



FOR LEASE

# MEADOWBROOK BUSINESS CAMPUS

*London, ON*



# CURRENT AVAILABILITY

ADDRESS	SUITE	SF	TYPE	ASKING RENT	COMMENTS	ZONING
<b><i>Meadowbrook Business Campus West</i></b>						
4500 Blakie Road	103	1,200	28% Office 72% Warehouse	\$12.00 PSF Net	<ul style="list-style-type: none"> <li>Grade Level Door (10'x10')</li> <li>Warehouse Clear Height: 11'8"</li> <li>Space has a reception/waiting area and private office with rear storage area</li> </ul>	L11, 2, 3 & 7
4474 Blakie Road	138	1,200	100% Warehouse	\$12.00 PSF Net	<ul style="list-style-type: none"> <li>Grade Level Door (10'x10')</li> <li>Warehouse Clear Height: 11'8"</li> <li>The space is ready for tenant design</li> </ul>	L11, 2, 3 & 7
4096 Meadowbrook Drive	106	1,200	20% Office 80% Warehouse	\$12.00 PSF Net	<ul style="list-style-type: none"> <li>Grade Level Door (10'x10')</li> <li>Warehouse Clear Height: 11'8"</li> <li>Reception/waiting area and private office with rear storage area</li> </ul>	L11, 2, 3 & 7
4056 Meadowbrook Drive	131	1,320	90% Office 10% Warehouse	\$11.00 PSF Net	<ul style="list-style-type: none"> <li>Loading Door (10'x10')</li> <li>Warehouse Clear Height: 11'8"</li> <li>Available July 2023</li> </ul>	L11, 2, 3 & 7
4056 Meadowbrook Drive	114	1,600	32% Office 68% Warehouse	\$12.00 PSF Net	<ul style="list-style-type: none"> <li>Grade Level Door (10'x10')</li> <li>Warehouse Clear Height: 11'8"</li> <li>Space has front reception and 2 offices</li> </ul>	L11, 2, 3 & 7
4056 Meadowbrook Drive	120	1,600	85% Office 15% Warehouse	\$13.00 PSF Net	<ul style="list-style-type: none"> <li>Single Person Door</li> <li>Warehouse Clear Height: 11'8"</li> <li>Built out with boardroom, large reception/waiting area, kitchenette and 3 large private offices with storage area</li> <li>Space may be combined with neighbouring 1,600 SF unit for 3,200 SF</li> </ul>	L11, 2, 3 & 7
4056 Meadowbrook Drive	121	1,600	85% Office 15% Warehouse	\$10.00 PSF Net	<ul style="list-style-type: none"> <li>Single Person Door</li> <li>Warehouse Clear Height: 11'8"</li> <li>Built out with reception/waiting area, kitchenette and 4 private offices and bullpen area with storage area. Space may be combined with neighbouring 1,600 SF unit for 3,200 SF</li> <li>Landlord willing to upgrade flooring and paint for good tenant</li> </ul>	L11, 2, 3 & 7
4500 Blakie Drive	112-113	2,350	100% Warehouse	\$10.00 PSF Net	<ul style="list-style-type: none"> <li>Two Grade Level Loading Doors (10'x10')</li> <li>Warehouse Clear Height: 11'8"</li> <li>Landlord is leveling concrete floors, tape/mud exterior walls and will provide 1 washroom with new furnace/AC</li> <li>Available July 2023</li> </ul>	L11, 2, 3 & 7

***Most units have grade loading door access.***

## ADDITIONAL RENT

***East Campus*** \$5.50 PSF (2023)

***West Campus*** \$5.96 PSF (2023)



# ABOUT THE PROPERTY

Property consists of multi-tenant buildings with a range of unit sizes from 1,200 square feet and up, with varying percentages of finished office to warehouse space.

Landlord will assist with renovations to suit Tenants needs.

## *Features*

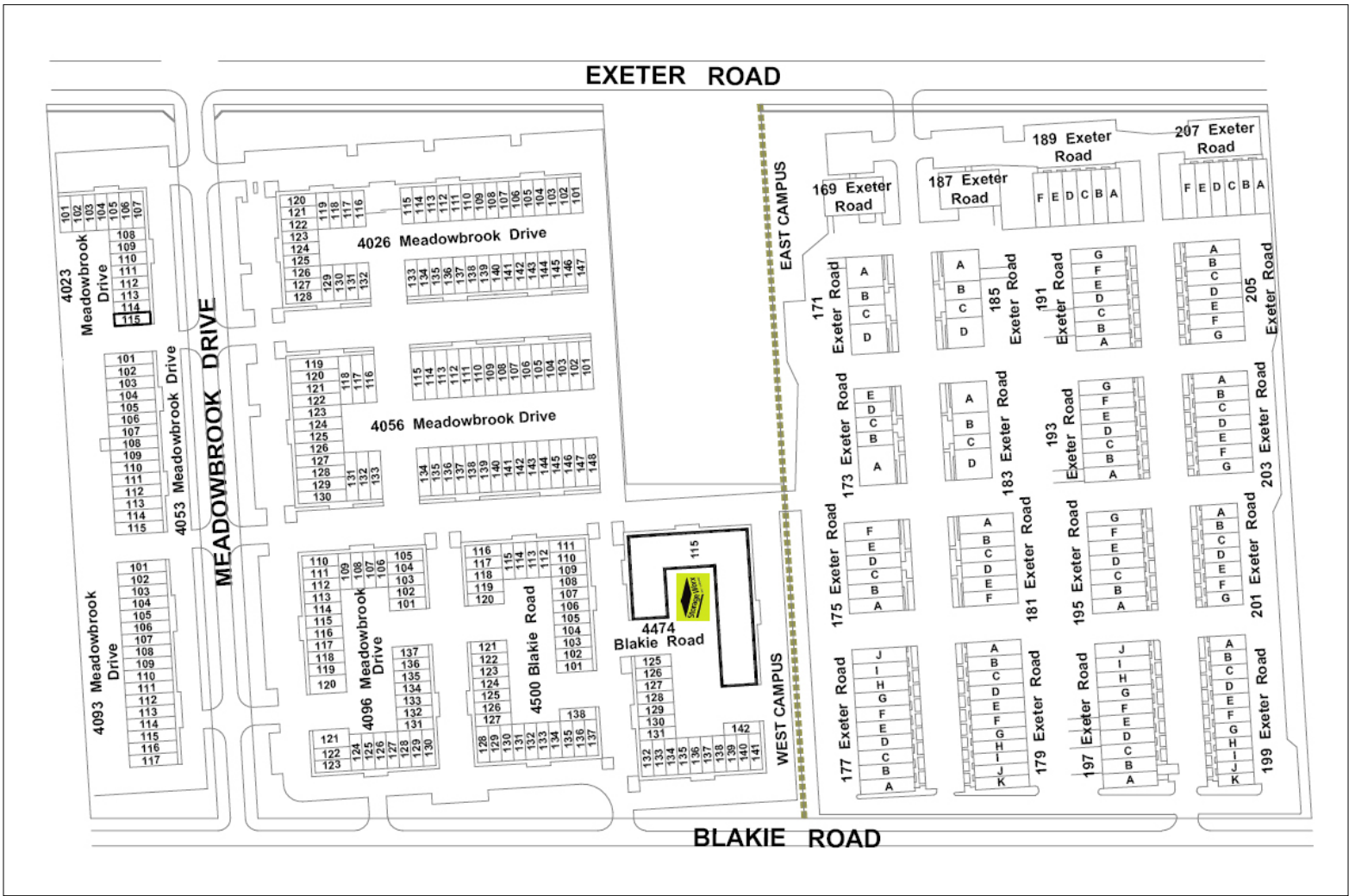
Minutes to the Wellington Road and Highway 401 ramp

West Campus is Fibre ready internet

Professionally managed property



# SITE PLAN & IMAGES



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Sales Representative

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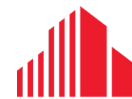
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