



PRIME OFFICE/RETAIL/COMMERCIAL/MEDICAL BUILDING | FOR LEASE

19 WORTLEY ROAD

London, ON N6C 4Y7



 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

Prime professional office/retail/commercial/medical building for lease located in the heart of Wortley Village

Unit	Approx. Square Feet	Asking Rent	Additional Rent
LL1	1,227 SF	\$5.00 PSF Net	\$13.82 PSF*
LL2	1,096 SF	\$5.00 PSF Net	\$13.82 PSF*
<i>Leased</i> LL4	3,117 SF	\$5.00 PSF Net	\$13.82 PSF*
LL7a	1,183 SF	\$5.00 PSF Net	\$13.82 PSF*
LL7	1,818 SF	\$5.00 PSF Net	\$13.82 PSF*
<i>Leased</i> LL11	514 SF	\$5.00 PSF Net	\$13.82 PSF*
201	1,171 SF	\$12.50 PSF Net	\$13.82 PSF*

*Inclusive of building insurance, common area maintenance, property tax and all utilities

- **Zoning: BDC(10)** - permitting a wide range of uses including clinics, commercial recreation (fitness), financial, labs, medical/dental, professional offices, personal service establishments, studios, retail, service and repair, artisan workshops etc.
- **Parking:** Available on-site
- **Unit LL2:** Former yoga studio
- Tenants pays for their own janitorial
- Professionally managed and maintained
- Very competitive lease rate
- Situated at Wortley Road and Elmwood Avenue East
- Passenger elevator access to all floors including the lower level
- Other tenants in the building include: The Wortley Roadhouse, Lifemark Physio, Old South Maternity Care, Your Hearing Clinic, Wortley Village Family Medical, Pharmasave, MVA Pain Clinic, Dryburgh Chiropractic etc.



TYLER DESJARDINE
Sales Representative
 519 438 5403
 tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
 SOUTHWESTERN ONTARIO
 850 Medway Park Dr, Suite 201
 London, Ontario N6G 5C6
www.cushwakeswo.com

CUSHMAN & WAKEFIELD
 Southwestern Ontario

©2024 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.

LOWER LEVEL



= LEASED
 = VACANT UNIT

Address: 190 Wortley Road - Lower Level

Date Created: 01/25/2022

Note: All measurements to be verified on site

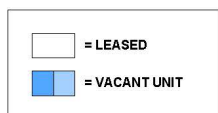
TYLER DESJARDINE
 Sales Representative
 519 438 5403
 tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
 SOUTHWESTERN ONTARIO
 850 Medway Park Dr, Suite 201
 London, Ontario N6G 5C6
 www.cushwakeswo.com


CUSHMAN & WAKEFIELD
 Southwestern Ontario

FLOOR PLANS | SECOND FLOOR

SECOND FLOOR



Address: 190 Wortley Road - Floor 2
Date Created: 01/25/2022
Note: All measurements to be verified on site

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

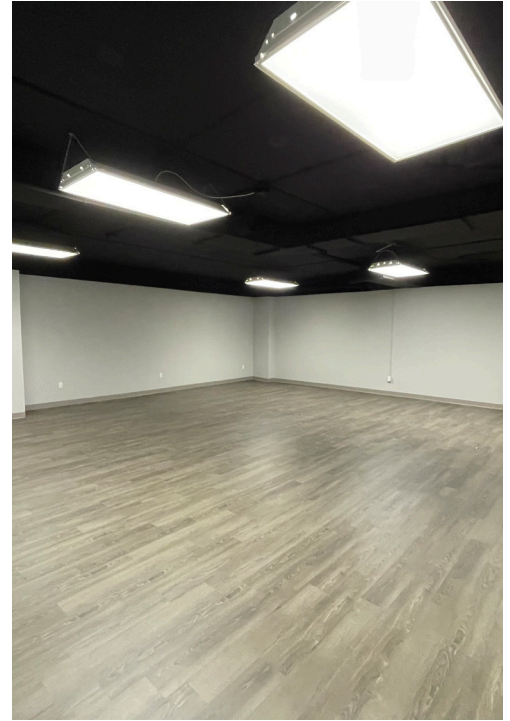


CUSHMAN & WAKEFIELD

Southwestern Ontario

PROPERTY IMAGES

Unit LL1



Unit LL2



TYLER DESJARDINE

Sales Representative

519 438 5403

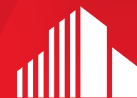
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com



CUSHMAN & WAKEFIELD

Southwestern Ontario

©2024 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.

PERMITTED USES

BUSINESS DISTRICT COMMERCIAL (BDC(10) ZONE

Animal hospitals	Laboratories	Cinemas (Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
Apartment buildings, with any or all of the other permitted uses on the first floor (Z.-1-94236)	Laundromats	Brewing on Premises Establishment.(Z.-1-021027)
Bake shops	Libraries	Food Store (Z-1-051390)
Clinics	Medical/dental offices	Animal Clinic (Z-1-051390)
Commercial recreation establishments	Offices	Convenience Store (Z-1-051390)
Commercial parking structures and/or lots	Personal service establishments	Post Office (Z-1-051390)
Converted dwellings	Private clubs	Convenience service establishments (Z-1-051390)
Day care centres	Restaurants,((Z.-1-96439)	
Dry cleaning and laundry depots	Retail stores	Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor (Z-1-051390)
Duplicating shops	Service and repair establishments	Bed and breakfast establishments (Z-1-051390)
Emergency care establishments	Studios	Antique store (Z-1-051390)
Existing dwellings	(Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)	Police stations (Z-1-051390)
Financial institutions	Video rental establishments	Artisan Workshop (Z.-1-172561)
Grocery stores	Lodging house class 2.(Z.-1-93172)	Craft Brewery (Z.-1-172561)

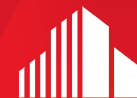
TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
 850 Medway Park Dr, Suite 201
 London, Ontario N6G 5C6
www.cushwakeswo.com



CUSHMAN & WAKEFIELD

Southwestern Ontario