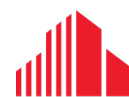




STATELY STAND ALONE BUILDING | FOR LEASE

**34**  
**QUEENS**  
**AVENUE**

*London, ON N6B 1Y6*



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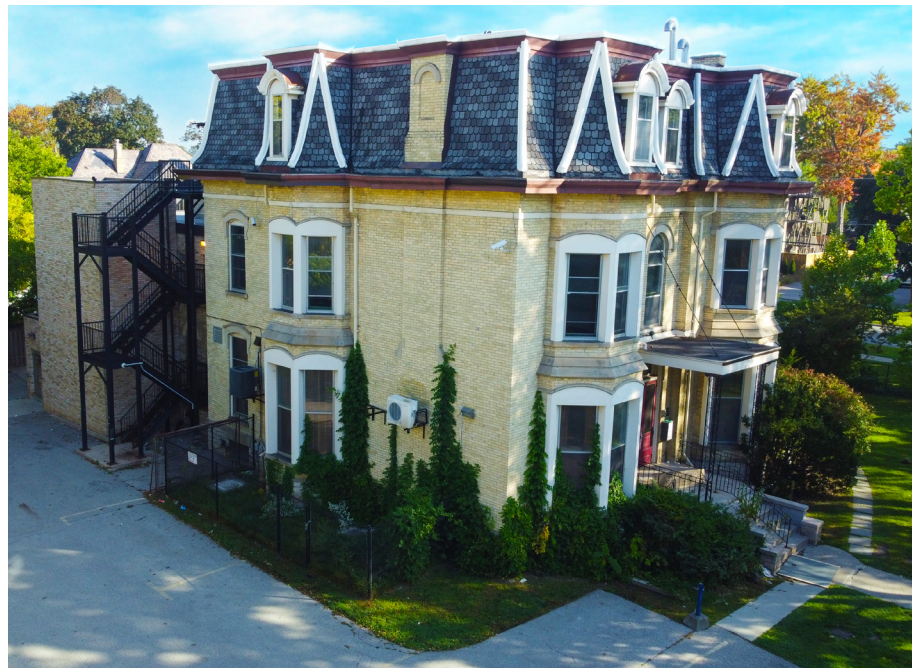
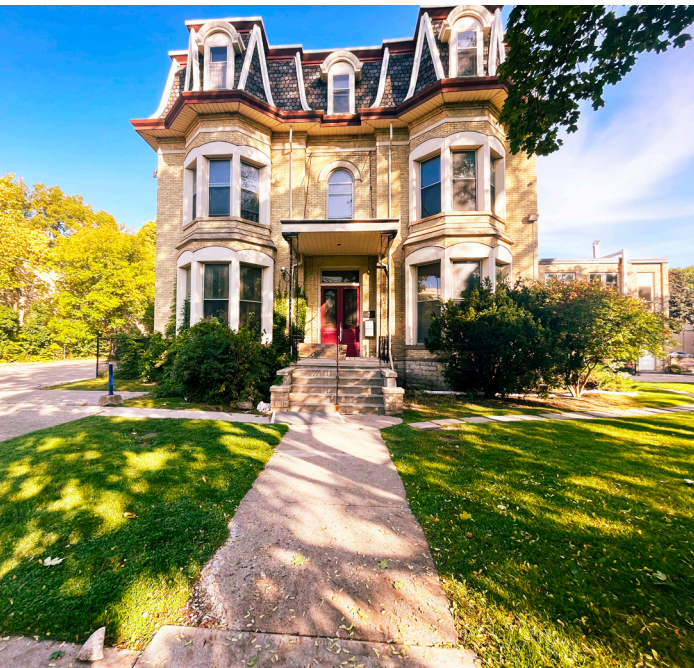
# ABOUT THE PROPERTY

Versatile property offering adaptable configurations along with corner visibility in the Woodfield district

UNIT	AVAILABLE SPACE	ASKING NET RENT	ADDITIONAL DETAILS
101	Approx. 17,842 SF	\$17.50 PSF Gross*	• Inclusive of heat/water/hydro
102	Approx. 7,221 SF	\$19.00 PSF Gross*	• Inclusive of heat/water/hydro
103	Approx. 3,633 SF	\$19.00 PSF Gross*	• Inclusive of heat/water/hydro

\*Inclusive of building insurance, common area maintenance and property taxes

- **Zoning: CF3** - permitted uses include Clinics, Seniors facility, Nursing home, Medical/Dental, Hostels, Rest Homes and Retirement Lodges
- **Parking:** 28 stalls available on-site
  - » Parking is available at an additional cost of \$75/month/space
- Building is serviced by a passenger elevator
- Property is easily demisable to smaller suite sizes with multiple kitchens and bathrooms throughout
  - » Three-story northern building features 3,633 SF on the first level, 3,588 SF on the second level, with an optional 4,690 SF on the lower level
  - » Southerly converted building offers approximately 2,000 SF per floor on three floors



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# PROPERTY IMAGES



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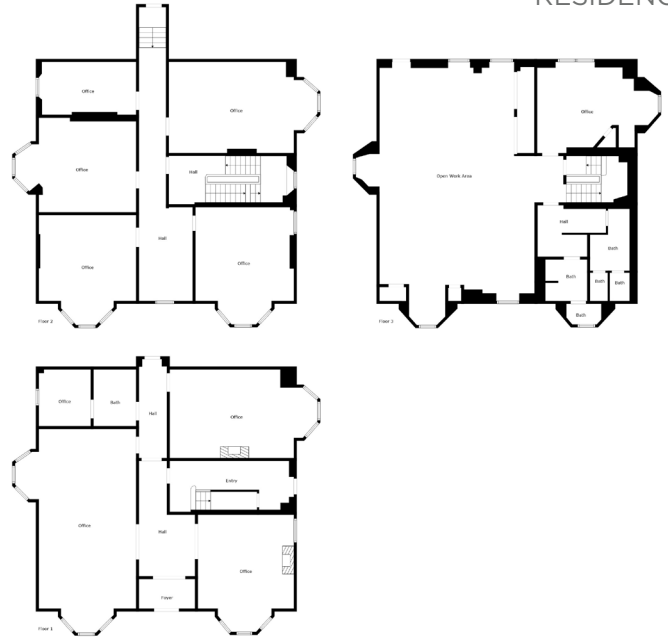
# FLOOR PLANS

## 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

## RESIDENCE



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

## LOWER LEVEL



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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