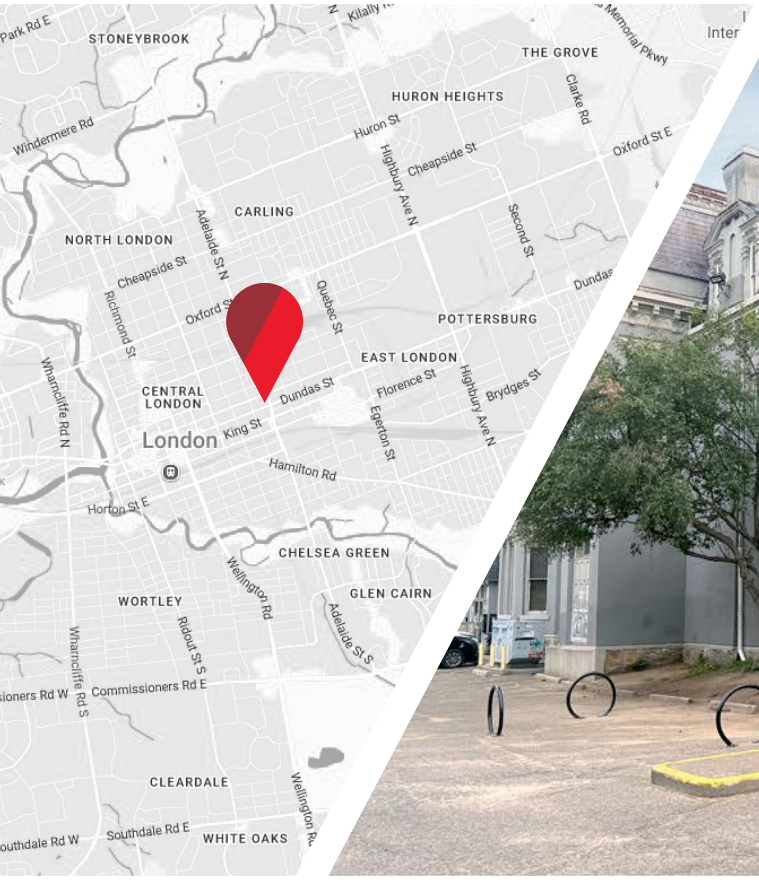
CUSHMAN & WAKEFIELD
Southwestern Ontario

FOR SALE

602 QUEENS AVENUE

London, ON



OFFICE FACILITY

ASKING PRICE	BUILDING AREA	SITE AREA
$4,995,000	40,440 SF	1.549 ACRES

DAVID JONGERDEN
Sales Representative
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CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO
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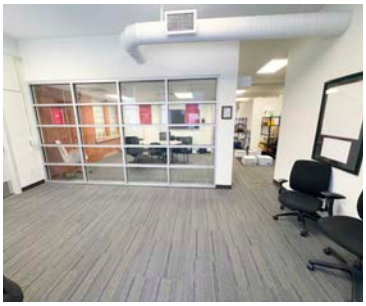
ABOUT THE PROPERTY

602 Queens - “The Hub” is home to a 40,440 Square Foot office facility. The property is fully leased. The Hub is home to several community services based organizations. This former tech office and church sits on a 1.549 acre lot with over 100 car parking spaces. Over 31,000 SF of finished office space above grade with kitchen and storage are below grade. The purchaser to benefit from a single tenant head lease with long term income growth. Confidentiality agreement required to review lease and property information.

- **Fully Leased**
- **Zoning:** RO2(16)
- **Parking:** 109 spaces available on site
- **Taxes:** $105,474.07 (2026)

















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