



RETAIL/COMMERCIAL/OFFICE | FOR LEASE



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

## 2055 DUNDAS STREET

London, ON N5V 1R4

**ASKING RENT:**

**\$14.00 - 16.00 PSF Net**

**ADDITIONAL RENT:**

**\$8.00 PSF**



### PROPERTY HIGHLIGHTS

- **Newly built prime Retail/Commercial/Office/ Medical/Dental building now ready for immediate occupancy**
- **Free standing building**
- **Total Building Area:** Approx. 4,981 SF, which is split into three units (2,331 SF, 1,835 SF and 815 SF)
- **Zoning:** RO2 HS(7), NF1 - zoning permits a broad range of uses
- **Parking:** Approx. 30 on-site parking spaces
- **Frontage:** Approx. 125.09 feet on Dundas Street
- **Signage:** Signband and pylon exterior signage available
- Excellent high traffic location just down the street from Argyle Mall and Walmart, Home Depot, Canadian Tire, Goodlife Fitness and many more
- The owner is able to build to suit for qualified tenants
- Very attractive lease rates for a newly built building
- Various size units available from 815 SF up to 4,981SF

**\*See unit options on the following page**

#### **TYLER DESJARDINE**

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#### **CUSHMAN & WAKEFIELD**

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# 2055 DUNDAS STREET

London, ON N5V 1R4

**ASKING RENT:**  
**\$16.00 - 18.00 PSF Net**

**ADDITIONAL RENT:**  
**\$8.00 PSF**

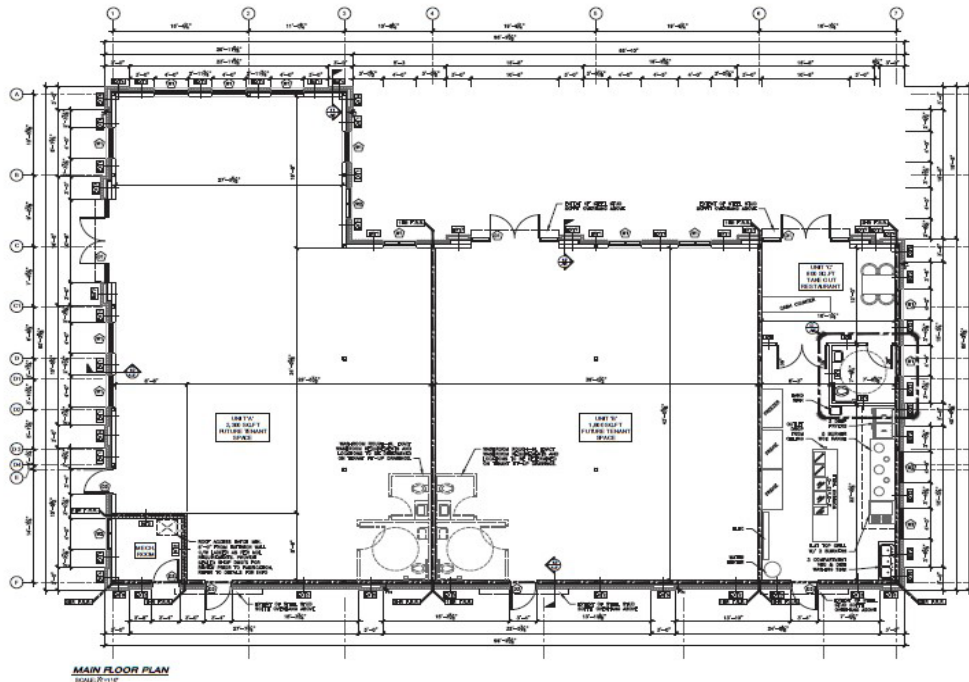


## Available Space

Suite Number	Square Footage	Net Asking Rent	Additional Rent PSF
1 (Front Unit - Retail or Office Space)	2,331 SF	\$16.00 PSF	\$8.00*
2 (Retail or Office Space)	1,835 SF	\$14.00 PSF	\$8.00*
3 (Retail or Office Space)	815 SF	\$14.00 PSF	\$8.00*
1-3 (Retail or Office Space)	4,981 SF	\$14.00 PSF	\$8.00*

\*Additional Rent inclusive of common area cost, property tax and building insurance

## SITE PLAN



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