

CUSHMAN & WAKEFIELD

Southwestern Ontario

FOR LEASE

1828 Blue Heron Drive

London, ON N6H 0B7

COMMERCIAL/OFFICE | **FOR LEASE**



PROPERTY DETAILS

- **Zoning:** LI1(8) LI3 - which permit a wide range of uses
- **Signage:** Pylon and signband available
- **Parking:** Approx. 400 on-site spaces
- Prime northwest London Commercial/Office space available
- Newly built building in Northwest London
- Various size units available
- All ground-level and all fully air-conditioned units
- Utilities are separately metered in the Tenant's name
- Raw Space ready to build out to your desired floor plan layout
- Asking Net Rent: \$9.00 PSF which gives you a new "White Wall Shell"
- Interior renovations would be amortized onto the rental rate over the lease term
- Located near the SmartCentres London Northwest encompassing:
 - » Walmart, Canadian Tire, LCBO, Winners, Golf Town, etc...

Building Number	Unit Number	Square Feet	Asking Net Rent	Additional Rent PSF	Additional Information
1	15	1,500 SF	\$9.00 PSF	\$6.50*	Raw space ready to be built out.
1	16	3,800 SF	\$9.00 PSF	\$6.50*	Raw space ready to be built out.
1	17	3,800 SF	\$9.00 PSF	\$6.50*	Raw space ready to be built out.
1	15-17	9,100 SF	\$9.00 PSF	\$6.50*	Raw space ready to be built out.
2	25	1,800 SF	\$9.00 PSF	\$6.50*	Raw space ready to be built out.
2	26	3,865 SF	\$9.00 PSF	\$6.50*	Raw space ready to be built out.
2	27	4,458 SF	\$9.00 PSF	\$6.50*	Raw space ready to be built out.
2	25-27	10,123 SF	\$9.00 PSF	\$6.50*	Raw space ready to be built out.

*Additional Rent inclusive of building insurance, CAM and taxes

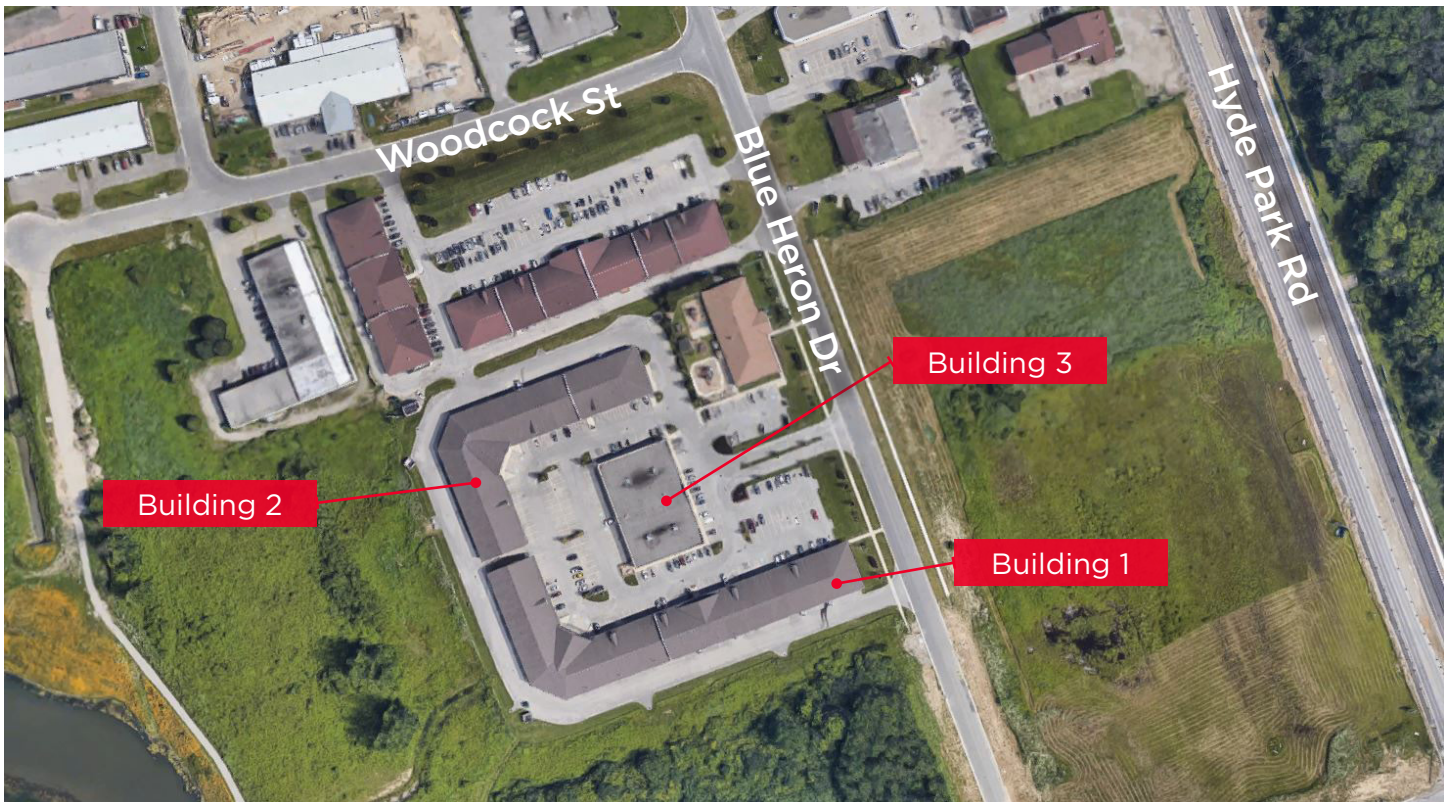


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LOCATION MAP/AERIAL



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