



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

240 WHARNCLIFFE ROAD NORTH

London, ON



FREE ON-SITE PARKING NOW AVAILABLE



PRIME PROFESSIONAL OFFICE/MEDICAL/DENTAL BUILDING

ASKING RENT

\$9.00 PSF NET

ADDITIONAL RENT

\$17.41 PSF (EST.)

ZONING

RO1

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

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ABOUT THE PROPERTY

Prime Commercial professional office/medical/dental office building for lease near Oxford Street West.

- **Additional rent is inclusive of common area maintenance building insurance, property taxes and all utilities**
- **Zoning: RO1** - Permits a wide range of uses such as: Professional offices, medical/dental offices etc.
- **Parking:** Plenty of spaces available on-site for free
- Fully wheelchair accessible building with elevator to all floors
- Plenty of natural light
- Property is professionally owned and managed
- Build to suite options available
- Located on a major bus route
- Leasing incentives available to qualified tenants
- Excellent suburban professional office building
- Other tenants in the building include: Pharmacy, Cardio Study, CBI Physio and family physicians
- Situated on one of the city's most well-traveled roads, this high-visibility property is ideal for medical practitioners, dental professionals, an professional office users seeking a prime location to grow their business
- Close to downtown London, the University of Western Ontario, the University Hospital, Victoria Hospital and Parkwood Institute

	UNITS	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
Leased	100	Approx. 2,708 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*
	201	Approx. 1,486 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*
Leased	203	Approx. 750 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*
	205	Approx. 754 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*
	300	Approx. 3,198 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*
	300A	Approx. 1,580 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*
	300B	Approx. 1,609 SF	\$9.00 PSF Net	\$17.41 PSF (Est.)*



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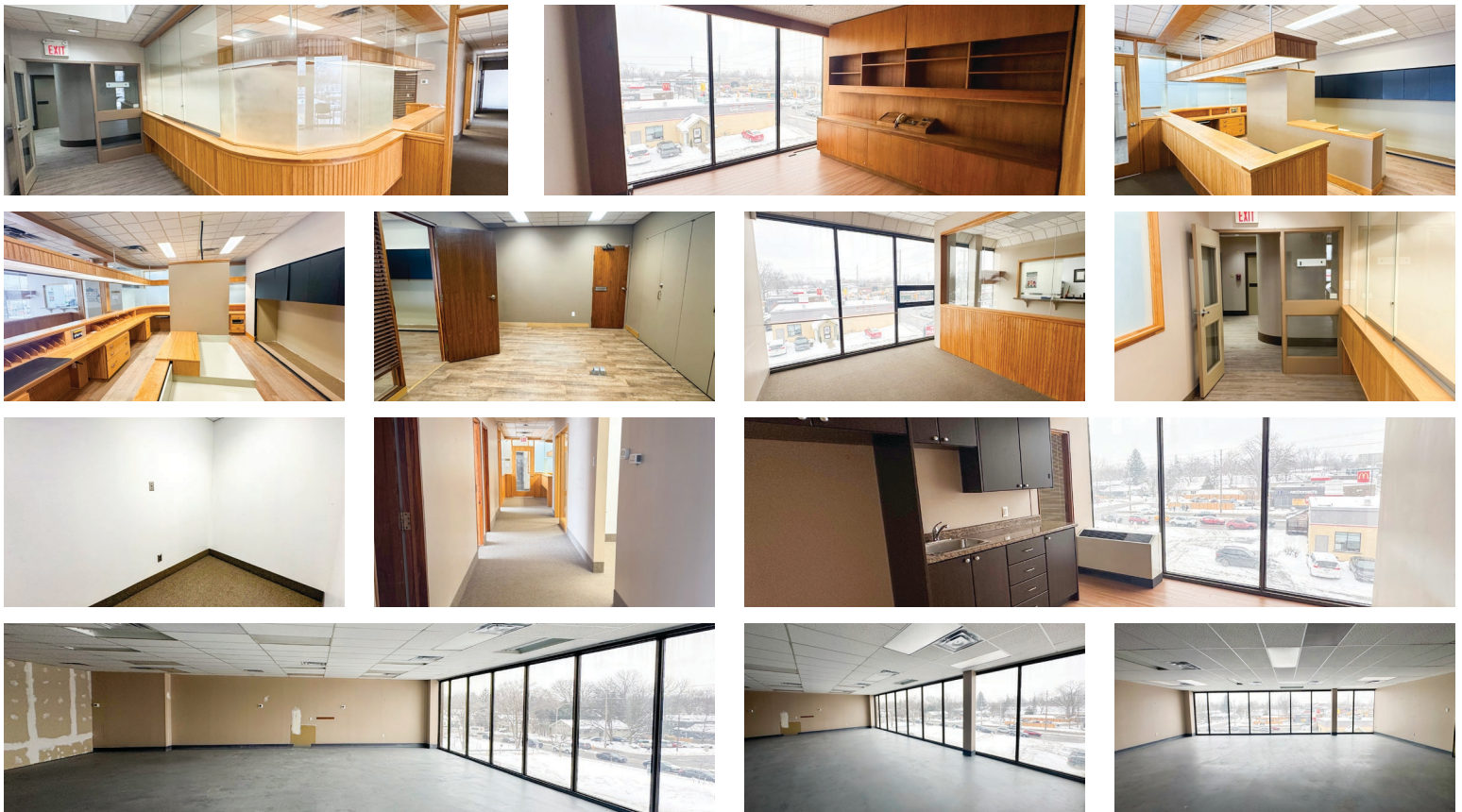
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PROPERTY IMAGES

Unit 201



Unit 300



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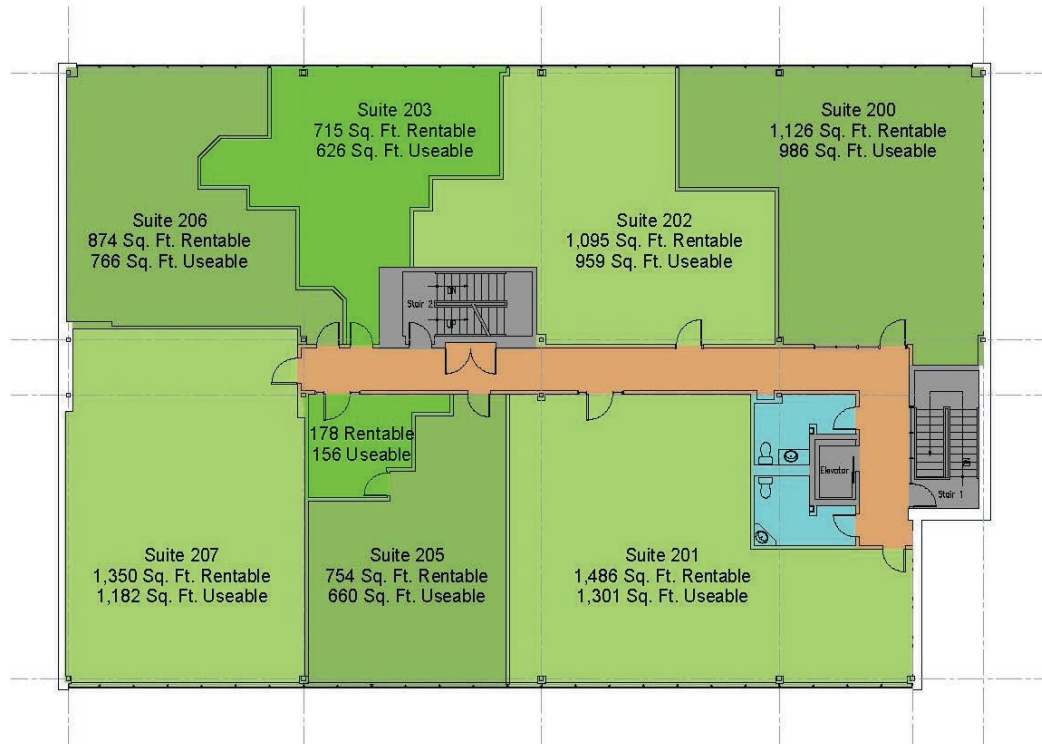
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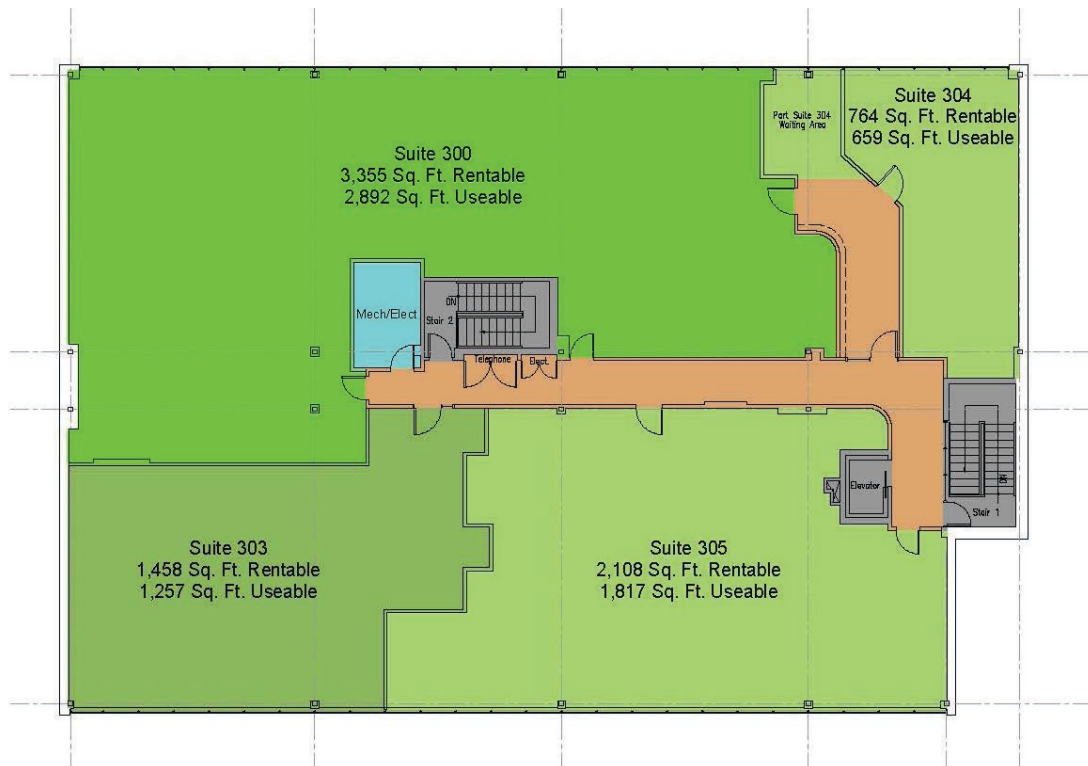
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FLOOR PLANS

Second Floor



Third Floor



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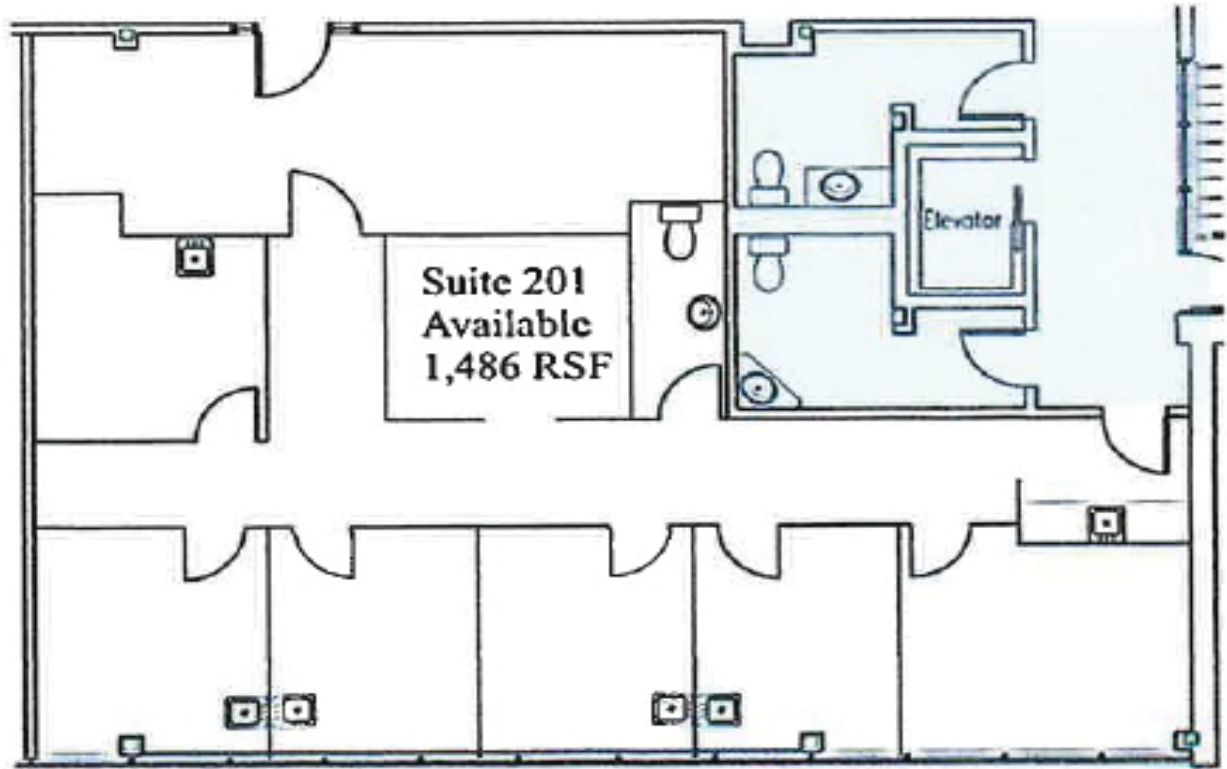
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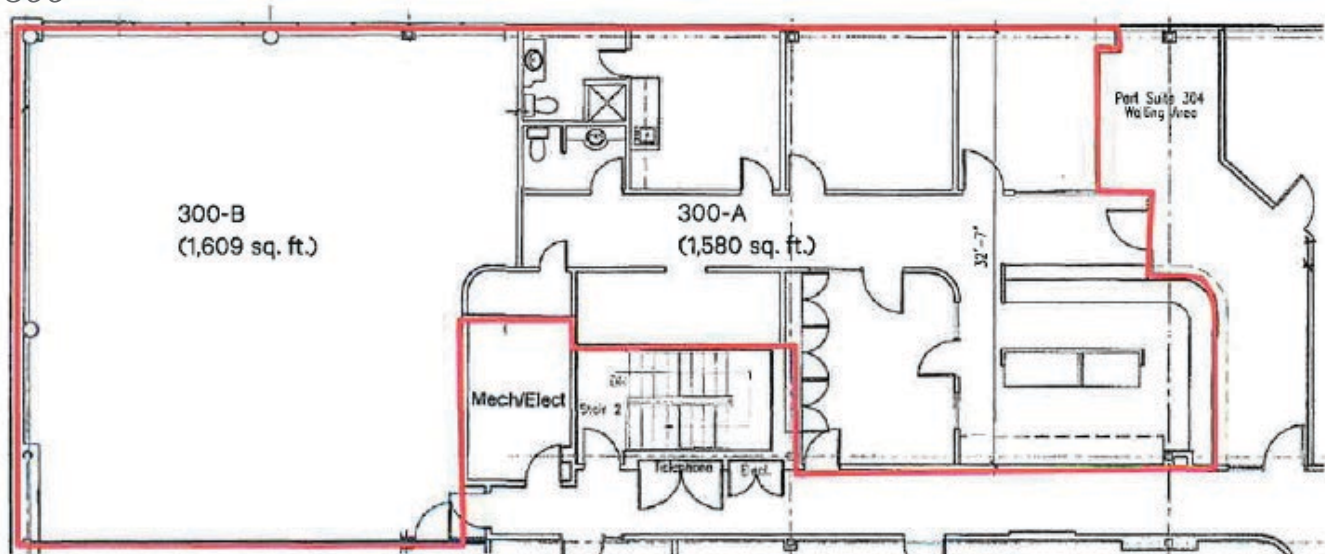
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