



NEW MULTI-UNIT RETAIL/OFFICE PLAZA IN WEST LONDON | **FOR LEASE**

**2136
KAINS
ROAD**

London, ON N6K 0M7



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ABOUT THE PROPERTY

Rare opportunity to lease professional office units in a brand new multi-unit retail/commercial/office plaza in west London

- **Zoning:** NSA5(19)
- **Unit 3:**
 - » Front reception, open bull pen area, private offices, lunchroom area, and fully accessible washroom
 - » Wheelchair accessible washroom and unit
- **Unit 8:**
 - » High ceilings 18' in the unit, allows for a potential second floor mezzanine area, if additional SF is needed
 - » Shell space allows you to build the unit to your liking
- Leasing incentives available to qualified tenants
- Surrounded by homes and there are no other plazas in almost 2km radius
- In the heart of high income Riverbend neighbourhood (household Income 167k) near the West 5 development, with a golf course and gated community in its vicinity
- Other Tenants Include: Daycare, Pet Store, Pizza store, Hair Salon, Wings restaurant, Insurance Brokerage, Spa, Convenience store, Seafood/Asian restaurant etc.

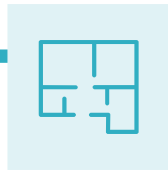
OFFICE UNIT		
UNIT	AVAILABLE SPACE	ASKING NET RENT
3	Approx. 1,377 SF	\$6,500 per month + utilities*
*Includes net rent, additional rent and HST		

DENTAL UNIT			
UNIT	AVAILABLE SPACE	ASKING NET RENT	ADDITIONAL RENT
8	Approx. 1,377 SF	\$32.00 PSF Net	\$11.50 PSF



PARKING ONSITE

Available on-site for free



SITE AREA

Plaza is built on 3.25 acres



PRIME LOCATION

In a rapidly expanding residential and commercial area

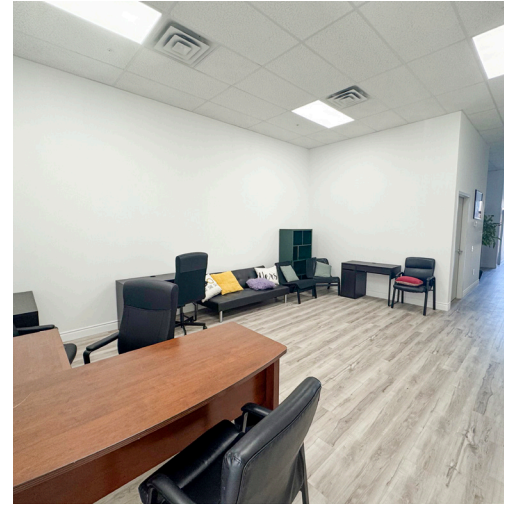
TYLER DESJARDINE
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519 438 5403
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PROPERTY IMAGES

Unit 3



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PROPERTY IMAGES

Unit 8



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