

FOR LEASE

MULTIPLE UNITS UP TO 3,198 SF AVAILABLE IN SUBURBAN OFFICE BUILDING

240

WHARNCLIFFE ROAD N.

London, Ontario

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CUSHMAN & WAKEFIELD
Southwestern Ontario



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London, Ontario

This high-visibility professional office and medical/dental building offers an excellent leasing opportunity. Professionally managed and fully accessible, the property features abundant natural light, elevator access, ample free on-site parking, and flexible leasing options. Ideally located on a major transit route, the building is close to downtown London, Western University, and major hospitals, making it an ideal choice for medical, dental, and professional office users.

LEASE RATE $9 - $10 PSF Net

T.M.I. (2026) $17.11 PSF (est.)

UNIT 205	Square Feet:	±754 SF
	Lease Rate:	$9.00 PSF Net
UNIT 300	Square Feet:	±3,198 SF
	Lease Rate:	$9.00 PSF Net
UNIT 300A	Square Feet:	±1,500 SF
	Lease Rate:	$10.00 PSF Net
UNIT 300B LEASED	Square Feet:	±1,698 SF
	Lease Rate:	$9.00 PSF Net

Zoned Restricted Office (RO1) which permits office, professional office, and medical/dental uses

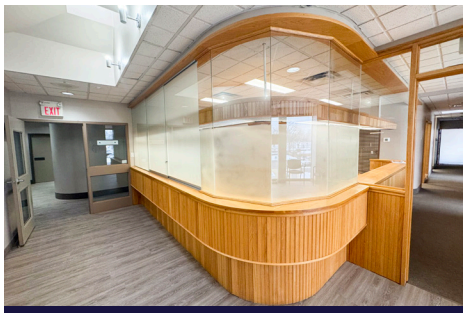
T.M.I. Includes property tax, building insurance, common area maintenance, and all utilities

Other tenants include Pharmacy, Cardio Study, CBI Physio, and Family Physicians (Thames Valley Health)

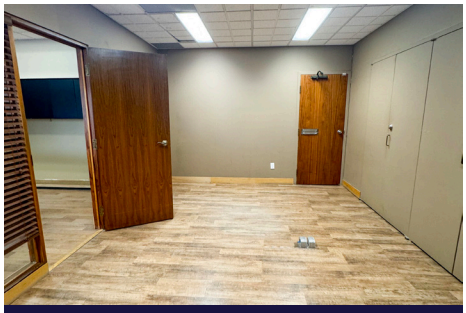
PROPERTY PHOTOS



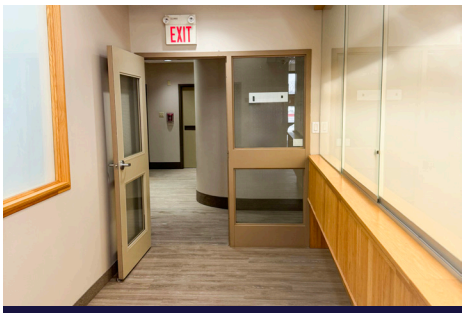
BUILDING EXTERIOR



UNIT 300



UNIT 300



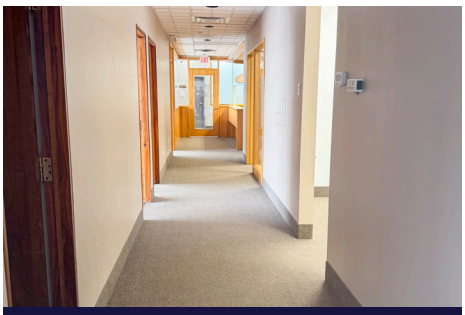
UNIT 300



UNIT 300



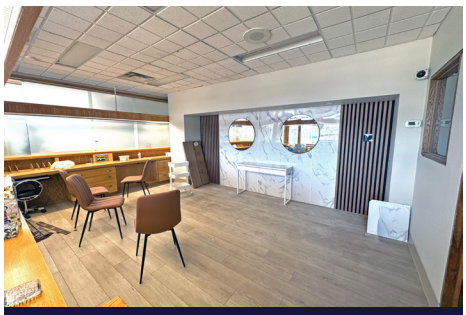
UNIT 300



UNIT 300



UNIT 300A



UNIT 300A



UNIT 300A

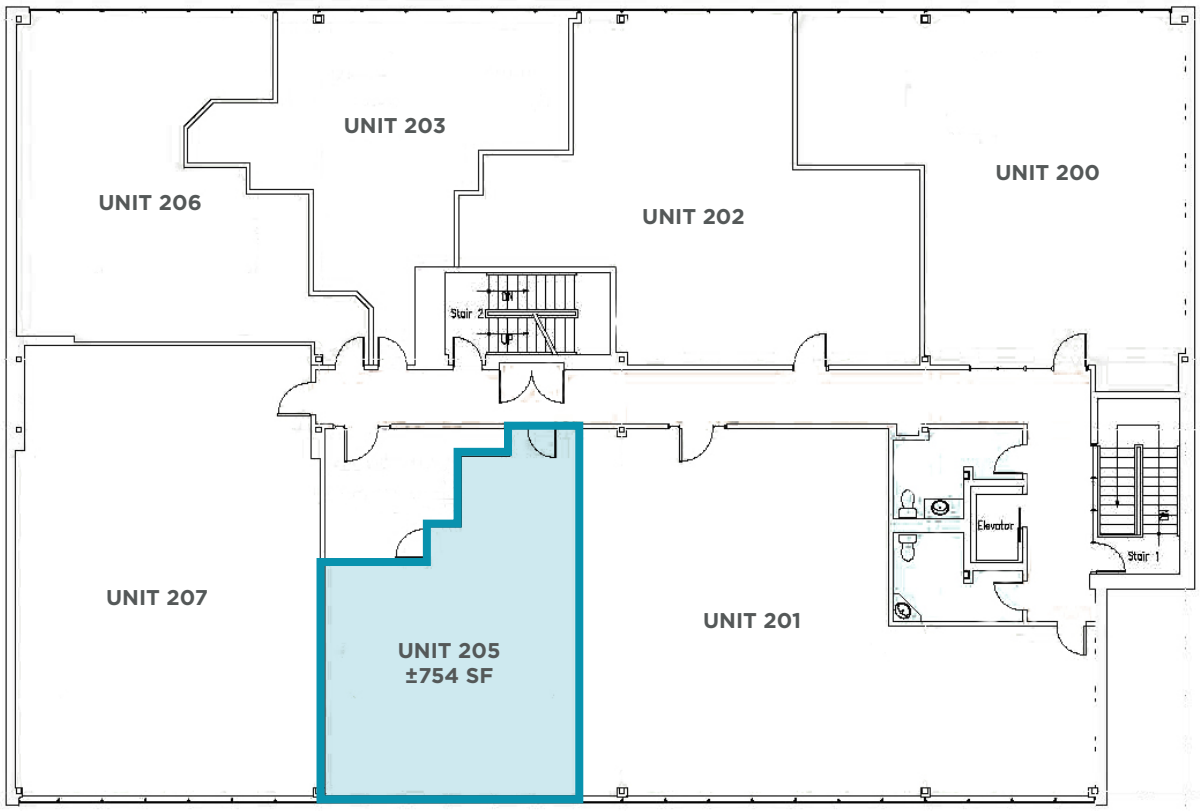


UNIT 300A

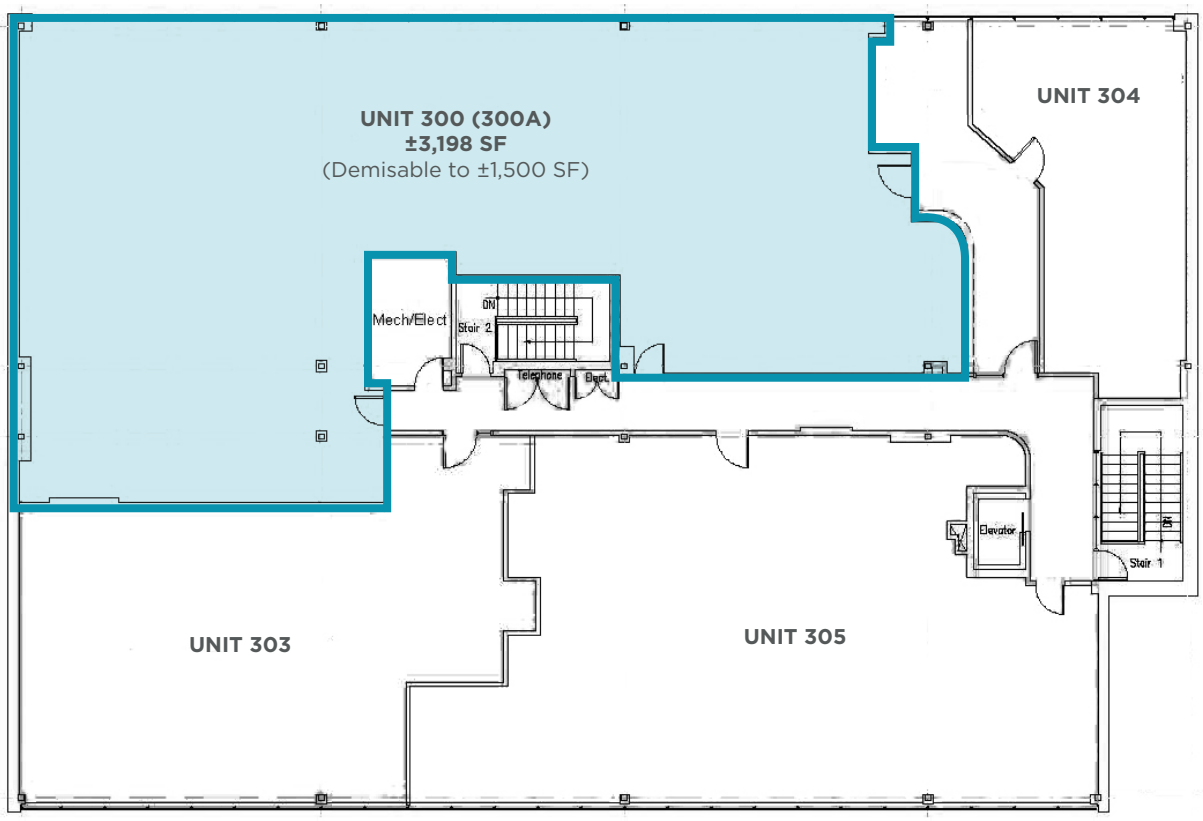


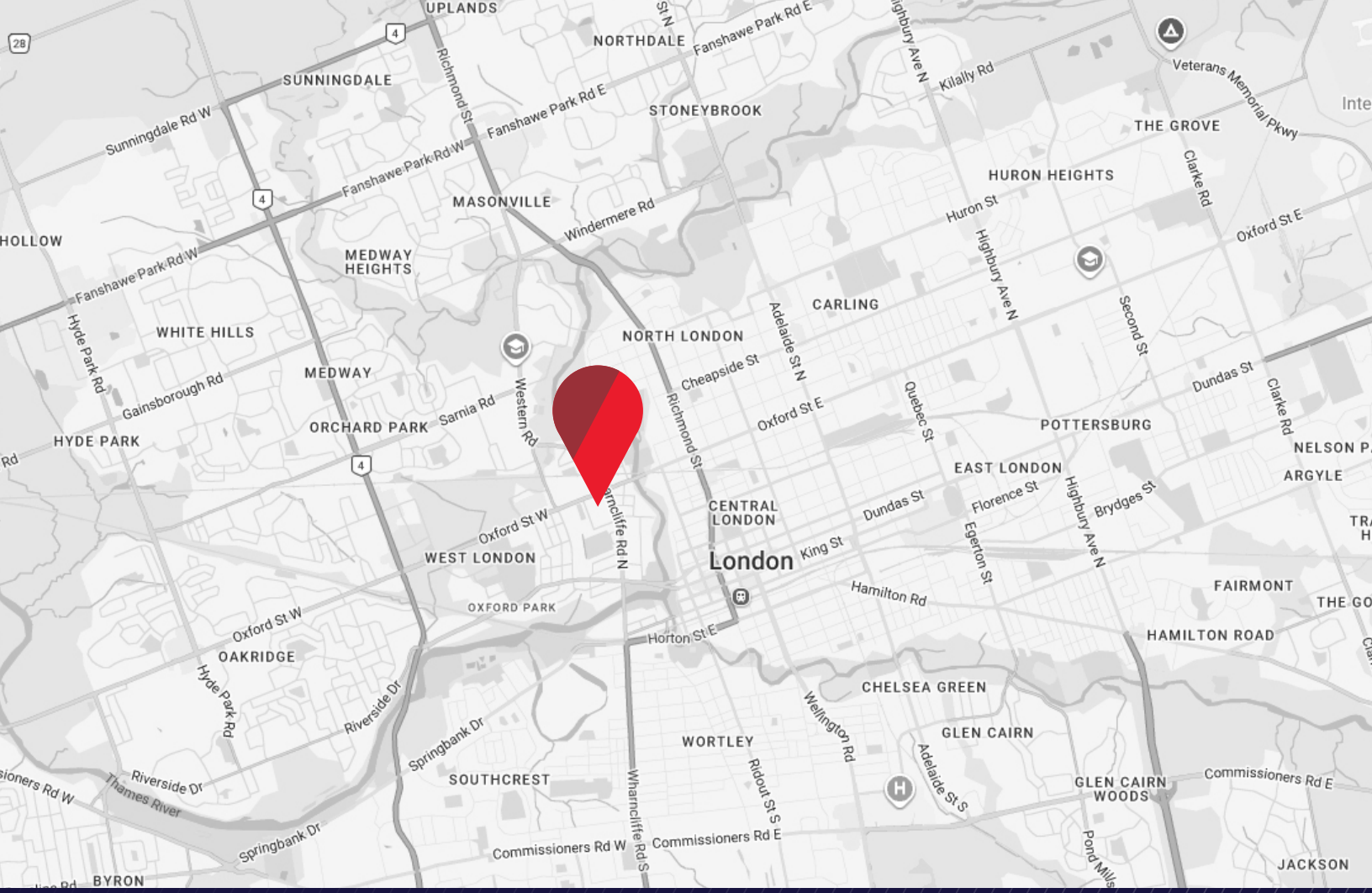
UNIT 300A

SECOND FLOOR PLAN



THIRD FLOOR PLAN





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