



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR LEASE**

**1750 ERNEST AVENUE**

**UNIT 201**

*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*

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**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
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# ABOUT THE PROPERTY

Prime commercial/professional office space 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 for 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
LEASED LL1	775 SF	\$10.00 PSF Net	\$16.00 PSF (Est.)*	<ul style="list-style-type: none"> <li>• Asking approx. \$1,679/month + HST</li> <li>• Side entrance</li> </ul>
201	1,443 SF	\$10.00 PSF Net	\$16.00 PSF (Est.)*	<ul style="list-style-type: none"> <li>• Asking approx. \$3,126/month + HST</li> </ul>
LEASED 202	2,180 SF	\$10.00 PSF Net	\$16.00 PSF (Est.)*	<ul style="list-style-type: none"> <li>• Asking approx. \$4,723/month + HST</li> </ul>



- |   |                      |   |                  |
|---|----------------------|---|------------------|
| 1 | FITNESS FORUM LONDON | 4 | A&W              |
| 2 | REXALL               | 5 | LANDMARK CINEMAS |
| 3 | NO FRILLS            | 6 | FARM BOY         |

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