



# MEADOWBROOK BUSINESS CAMPUS

FOR LEASE  
LONDON, ON



# PROPERTY DETAILS & FEATURES

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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.

- Minutes to Wellington Road and the Highway 401 ramp
- West Campus offers fibre ready internet connectivity
- Professionally managed property

# CURRENT AVAILABILITY

ADDRESS	SUITE	SF	TYPE	ASKING RENT	COMMENTS	ZONE
<b><i>Meadowbrook Business Campus East</i></b>						
173 Exeter Rd.	C	1,500	38% Office 62% Warehouse	\$12.00 PSF Net*	• Grade Loading Door (10'x10')   Clear Height: 12'	L11 & 7
185 Exeter Rd.	C	1,500	25% Office 75% Warehouse	\$12.00 PSF Net*	• Grade Loading Door (8'x8')   Clear Height: 11'8"	L11 & 7
179 Exeter Rd.	I	1,902	100% Warehouse	\$10.00 PSF Net	• Grade Loading Door (8'x8')   Clear Height: 11'8"	L11 & 7
177 Exeter Rd.	G	2,200	100% Warehouse	\$12.00 PSF Net*	• Grade Loading Door   Clear Height: 11'8" • Unit can be combined with neighbouring space for 4,400 SF	L11 & 7
177 Exeter Rd.	H	2,200	100% Warehouse	\$12.00 PSF Net*	• Grade Loading Door   Clear Height: 11'8" • Unit can be combined with neighbouring space for 4,400 SF	L11 & 7
181 Exeter Rd.	A&B	5,100	15% Office 85% Warehouse	\$12.00 PSF Net*	• Two Grade Loading Door (10'x10')   Clear Height: 11'8"	L11 & 7
<b><i>Meadowbrook Business Campus West</i></b>						
4026 Meadowbrook Dr.	104	1,200	100% Office	\$16.00 PSF Net*	• Double man Door   Clear Height: 11'8" • Restaurant/Medical/Dental and Clinic uses permitted	L11, 4 & 7
4096 Meadowbrook Dr.	108	1,200	75% Office 25% Warehouse	\$13.00 PSF Net*	• Grade Loading Door (10'x10')   Clear Height: 11'8" • Built out unit	L11, 2, 3 & 7
4056 Meadowbrook Dr.	131	1,320	90% Office 10% Warehouse	\$11.00 PSF Net	• Loading Door (10'x10')   Warehouse Clear Height: 11'8	L11, 2, 3 & 7
4056 Meadowbrook Dr.	120	1,600	85% Office 15% Warehouse	\$13.00 PSF Net	• Single Person Door   Warehouse Clear Height: 11'8" • Built out unit	L11, 2, 3 & 7
4056 Meadowbrook Dr.	125	1,600	80% Office 20% Warehouse	\$12.00 PSF Net*	• Grade Loading Door   Clear Height: 11'8"	L11, 2, 3 & 7
4500 Blakie Rd.	112/113	2,350	100% Warehouse	\$10.00 PSF Net	• Two Grade Loading Doors (10'x10')   Warehouse Clear Height: 11'8" • Landlord is leveling concrete floors, tape/mud exterior walls and will provide 1 washroom with new furnace/AC	L11, 2, 3 & 7
4096 Meadowbrook Dr.	104/105	2,400	95% Office 5% Warehouse	\$9.00 PSF Net	• Warehouse Clear Height: 11'8" • Built out unit	L11, 2, 3 & 7
4026 Meadowbrook Dr.	105/106	2,400	100% Office	\$16.00 PSF Net*	• Grade Loading Door   Clear Height: 11'8" • Restaurant/Medical/Dental and Clinic uses permitted	L11, 4 & 7
4500 Blakie Rd.	116/117	2,400	100% Office	\$12.00 PSF Net*	• Clear Height: 11'8	L11, 2, 3 & 7
4056 Meadowbrook Dr.	103/104	3,200	35% Office 65% Warehouse	\$12.00 PSF Net*	• Grade Loading Door (10'x10')   Clear Height: 11'8" w	L11, 2, 3 & 7

\*\$0.50 PSF annual escalation

# SPECIFICS

MOST UNITS HAVE GRADE LOADING DOOR ACCESS

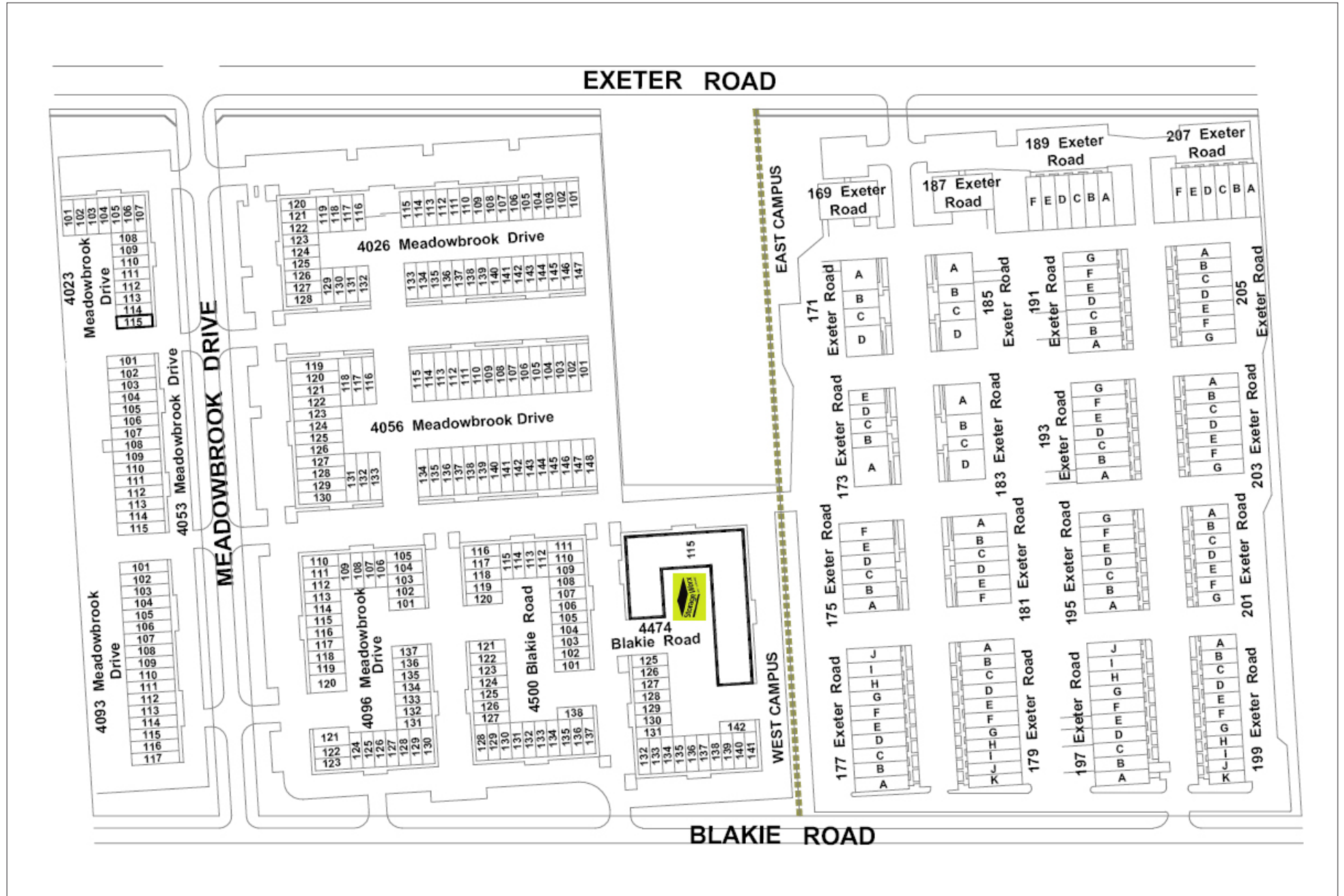
## ADDITIONAL RENT

EAST CAMPUS \$5.98 PSF (2024)

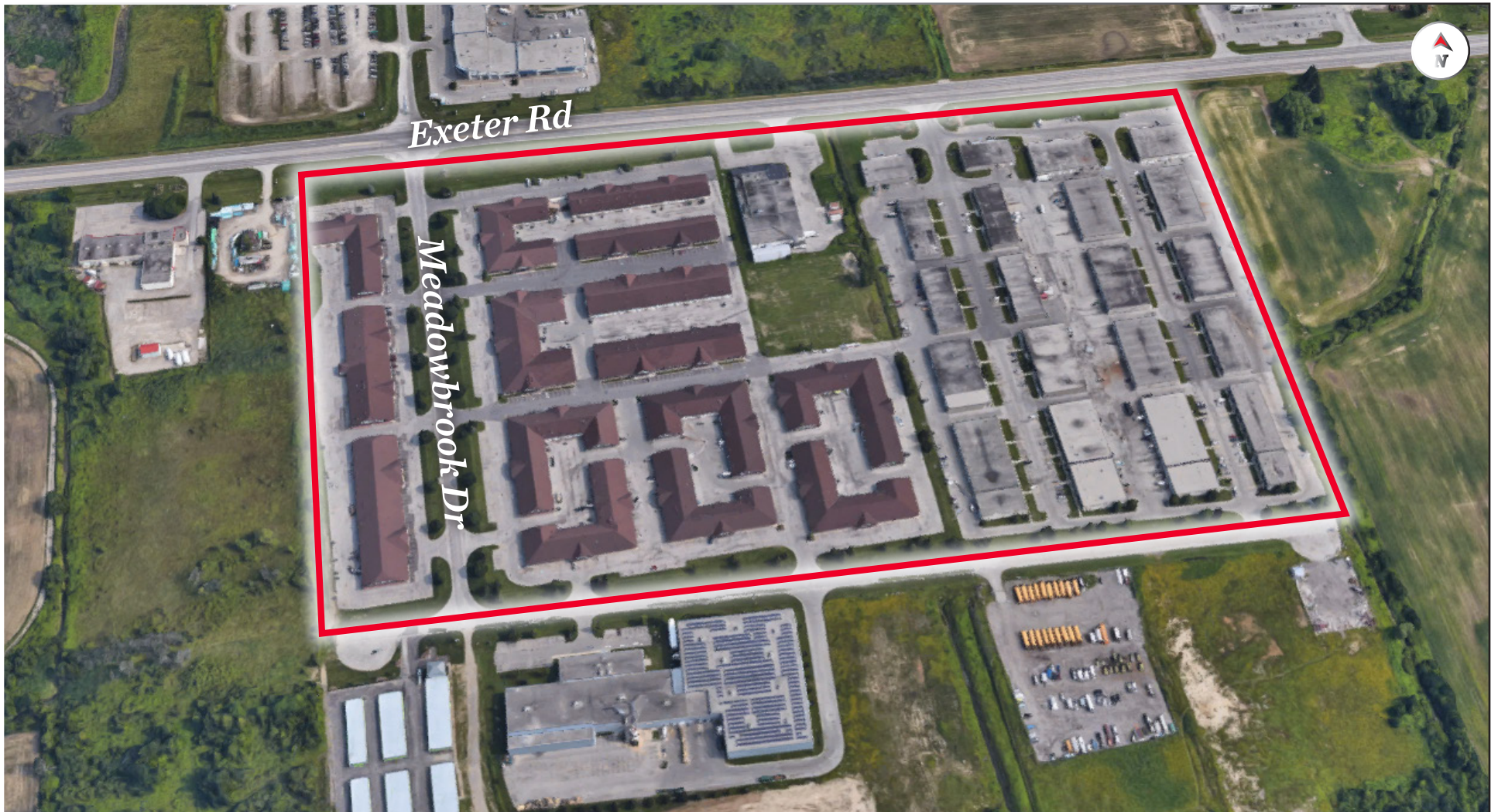
WEST CAMPUS \$6.25 PSF (2024)



# SITE PLAN



# AERIAL



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