

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE
85 RIVERSIDE DRIVE
London, ON



NEW COMMERCIAL DEVELOPMENT OPPORTUNITY

AVAILABLE AREA

1,200 SF -
7,500 SF

ASKING RENT

\$38.00
PSF NET

ADDITIONAL RENT

\$12.00
PSF (EST.)

**FOR MORE
INFORMATION,
PLEASE CONTACT:**

TYLER DESJARDINE

Sales Representative

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CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO | 850 MEDWAY PARK DRIVE, SUITE 201, LONDON, ONTARIO N6G 5G6 | WWW.CUSHWAKESWO.COM

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ABOUT THE PROPERTY

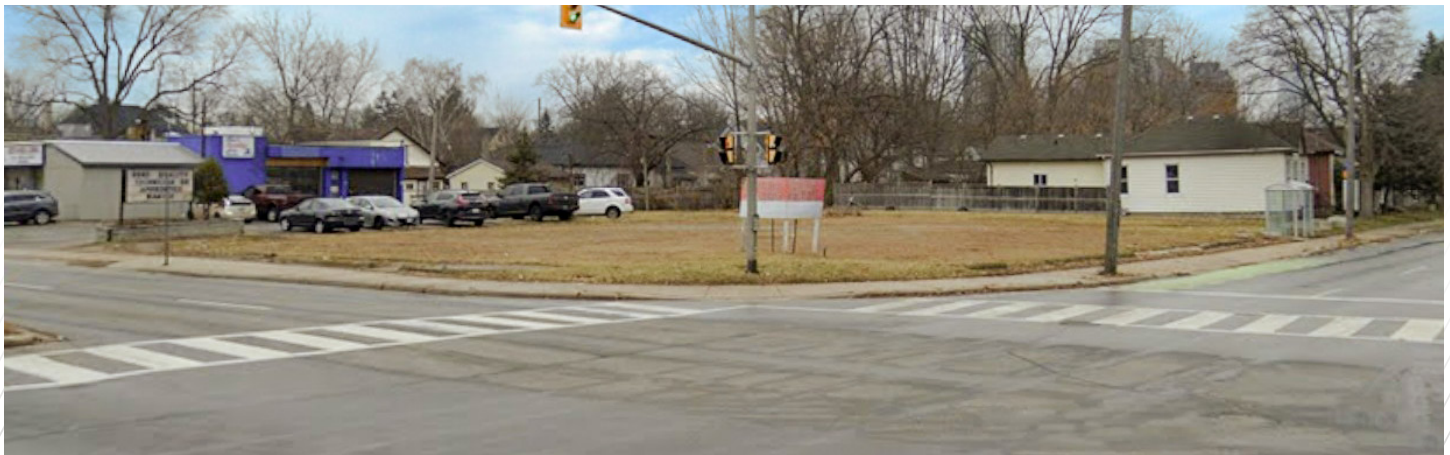
Exceptional opportunity to secure a highly visible commercial site at the northeast corner of Riverside Drive and Wharncliffe Road North. This prominent location offers outstanding exposure and accessibility, just minutes from downtown London and its full range of amenities, services, and business centres.

The property is well suited for retail, restaurant, office, medical, and a variety of commercial uses. Flexible development options are available, including a potential build-to-suit arrangement with the owner or a land lease opportunity allowing tenants to design and construct their own custom facility.

AVAILABLE AREA Various size units from 1,200 SF up to 7,500 SF. Land lease option also available

ZONING HS1/HS2 - Permits a wide range of uses

TRAFFIC COUNT 25,000+ vehicles per day



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