



Colliers



For Sub-Lease

Office Space at Wellington Rd. S. - Prime Location!

387-401 Wellington Rd. S., Unit #201, London, Ontario

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FOR SUB-LEASE Professional or Commercial Space at Wellington Rd. S. - Prime Location!

Address
**387-401 Wellington Rd South
London, ON**

Unit #201
2,695 SF - \$6.50 Psf Net

Zoning
CSA3

Min Rental Term
18 Mths

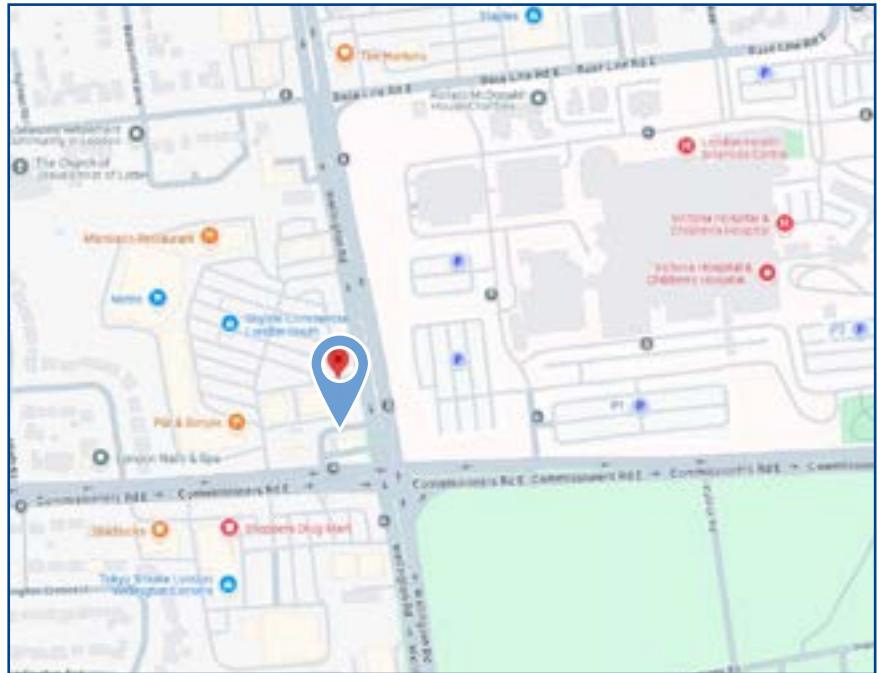
Max Rental Term
18 Mths

Features
**Public Transit Route
Excellent Exposure
Available Immediately
Ample Parking
Freshly Renovated**

Property Details

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Prime sublease opportunity at 387-401 Wellington Road South, London, Ontario. This well-located office space offers approximately 2,695 square feet of versatile space. Take advantage of a freshly renovated space at an exceptional value sublease rate locked in at just \$6.50 PSF for the duration of the term. The space is suitable for a wide range of professional or commercial uses, benefiting from excellent exposure along Wellington Road South, one of London's main commercial corridors.



Market Overview

401 Wellington Rd. S., London Ontario
3 km radius



Total Population
82,895



Total Households
35,010



Median Household Income
\$72,163



Employed
36,747

Property Zoning: CSA3



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PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any CSA Zone variation for any use other than the following uses:

1) CSA1, CSA2, **CSA3**, CSA4, CSA5, CSA6 and CSA7
Zone variations: (Z.-1-96420)

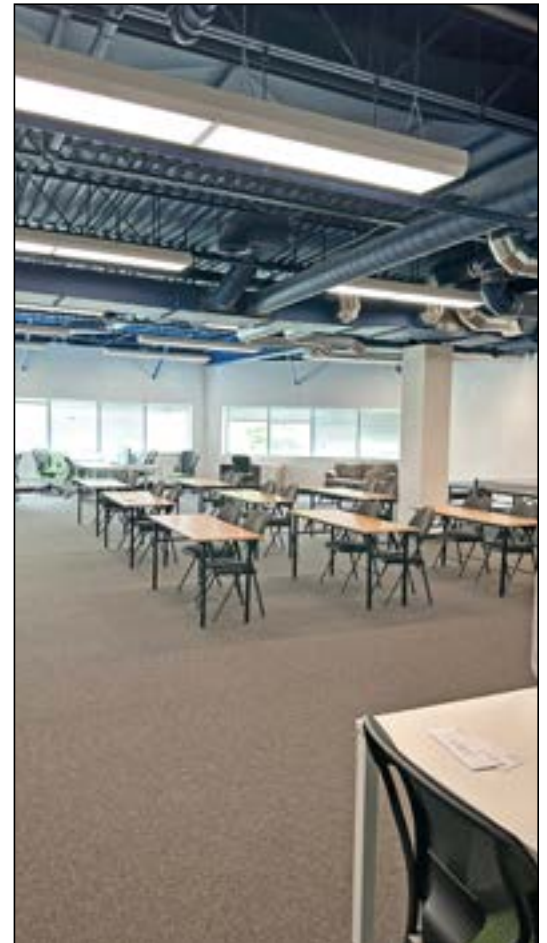
The following uses shall be permitted uses within a shopping centre in the CSA1, CSA2, **CSA3**, CSA4, CSA5, CSA6 and CSA 7 (Z.-1-96420) Zone variations:

- a. Assembly halls;
- b. Automotive uses, restricted;
- c. Bake shops;
- d. Clinics;
- e. Commercial parking structures and/or lots;
- f. Commercial recreation establishments;
- g. Convenience service establishments;
- h. Day care centres;
- i. (Department stores deleted by Z.-1-96435)
- j. Duplicating shops;
- k. Financial institutions;
- l. Home and auto supply stores;
- m. Institutions;
- n. Medical/dental offices;
- o. Offices;
- p. Patient testing centre laboratories;
- q. Personal service establishments;
- r. Private clubs;
- s. Restaurants;
- t. Retail stores;
- u. Service and repair establishments;
- v. Studios;
- w. Supermarkets;
- x. Taverns;
- y. (Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R 980046 - Order Issue Date: June 25, 1998)
- z. Video rental establishments;
- aa. Brewing on premises establishment; (Z.-1-95390)
- ab. Cinemas.(Added by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- ac. Commercial Schools (Z.-1-071630)
- ad. Private Schools (Z.-1-071630)



Unit 201

2,695 SF - \$6.50 Psf Net





Neighbourhood



Located at one of London, Ontario's most prominent intersections, the Wellington Road and Commissioners Road area offers exceptional visibility, high traffic volumes, and prime accessibility. This bustling commercial hub is a gateway to both downtown and the city's rapidly growing south end, making it a strategic choice for businesses seeking exposure and convenience. The area boasts a strong mix of national retailers, medical offices, restaurants, and professional services, ensuring consistent foot traffic and a diverse customer base. Close proximity to major institutions like Victoria Hospital and easy access to Highway 401 enhance its appeal for regional and local clients alike. Public transit access and ample parking further support customer and staff convenience. Whether you're launching a new venture or expanding your footprint, the Wellington and Commissioners corridor delivers the visibility, traffic, and community vitality that successful businesses rely on.

SHOPPING & ENTERTAINMENT:

White Oaks Mall
 Shopper's Drug Mart
 Best Buy
 LCBO
 Bulk Barn
 Dollarama
 Canadian Tire
 Skyline Commercial Shopping Mall
 Metro
 The Home Depot
 Marks
 Landmark Cinemas 8

HOSPITALS:

Victoria Hospital & Children's Hospital
 London Health Sciences Centre

ACCOMODATION:

Days Inn
 Quality Suites
 Four Points Sheraton
 Best Western Plus Lamplighter
 Inn & Conference Centre

DINING & BARS:

The Keg Steakhouse
 Red Lobster
 Pure & Simple
 Pickle Barrel
 Mandarin Restaurant
 FreshCo
 Starbucks
 Crabby Joe's
 Earls' Kitchen & Bar
 Pizza Pizza
 Montana's
 McDonald's

OTHER:

Parkwood Children's Centre
 Sir Wilfred Laurier Secondary-School
 Fanshawe College



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