



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

1750 ERNEST AVENUE

London, ON



PRIME COMMERCIAL/PROFESSIONAL OFFICE BUILDING

ASKING RENT

\$10.00 PSF NET

ADDITIONAL RENT

\$16.00 PSF (EST.)

ZONING

OF1

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

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.
This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

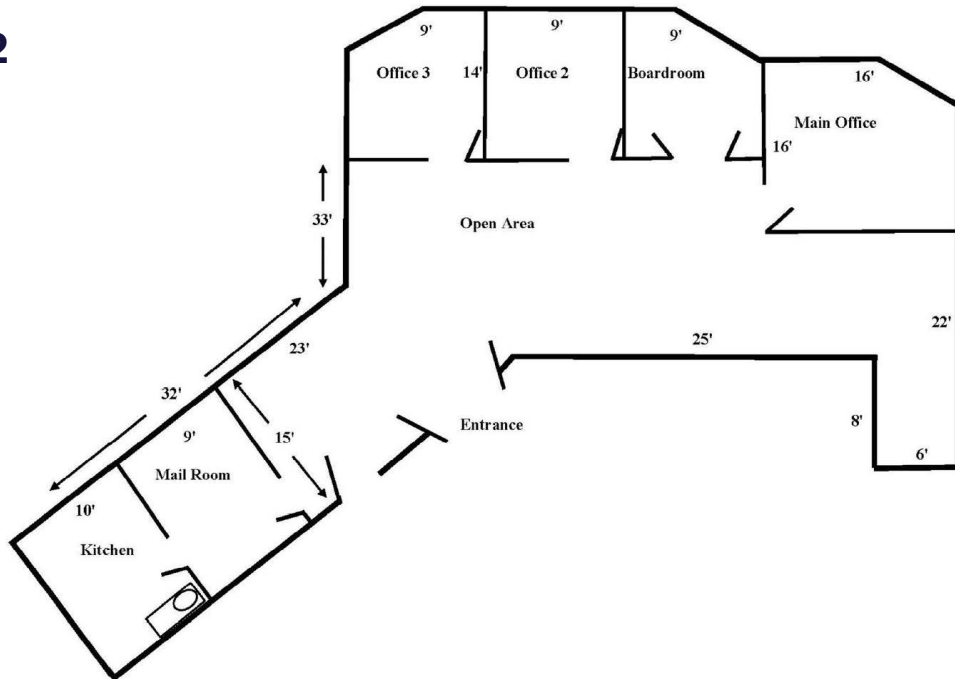
ABOUT THE PROPERTY

Prime commercial/professional office building for lease in south/southwest London. Located directly at the corner of Ernest Avenue and Jalna Boulevard, just off Southdale Road.

- **Additional rent inclusive of property tax, building insurance, common area maintenance and ALL UTILITIES**
- **Zoning:** OF1 - Permits a wide range of uses, such as: Professional office, medical/dental, financial etc.
- Parking plenty spaces available on-site FREE
- Fully wheelchair accessible building with elevator to all floors
- Plenty of Natural Light
- This free standing 2 storey office building features secured controlled front entry
- Property is professionally owned and managed
- Located on major bus route.
- Other tenants in the building include: Southwest Dental Care, White Oaks Optometry, Life Chiropractic

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
<i>Leased</i> LL1	775 SF	\$10.00 PSF Net	\$16.00 PSF (Est.)*	<ul style="list-style-type: none"> • Asking approx. \$1,679/month + HST • Side entrance
201	1,443 SF	\$10.00 PSF Net	\$16.00 PSF (Est.)*	<ul style="list-style-type: none"> • Asking approx. \$3,126/month + HST • Available: Jan 1, 2026
202	2,180 SF	\$10.00 PSF Net	\$16.00 PSF (Est.)*	<ul style="list-style-type: none"> • Asking approx. \$4,723/month + HST

UNIT 202



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



CUSHMAN & WAKEFIELD

Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.