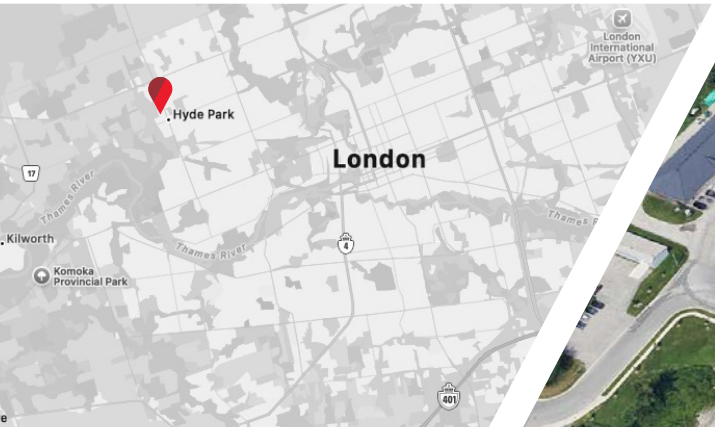


**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

FOR SUBLEASE
1385 NORTH ROUTLEDGE PARK
London, ON



PRIME NORTHWEST LONDON COMMERCIAL/OFFICE SPACE

ASKING RENT

**\$13.00
PSF NET**

ADDITIONAL RENT

**\$8.51
PSF**

ZONING

LI 1(8)

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

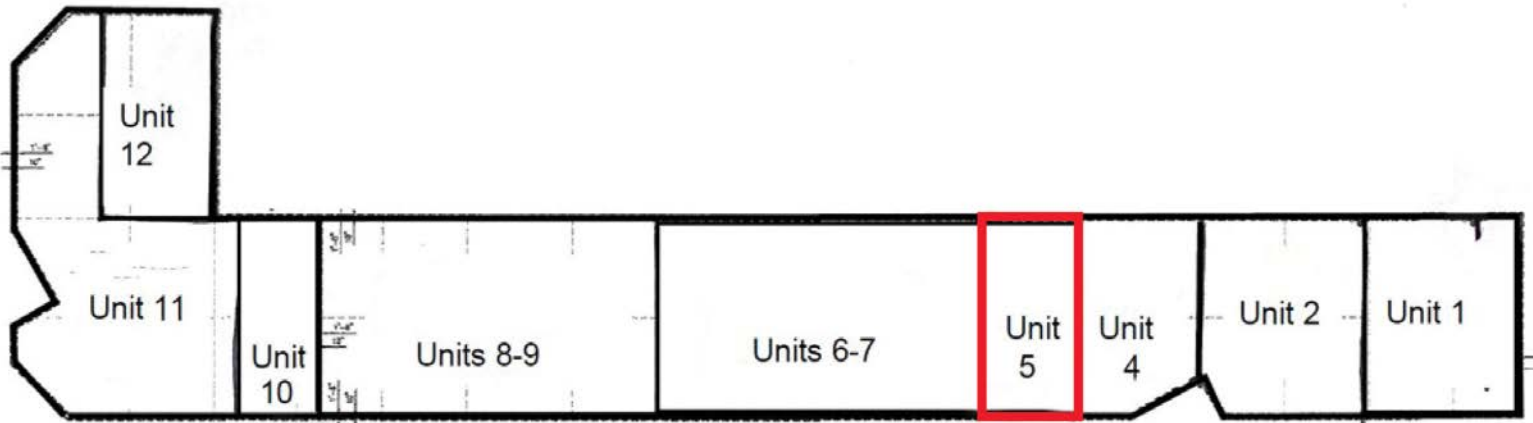
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ABOUT THE PROPERTY

Prime northwest London commercial/office space available for sublease. Located just down the street from several commercial amenities and developments including Canadian Tire, Walmart, Golftown, Homesense, Winners, Marshalls, and more.

- **Available Area:** Unit 5 - ±1,500 SF
- **Zoning:** LI 1(8) - allows for a broad range of uses
- **Parking:** Plenty of free on-site parking
- **Tenant pays their own separately metered utilities**
- Very nicely finished and fully air conditioned ground level office unit
- Property is professionally managed and maintained

SITE PLAN | 1761 OXFORD STREET EAST, UNIT 4-5



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- | | | |
|-------------------------------|------------------------------|-------------------------|
| 1 MANDARIN RESTAURANT | 3 WALMART SUPERCENTRE | 5 MCDONALD'S |
| 2 SMART CENTRES LONDON | 4 RONA + NORTH LONDON | 6 PLANET FITNESS |

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