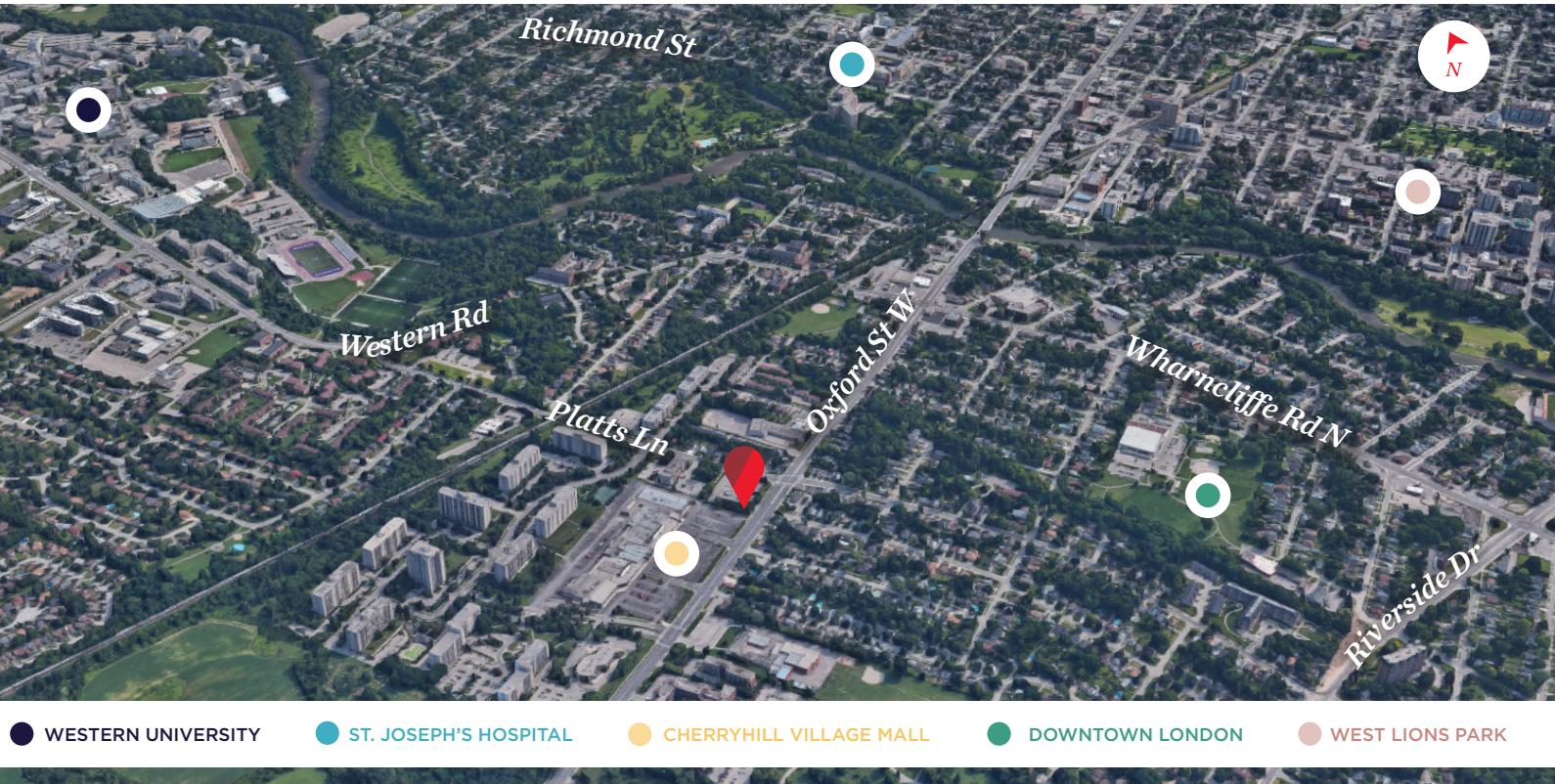
**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

ABOUT THE PROPERTY

Prime commercial/professional office building available at the corner of Oxford Street West and Platt's Lane.

- **Additional rent includes the property tax, building insurance, common area maintenance, all utilities and in-suite janitorial**
- Freestanding 3 storey office building featuring secured front entry, wheelchair accessibility and elevator
- **Zoning: Office (OF2/OF4)** - permits a wide range of medical and office uses such as: professional office, medical, dental, clinics, labs, financial, law office etc.
- **Parking:** Free spaces available on-site
- Units 202 and 203 could be combined together for a total of 2,472 SF if required
- Plenty of natural light
- Property is professionally owned and managed
- Located on major bus route
- Situated directly beside Cherryhill Mall
- Other tenants in the building include: London Denture, Cumberland Laser Clinic, Monteith Brown Planning, Oxford Spine Centre etc.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
202	1,218 SF	\$13.00 PSF Net	\$15.72 PSF (Est.)*	<ul style="list-style-type: none"> • Professional office space
203	1,254 SF	\$13.00 PSF Net	\$15.72 PSF (Est.)*	<ul style="list-style-type: none"> • Current layout is 3-4 private offices, lunch room area, reception/waiting area • Previous law office



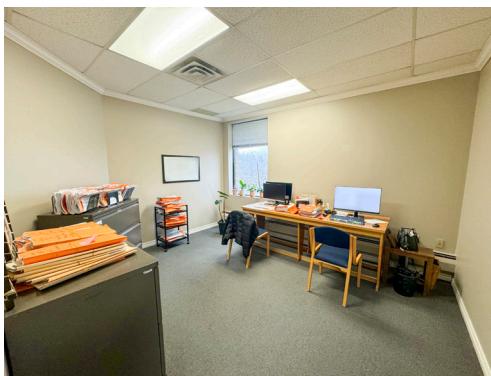
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PROPERTY IMAGES

UNIT 203



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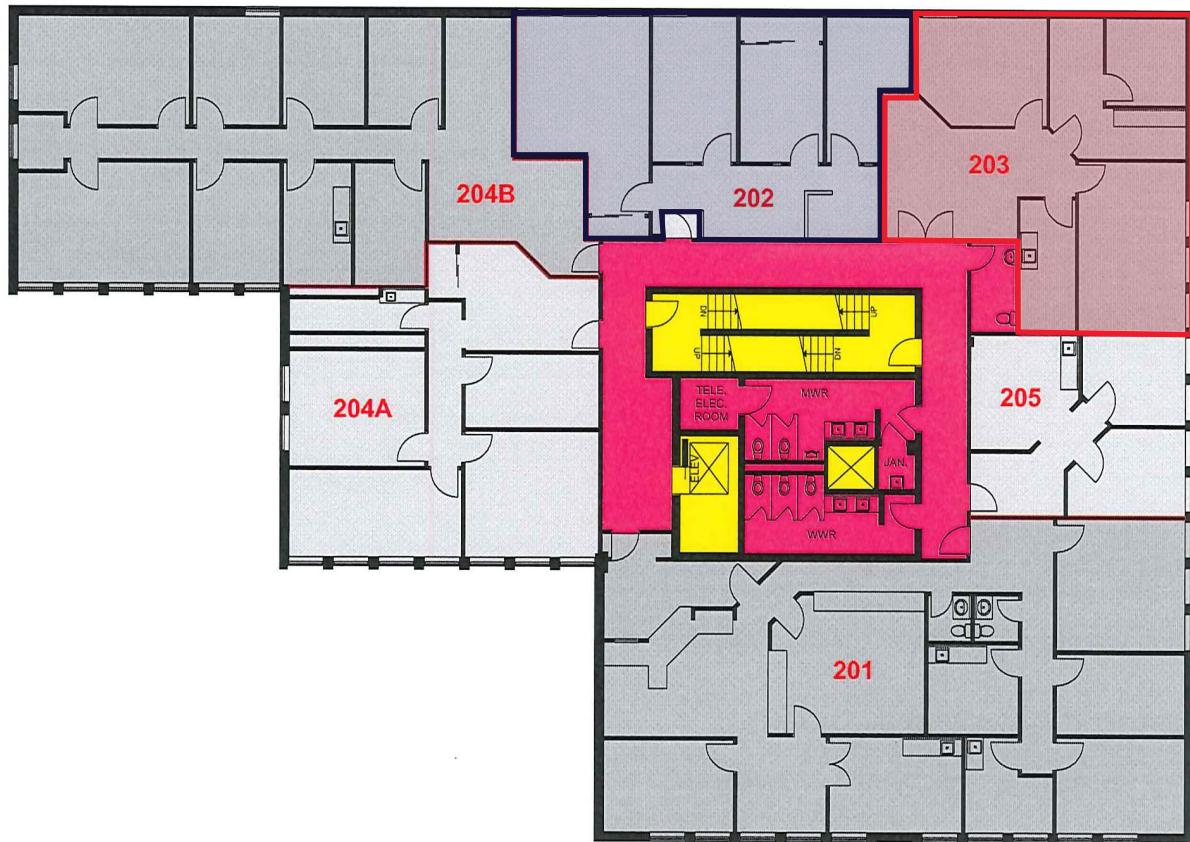
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FLOOR PLAN

█ Occupied Area / Extended Circulation
 █ Major Vertical Penetration
 Parking Occupant Storage
 █ Floor Service & Amenity
 █ Building Amenity Areas
 █ Building Service Areas



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