



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

634 LONGFIELD STREET

UNITS 101 & 101-102

MOUNT BRYDGES, ON N0L 1W0



PROPERTY DETAILS

Well-appointed professional space available for lease in Mt. Brydges. Unit includes modern professional office space, along with two 8x8 grade-level loading doors, a kitchenette, and two en-suite accessible washrooms.

- **Zoning:** C1 - General Commercial
- Gross lease rate includes taxes, maintenance and insurance
- Tenants responsible for utilities and janitorial
- Outside storage unit available at an additional cost
- Landlord may consider demising the space into two 1,580 SF units

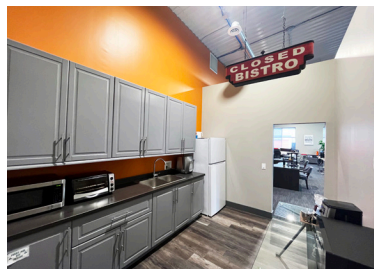
AVAILABLE SPACES

UNIT 101 1,580 SF

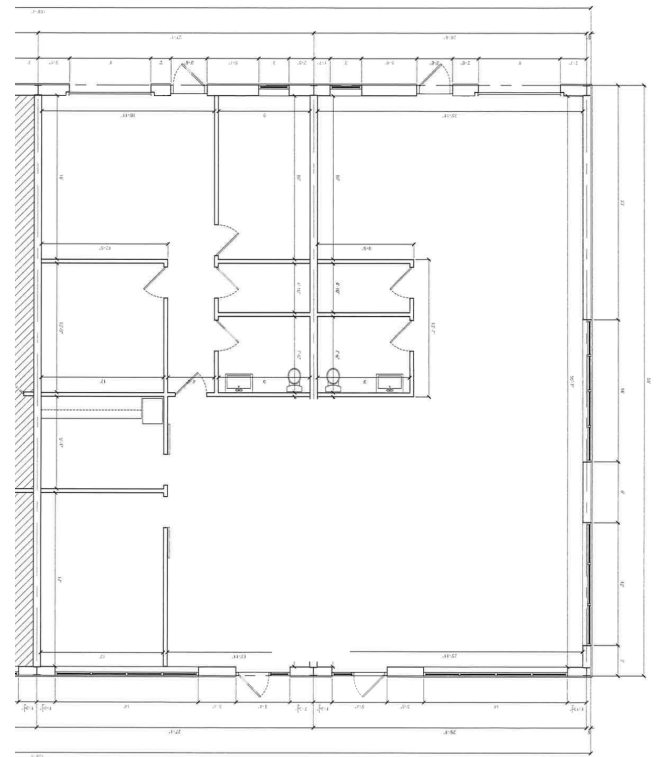
UNITS 101-102 3,160 SF

ASKING RENT

\$22.00 PSF GROSS



FLOOR PLAN



MICHAEL JOHNSON

Sales Representative
519 438 7325

michael.johnson@cushwakeswo.com

JAMESON LAKE

Sales Representative
519 438 8548

jameson.lake@cushwakeswo.com

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



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