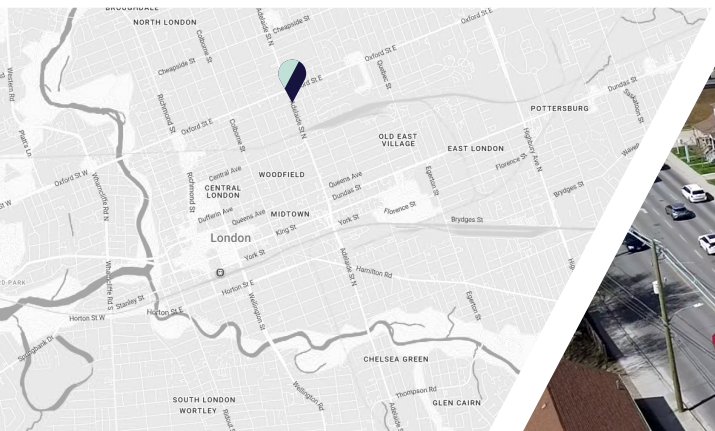




**CUSHMAN &  
WAKEFIELD**  
Southwestern Ontario

**FOR LEASE**  
**744 ADELAIDE STREET NORTH**  
*London, ON*



**PRIME FREE STANDING RETAIL/OFFICE BUILDING AVAILABLE**

**ASKING RENT**

**\$12.00-\$26.00  
PSF NET**

**ADDITIONAL RENT**

**\$7.00  
PSF (EST.)**

**ZONING**

**AC4**

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

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)

©2026 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.

# ABOUT THE PROPERTY

Prime free standing commercial/retail/office building available for lease in north central London. The property offers the ability to lease the space as a whole or potentially demised to suit multiple tenants, providing flexibility for businesses of varying sizes.

- **Utilities are separately metered in the tenants name**
- **Zoning:** AC4 permits a wide range of uses: Retail Stores, Offices, Animal hospitals, Bake shops, Clinics, Convenience service establishments, Food stores, Financial institutions, Home and auto supply stores, Medical/dental offices, Personal Service Establishments, Restaurants, Service and repair, Studios, Craft brewery, Day Care centres etc.
- **Parking:** Approx. 80 free on-site spaces
- **Dock Loading Door:** 1
- Several updates to the building including: New roof, new HVAC units and new dock
- Excellent ceiling height
- This prominent corner location benefits from approximately 26,000 vehicles per day, offering exceptional exposure and strong branding opportunities for incoming tenants
- Located near the busy intersection of Adelaide Street North and Oxford Street East in London East

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
1A	6,025 SF	\$26.00 PSF Net	\$7.00 PSF (Est.)
1B	7,790 SF	\$26.00 PSF Net	\$7.00 PSF (Est.)
2 <sup>ND</sup> Floor	1,764 SF	\$12.00 PSF Net	\$7.00 PSF (Est.)
Entire Building	13,815 SF	\$22.00 PSF Net	\$7.00 PSF (Est.)



**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

tyler.desjardine@cushwakeswo.com

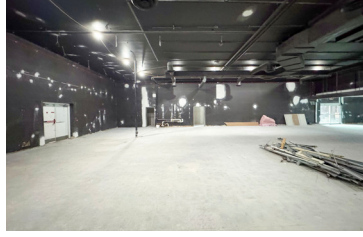
**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
 850 Medway Park Dr, Suite 201  
 London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

 **CUSHMAN & WAKEFIELD**  
 Southwestern Ontario

©2026 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.

# PROPERTY IMAGES

## GROUND FLOOR



## SECOND FLOOR



**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

tyler.desjardine@cushwakeswo.com

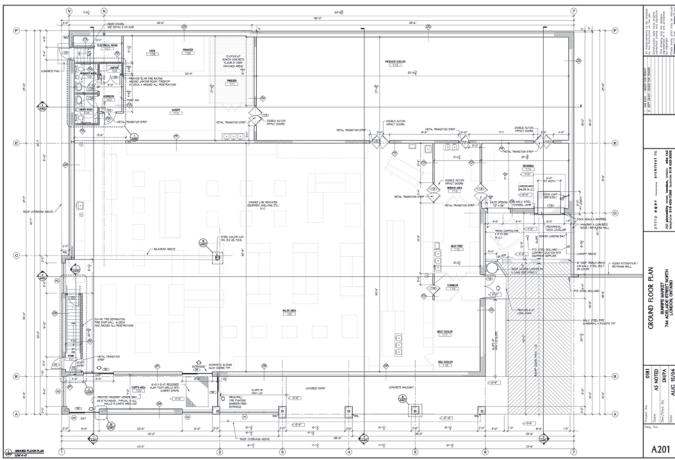
**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

**CUSHMAN & WAKEFIELD**  
Southwestern Ontario

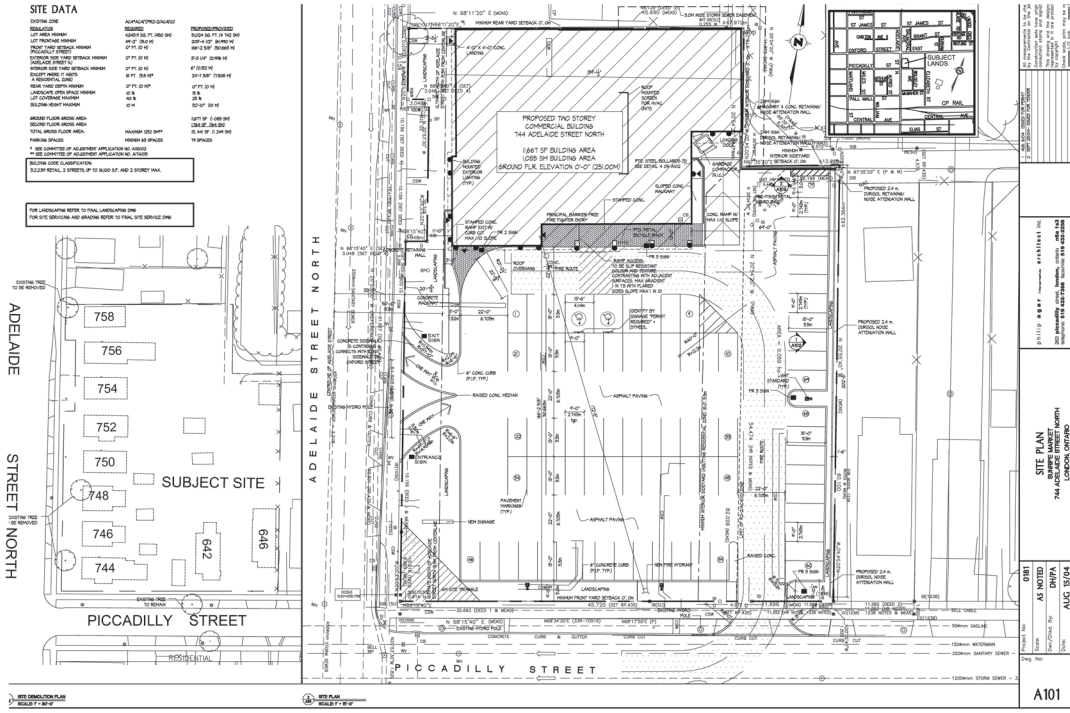
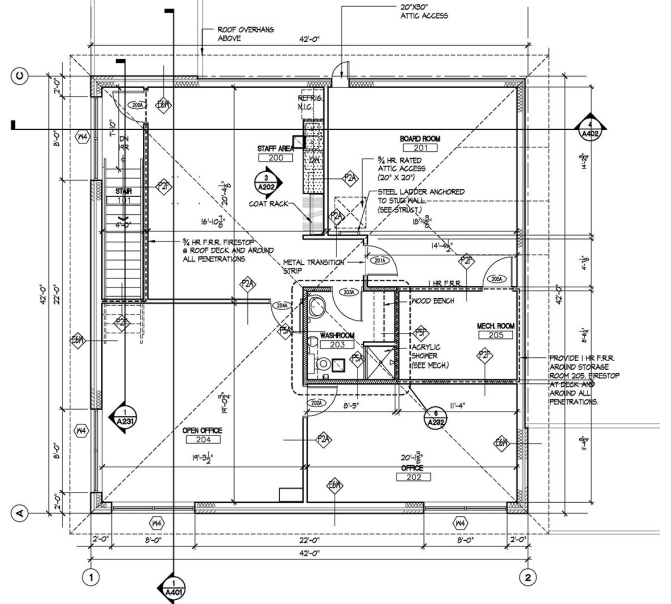
©2026 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, 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.

# FLOOR PLANS | SITE PLAN

## GROUND FLOOR



## SECOND FLOOR



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

**CUSHMAN & WAKEFIELD**  
 SOUTHWESTERN ONTARIO  
 850 Medway Park Dr, Suite 201  
 London, Ontario N6G 5G6  
 www.cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
 Southwestern Ontario

©2026 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.