



MEADOWBROOK BUSINESS CAMPUS

FOR LEASE
LONDON, ON



PROPERTY DETAILS & FEATURES

Property consists of multi-tenant buildings with a range of unit sizes from 1,200 square feet and up, with varying percentages of finished office to warehouse space.

Landlord will assist with renovations to suit Tenants needs.

- Minutes to Wellington Road and the Highway 401 ramp
- West Campus offers fibre ready internet connectivity
- Professionally managed property

CURRENT AVAILABILITY

ADDRESS	SUITE	SF	TYPE	ASKING RENT	COMMENTS	ZONE
<i>Meadowbrook Business Campus East</i>						
205 Exeter Rd.	A-D	8,800	100% Warehouse	\$11.00 PSF Net*	<ul style="list-style-type: none"> 4 Grade Loading Doors Can be demised 4,400 or 6,600 SF 	LI 1, 4 & 7
<i>Meadowbrook Business Campus West</i>						
4026 Meadowbrook Dr.	122/123	2,300	100% Office	\$14.00 PSF Net*	<ul style="list-style-type: none"> Clear Height: 11' Large open office area along with 3 private offices, reception area, boardroom and kitchenette 	LI1, 2, 3, 4(10), 7
4023 Meadowbrook Dr.	111/112	2,400	50% Warehouse 50% Office	\$14.00 PSF Net*	<ul style="list-style-type: none"> Clear Height: 11'8" 2 private offices, staff room, open reception and office area along with open rear warehouse/storage area 	LI1, 2, 3, 4, 7

*\$0.50 PSF annual escalation

SPECIFICS

MOST UNITS HAVE GRADE LOADING DOOR ACCESS

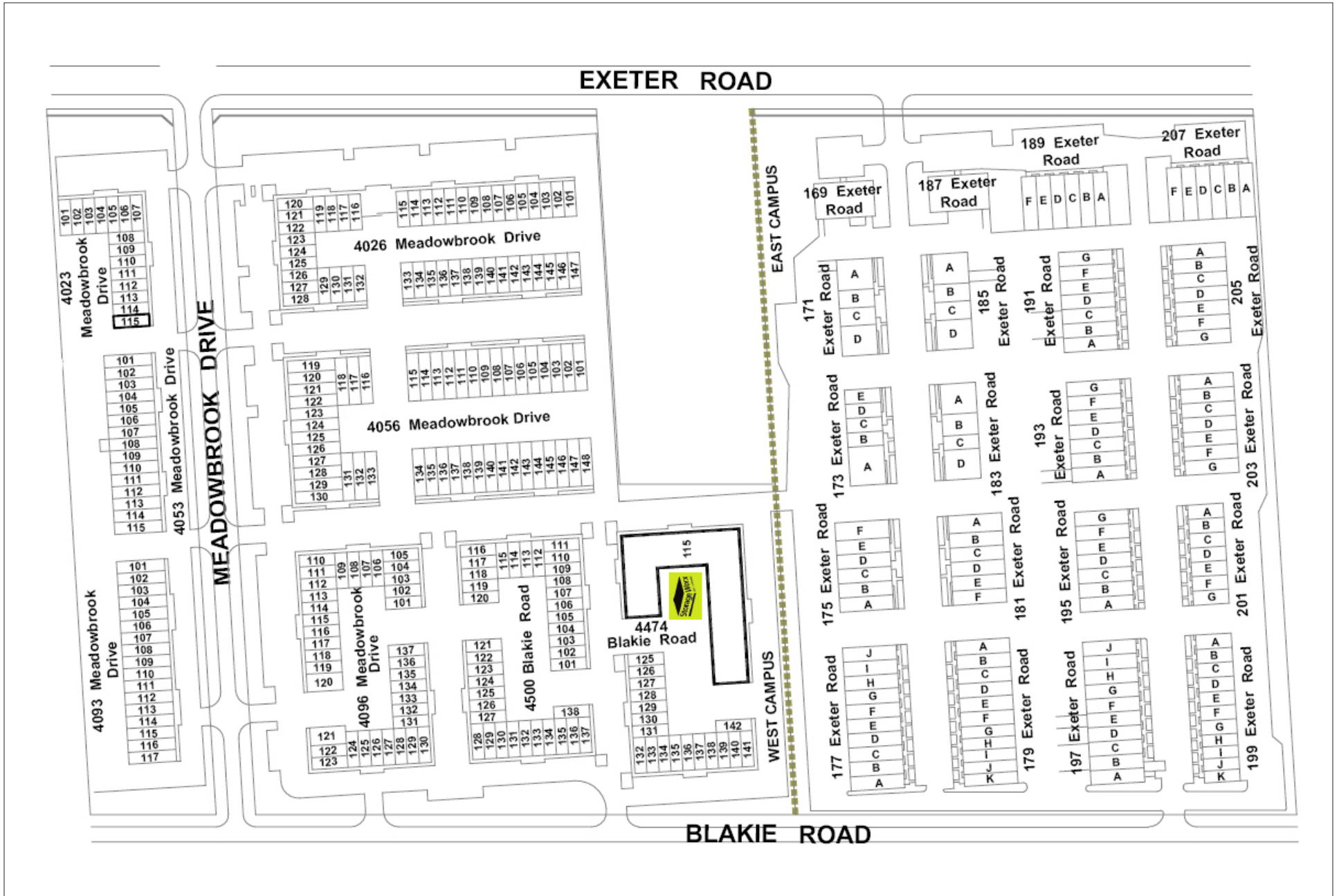
ADDITIONAL RENT

EAST CAMPUS \$5.98 PSF (2025)

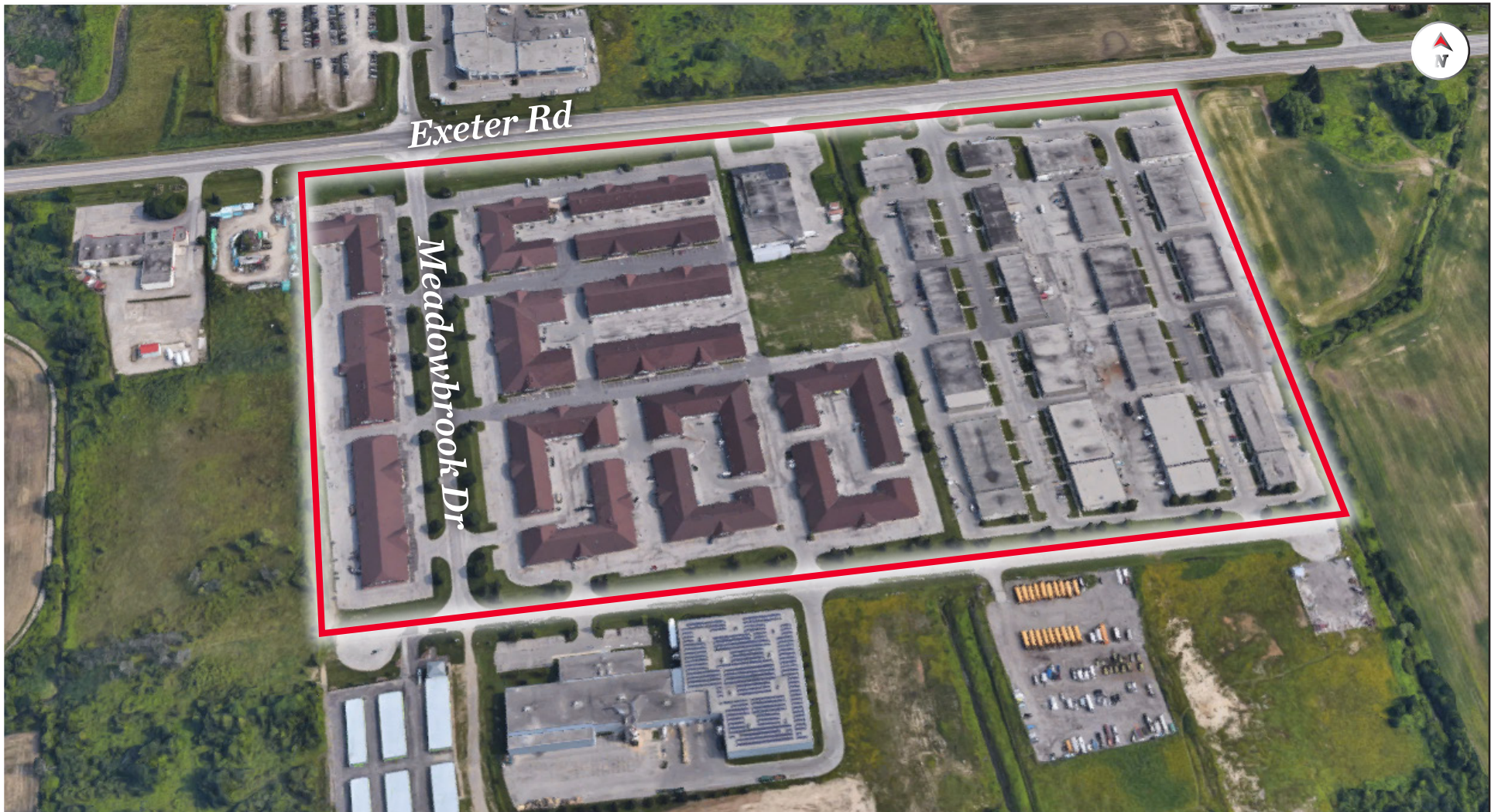
WEST CAMPUS \$6.25 PSF (2025)



SITE PLAN



AERIAL



DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com

 CUSHMAN &
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Southwestern Ontario

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