CUSHMAN & WAKEFIELD
Southwestern Ontario

FOR LEASE

1750 ERNEST AVENUE

London, ON





PRIME COMMERCIAL/PROFESSIONAL OFFICE BUILDING

ASKING RENT	ADDITIONAL RENT	ZONING
$10.00 PSF NET	$16.00 PSF (EST.)	OF1

TYLER DESJARDINE
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CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO
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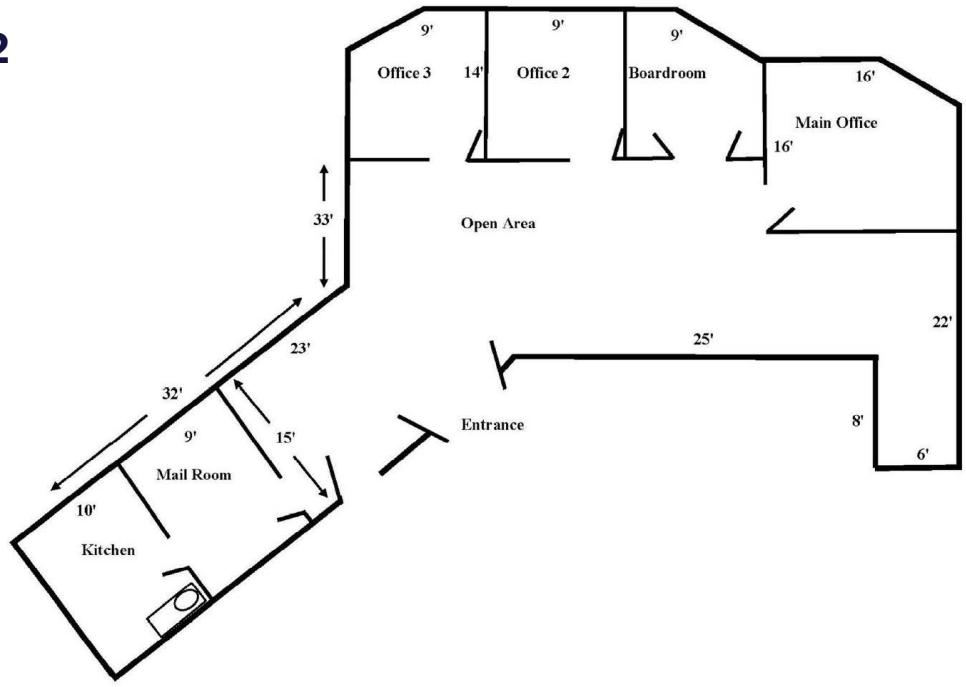
ABOUT THE PROPERTY

Prime commercial/professional office building for lease in south/southwest London. Located directly at the corner of Ernest Avenue and Jalna Boulevard, just off Southdale Road.

- **Additional rent inclusive of property tax, building insurance, common area maintenance and ALL UTILITIES**
- **Zoning:** OF1 - Permits a wide range of uses, such as: Professional office, medical/dental, financial etc.
- Parking plenty spaces available of on-site FREE
- Fully wheelchair accessible building with elevator to all floors
- Plenty of Natural Light
- This free standing 2 storey office building features secured controlled front entry
- Property is professionally owned and managed
- Located on major bus route.
- Other tenants in the building include: Southwest Dental Care, White Oaks Optometry, Life Chiropractic

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
Leased LL1	775 SF	$10.00 PSF Net	$16.00 PSF (Est.)*	• Asking approx. $1,679/month + HST • Side entrance
201	1,443 SF	$10.00 PSF Net	$16.00 PSF (Est.)*	• Asking approx. $3,126/month + HST • Available: Jan 1, 2026
202	2,180 SF	$10.00 PSF Net	$16.00 PSF (Est.)*	• Asking approx. $4,723/month + HST

UNIT 202



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