



FOR LEASE

**PRIME NORTHWEST LONDON
PROFESSIONAL OFFICE/MEDICAL/CLINIC BUILDING**

251

**FANSHAWE
PARK ROAD WEST**

London, Ontario

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**CUSHMAN &
WAKEFIELD**

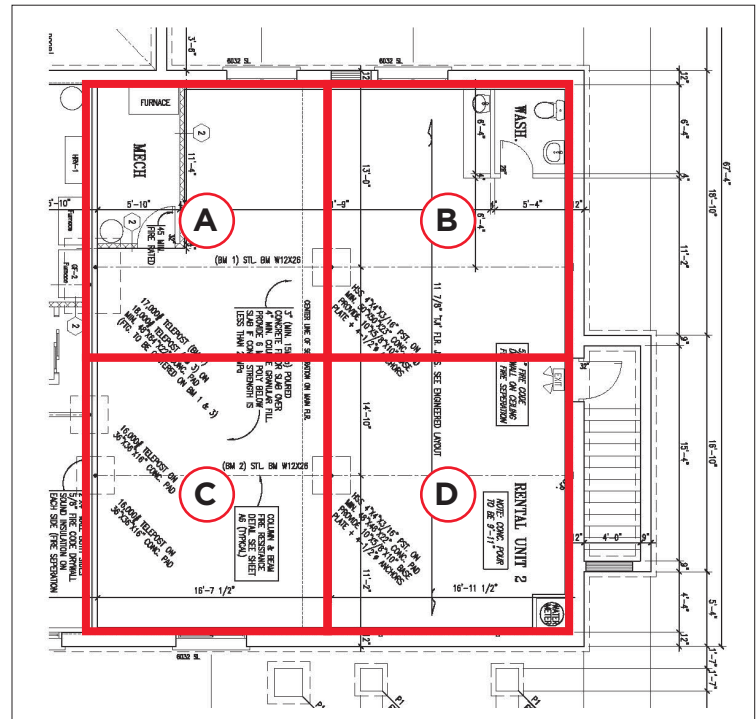
Southwestern Ontario

ABOUT THE PROPERTY

Excellent suburban professional office building. This professional office & medical/dental building offers an exceptional leasing opportunity in the outer core area of London, Ontario.

AVAILABLE SPACE	APPROX. SQUARE FEET	ASKING RENT
Suite 300A	±378 SF	\$1,500 per month + HST
Suite 300B	±378 SF	\$1,500 per month + HST
Suite 300C	±378 SF	\$1,500 per month + HST
Suite 300D	±378 SF	\$1,500 per month + HST
Utilities are included in the asking prices above		

- **Zoning:** RO2(24) - Restrictive Office Zone, which allows for Offices, Clinics, medical/Dental offices, Medical/Dental laboratories
- **Parking:** Plenty of free, shared spaces available on-site
- Suites get use of the existing foyer, lounge, kitchenette, and washroom facilities
- Close to downtown Masonville Mall area and the University of Western Ontario and close to University Hospital
- Located on major bus route
- Building is professionally owned and managed
- Benefits for tenants: proximity to amenities: Located near vibrant retail centers, dining establishments, pharmacies, and other essential services, providing added convenience for tenants and their clients
- Other Tenants in the building include: The Smile Dentist and Peak Smiles
- Situated on one of the city's most well-traveled roads, this high-visibility property is ideal for medical practitioners, professional office users etc.



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