



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR LEASE**

**219 OXFORD STREET WEST**

*London, ON*



## PRIME PROFESSIONAL OFFICE BUILDING

### ASKING RENT

**\$13.00**

**PSF NET**

### ADDITIONAL RENT

**\$15.72**

**PSF (EST.)**

### ZONING

**OF4**

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

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**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

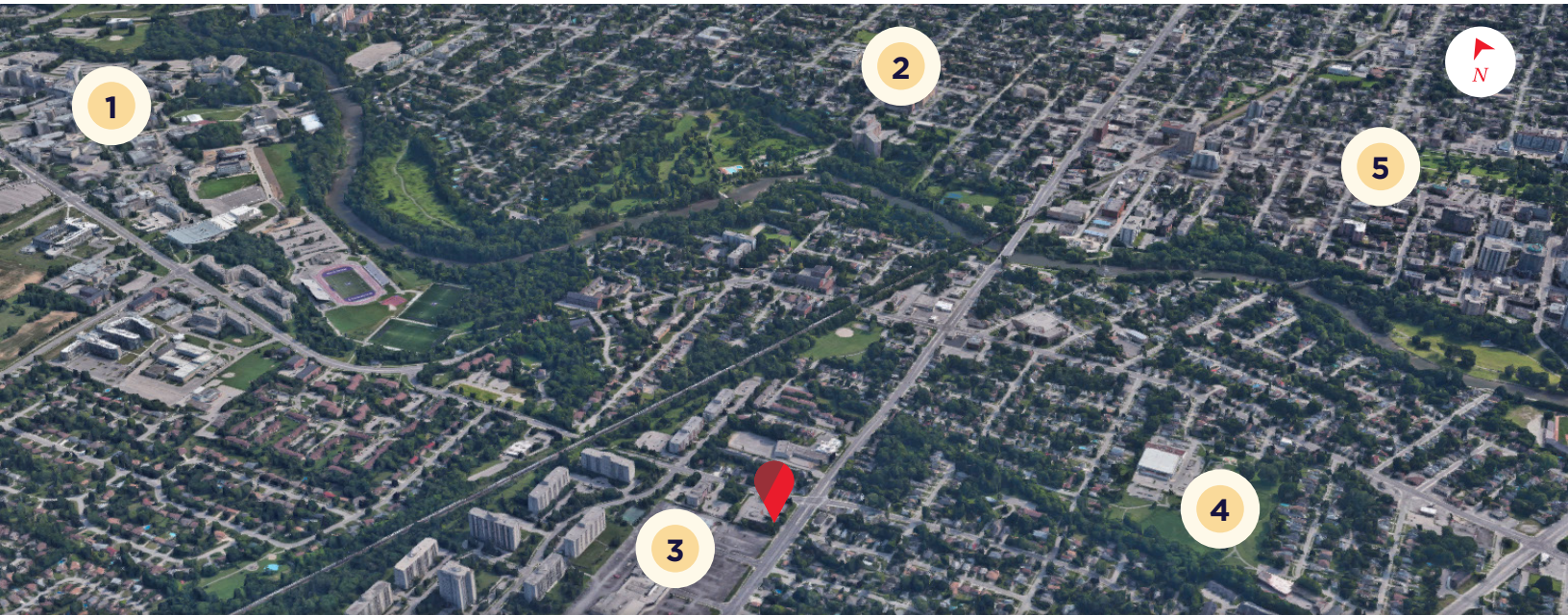
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# ABOUT THE PROPERTY

Prime commercial/professional office building available at the corner of Oxford Street West and Platt's Lane.

- **Additional rent includes the property tax, building insurance, common area maintenance, all utilities and in-suite janitorial**
- Freestanding 3 storey office building featuring secured front entry, wheelchair accessibility and elevator
- **Zoning: Office (OF2/OF4)** - permits a wide range of medical and office uses such as: professional office, medical, dental, clinics, labs, financial, law office etc.
- **Parking:** Free spaces available on-site
- Units 202 and 203 could be combined together for a total of 2,472 SF if required
- Plenty of natural light
- Property is professionally owned and managed
- Located on major bus route
- Situated directly beside Cherryhill Mall
- Other tenants in the building include: London Denture, Cumberland Laser Clinic, Monteith Brown Planning, Oxford Spine Centre etc.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
202	1,218 SF	\$13.00 PSF Net	\$15.72 PSF (Est.)*	<ul style="list-style-type: none"> <li>• Professional office space</li> </ul>
203	1,254 SF	\$13.00 PSF Net	\$15.72 PSF (Est.)*	<ul style="list-style-type: none"> <li>• Current layout is 3-4 private offices, lunch room area, reception/waiting area</li> <li>• Previous law office</li> </ul>



- |                                  |                          |
|----------------------------------|--------------------------|
| <b>1</b> WESTERN UNIVERSITY      | <b>4</b> WEST LIONS PARK |
| <b>2</b> ST. JOSEPH'S HOSPITAL   | <b>5</b> DOWNTOWN LONDON |
| <b>3</b> CHERRYHILL VILLAGE MALL |                          |

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# PROPERTY IMAGES

## UNIT 203



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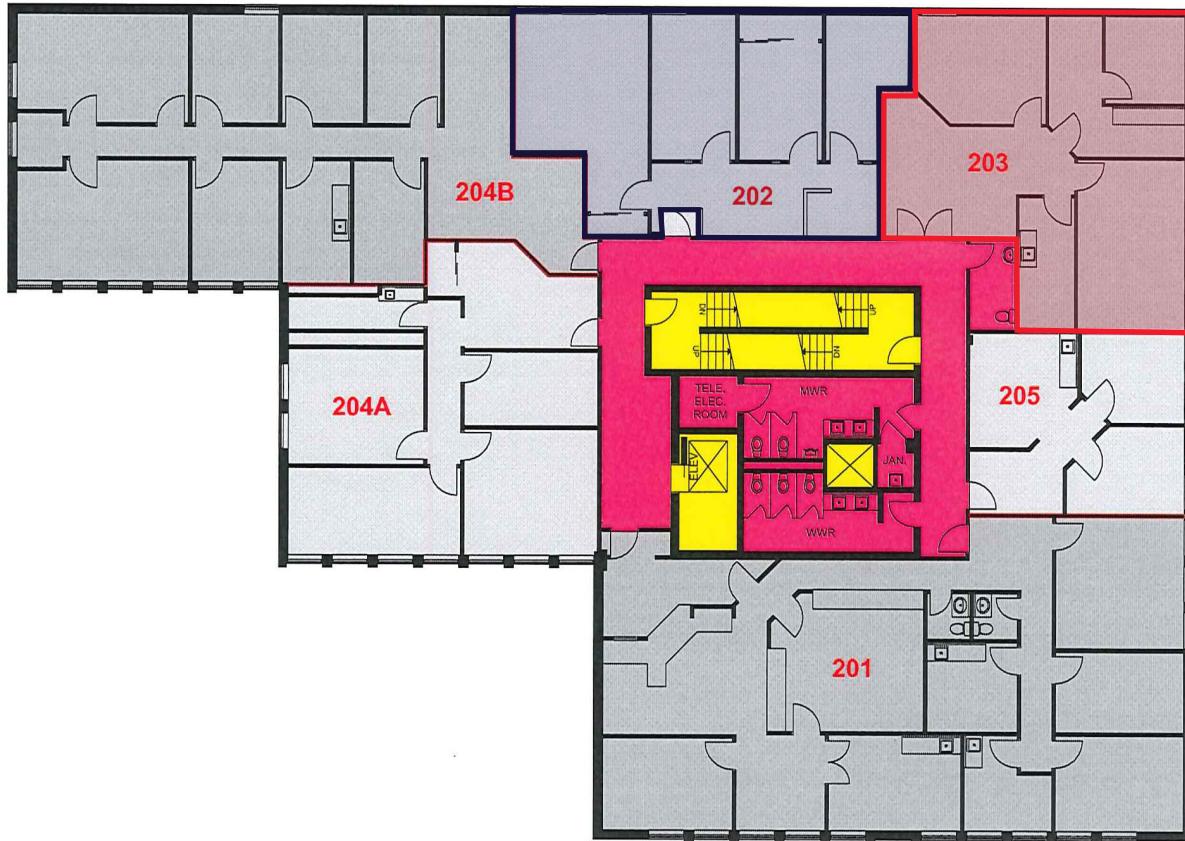
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# FLOOR PLAN

- Occupied Area / Extended Circulation
- Major Vertical Penetration Parking Occupant Storage
- Floor Service & Amenity
- Building Amenity Areas
- Building Service Areas



0 8 16  
feet



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