

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE
215 OXFORD STREET WEST
London, ON



PRIME FREE STANDING COMMERCIAL BUILDING AVAILABLE

AVAILABLE AREA

MAIN FLOOR: 5,104 SF
LOWER LEVEL: 3,342 SF
TOTAL: 8,447 SF

ASKING RENT

\$35.00 PSF NET

ADDITIONAL RENT

\$14.35 PSF EST.

**FOR MORE
INFORMATION,
PLEASE CONTACT:**

TYLER DESJARDINE

Sales Representative
+1 519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO | 850 MEDWAY PARK DRIVE, SUITE 201, LONDON, ONTARIO N6G 5G6 | WWW.CUSHWAKESWO.COM

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ABOUT THE PROPERTY

Excellent suburban commercial / retail / office opportunity located at the corner of Oxford Street West & Platt's Lane. This professionally owned and managed building is wheelchair accessible and located on a major bus route with excellent signage and exposure.

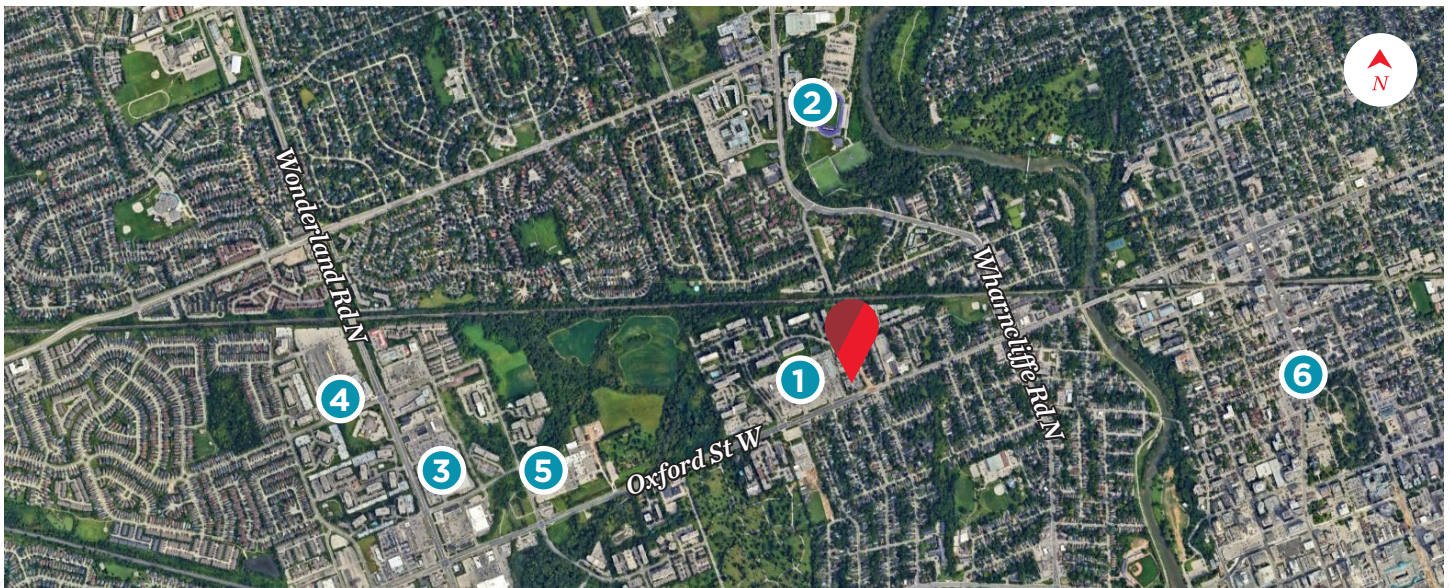
AVAILABLE AREA 5,104 SF main level + 3,342 SF lower level = Total SF: 8,447

PARKING Free on-site parking available

ZONING Of4/h-13*TSA1 - permits a wide range of uses such as: professional office, medical/dental/clinics, labs, financial, personal service, etc.

PROPERTY HIGHLIGHTS / COMMENTS

- Leasing incentives available for qualified tenants
- Tenant pays their own separately metered utilities
- High daily traffic count of over 36,000 vehicles along Oxford Street West
- Other tenants at the building include: London Denture, Cumberland Laser Clinic, Monteith Brown Planning, Oxford Spine Centre, etc.



1	CHERRYHILL MALL	3	COSTCO	5	FIT4LESS
2	WESTERN UNIVERSITY	4	FARMBOY	6	DOWNTOWN LONDON

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PROPERTY PHOTOS



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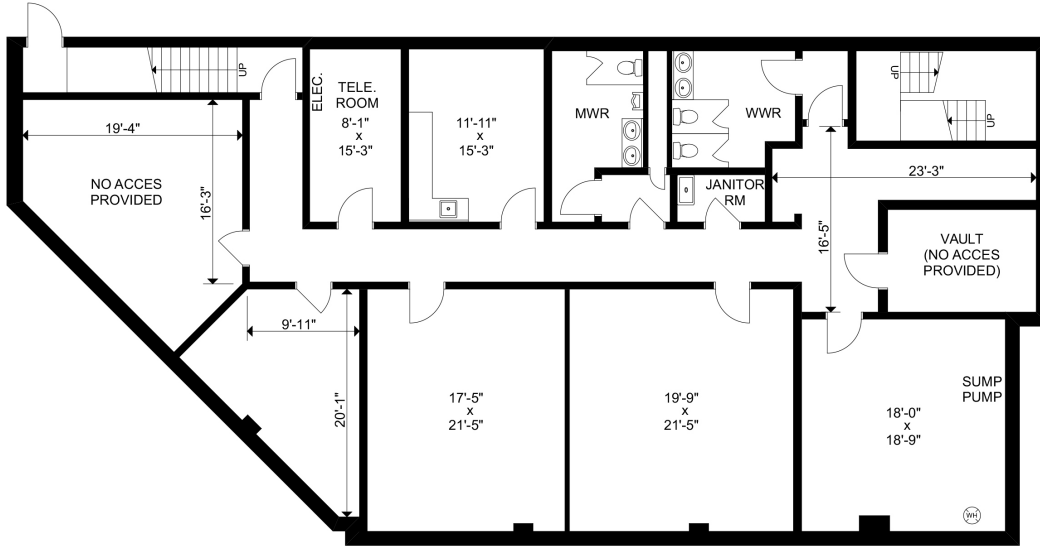
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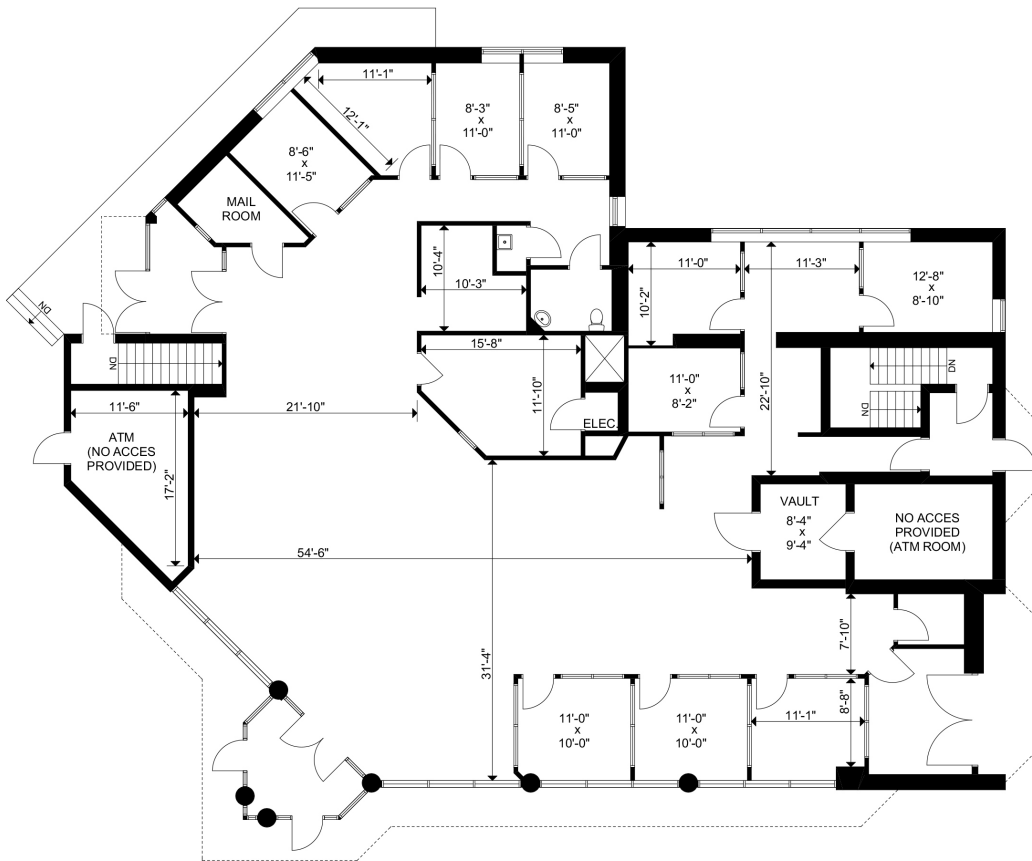
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FLOOR PLANS

BASEMENT



MAIN



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