



PRIME NORTHWEST LONDON OFFICE SPACE | **FOR LEASE**

# 1385 NORTH ROUTLEDGE PARK

*London, ON N6H 5N5*





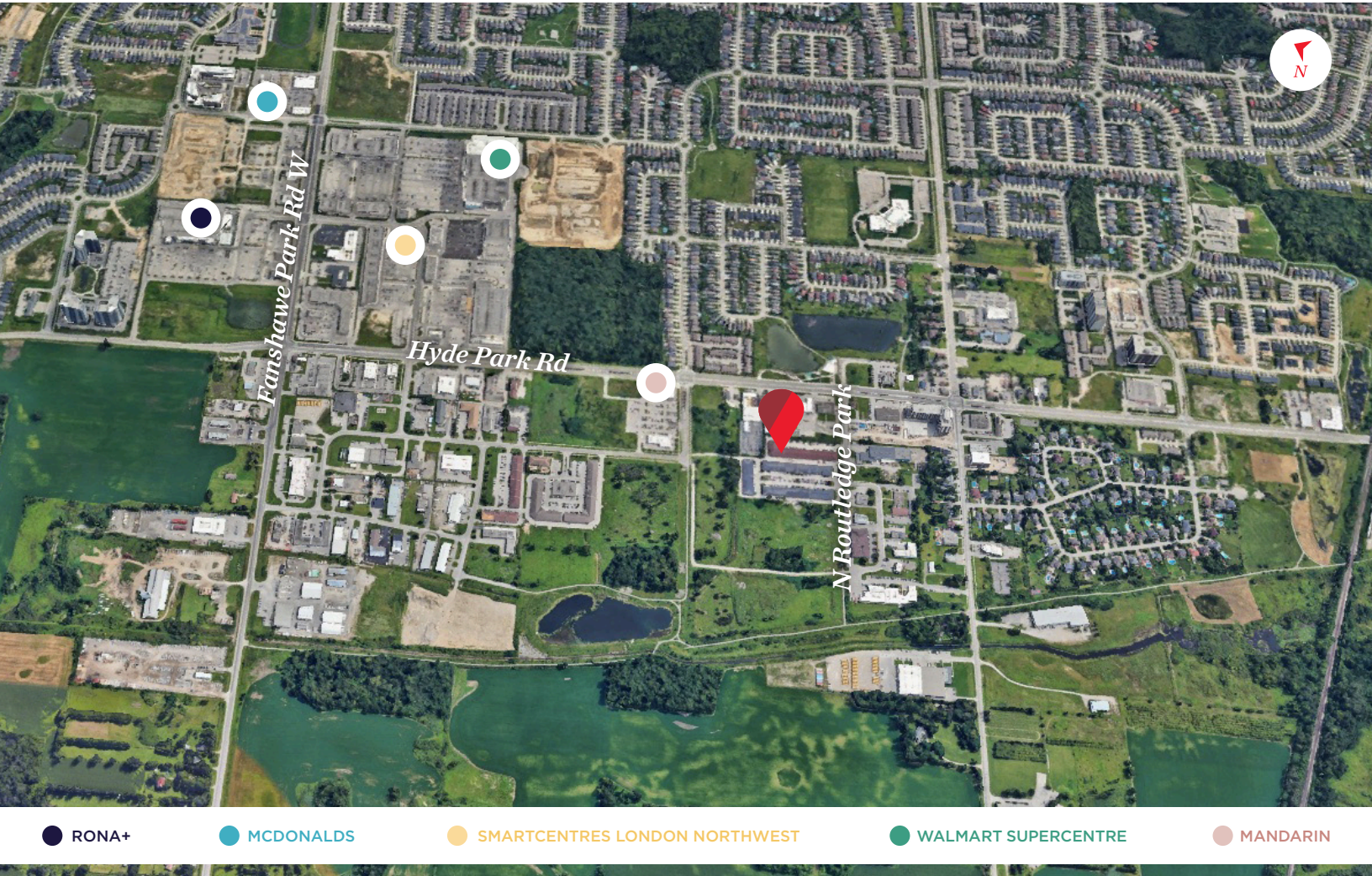
# ABOUT THE PROPERTY

Prime northwest London commercial/office space available for lease

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
1	3,000 SF	\$13.00 PSF Net	\$7.50 PSF*

\*Inclusive of common area maintenance and property taxes

- **Zoning: LI1(8)** - permits a wide range of uses
- **Parking:** Available on-site for free parking
- Currently a general office layout
- Fully finished office end cap unit
- Property is professionally managed and maintained
- All ground level units and fully air conditioned units
- Utilities are separately metered in the Tenant's name
- Just down the street from several commercial amenities and developments: Canadian Tire, Walmart, Golftown, Homesense, Winners, Marshalls etc.
- Available October 1<sup>st</sup>, 2024



● RONA+    ● MCDONALDS    ● SMARTCENTRES LONDON NORTHWEST    ● WALMART SUPERCENTRE    ● MANDARIN

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