

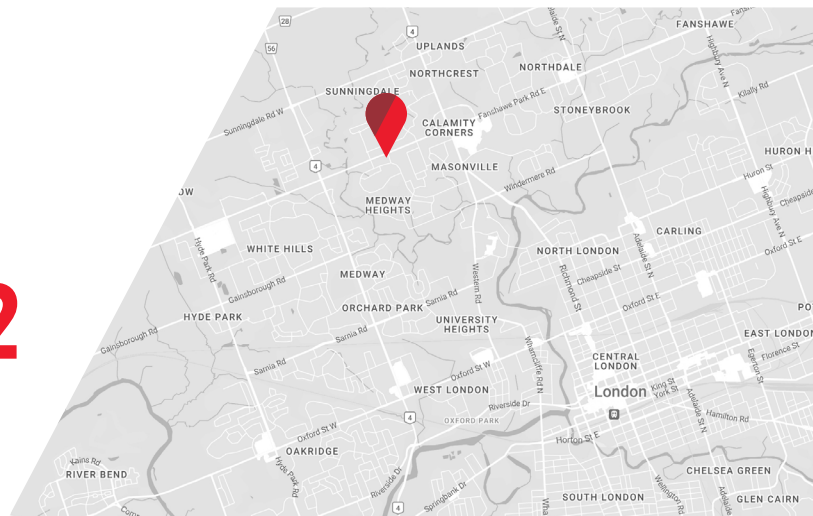


PRIME PROFESSIONAL OFFICE/MEDICAL/CLINIC SPACE | FOR LEASE



FANSHAWE PARK ROAD WEST UNIT 102

London, ON N6G 5A9



 **CUSHMAN &
WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

Newer 2 storey professional medical/office building, located just west of Masonville Mall area.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
102	Approx. 1,600 SF	\$26.00 PSF Net*	\$15.00 PSF (Est.)**
* 2.5% annual net rent escalation			
**Inclusive of utilities and janitorial			

- **Zoning:** RO2(24)
- **Parking:** Plenty of free spaces available on-site
- **Signage:** Pylon and directory board available
- Current dental office
- Build-out includes reception and client waiting area, several patient rooms, file room, washroom, very nicely finished space
- Main floor end cap unit with direct exposure to Fanshawe Park Road and parking lot
- Fully wheelchair accessible
- Ideal space and building for medical or clinic type uses
- Building is professionally managed
- Rare north London leasing opportunity



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