



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**602 QUEENS AVENUE**

*London, ON*



## OFFICE FACILITY

**ASKING PRICE**

**CONTACT L.A.**

**BUILDING AREA**

**40,440 SF**

**SITE AREA**

**1.549 ACRES**

**DAVID JONGERDEN**

*Sales Representative*

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**CUSHMAN & WAKEFIELD**  
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# ABOUT THE PROPERTY

Unpriced bid Sale. 602 Queens - "The Hub" is home to a 40,440 Square Foot office facility to be sold with the neighbouring property, 570 Queens Ave. Both properties are fully leased. The Hub is home to several community services based organizations. This former tech office and church sits on a 1.549 acre lot with well over 109 car parking. Over 31,000 SF of finished office space above grade with kitchen and storage are below grade. The purchaser to benefit from a single tenant head lease with long term income growth. Confidentiality agreement required to review lease and property information.

- **Fully Leased**
- **Zoning:** RO2(16)
- **Parking:** 109 spaces available on site
- **Taxes:** \$105,474.07 (2026)



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