



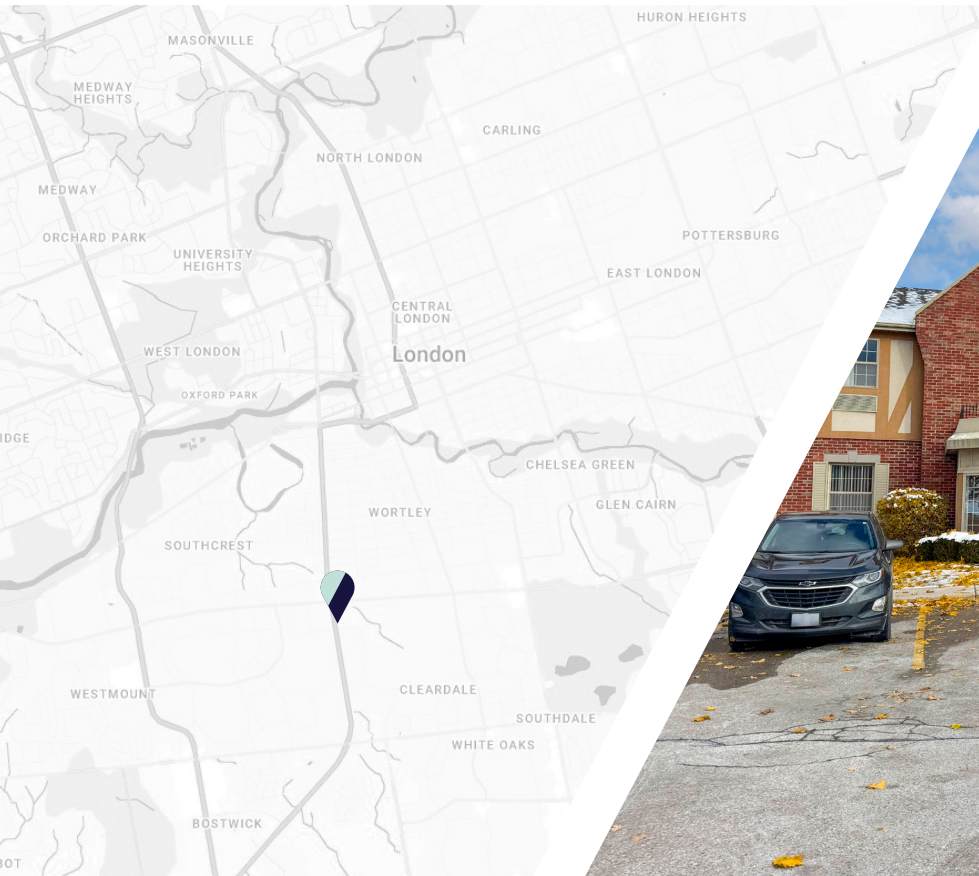
**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR LEASE**

**540 WHARNCLIFFE ROAD SOUTH**

*London, ON*



**PRIME PROFESSIONAL OFFICE/MEDICAL SPACE/CLINIC SPA AVAILABLE**

**ASKING RENT**

**\$10.00-\$12.00  
PSF NET**

**ADDITIONAL RENT**

**\$5.90  
PSF (EST.)**

**ZONING**

**OF5  
OFFICE ZONE**

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

[tyler.desjardine@cushwakeswo.com](mailto:tyler.desjardine@cushwakeswo.com)

**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

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# ABOUT THE PROPERTY

Prime professional office space/medical space/clinic spa available for lease in southwest London.

- **Additional rent inclusive of common area maintenance and property taxes**
- **Zoning:** OF5 - Permits a wide range of uses from clinics, medical/dental offices, medical/dental laboratories, offices, convenience stores, pharmacies; restaurants eat-in
- **Parking:** Approx. 46 spaces available onsite for free
- Excellent signage and exposure
- High quality office space with direct ground floor access directly to parking lot
- Various size offices spaces available

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
G1	2,050 SF	\$12.00 PSF Net	\$5.90 PSF (Est.)*	<ul style="list-style-type: none"><li>• Currently 4 private offices with large open workstation area and access to 2 multi-stall washrooms and kitchenette</li><li>• Many extras available</li></ul>
G2	1,500 SF	\$12.00 PSF Net	\$5.90 PSF (Est.)*	<ul style="list-style-type: none"><li>• Currently 2 private offices with large boardroom with fireplace and access to 2 multi-stall washrooms and kitchenette</li><li>• Many extras available</li></ul>
G1-G2	3,550 SF	\$10.00 PSF Net	\$5.90 PSF (Est.)*	<ul style="list-style-type: none"><li>• Entire Ground Level</li><li>• Approx. 6 private offices, large boardroom with fireplace, 2 large open areas, 2 multi-stall washrooms and kitchenette</li><li>• Many extras available</li></ul>



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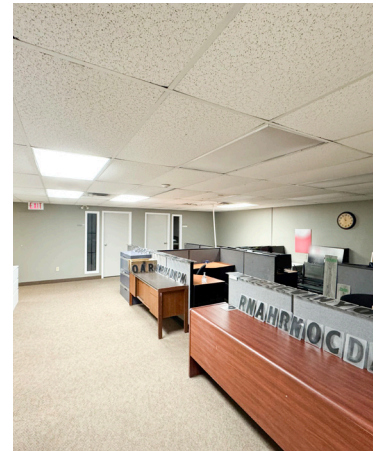
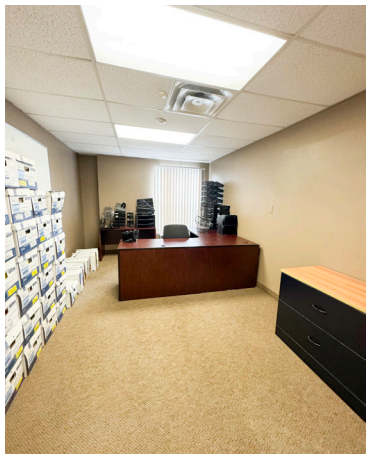
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# PROPERTY IMAGES

## G1 & G2 COMMON AREAS



## UNIT G1



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# PROPERTY IMAGES

## UNIT G2



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