

1055

# Fanshawe Park Road W.

London, Ontario

New Medical Building To Be Built





Sample Photo of Finishings

## Medical Space Available For Lease

New Medical Building to be built on Fanshawe Park Road West adjacent to the existing North London Medical Centre. The new build will be approximately 18,000 SF over 2 floors with unit sizes starting at 1,500 SF. This is a prime location with ample parking onsite, handicap accessible, bus route in front of the building and only a few minutes away from Masonville and Hyde Park. Construction to commence once the building is 70% pre-leased.

### Rent Structure

General Practitioners \$16.50 - \$18.00 PSF Net (Leasehold allowance TBD)

General Dental \$30.00 - \$32.00 PSF Net with \$25.00 Allowance

Orthodontics \$28.00 PSF Net with generous allowance depending on patient volumes

Medical Retail \$30.00 - \$32.00 PSF Net with \$25.00 Allowance

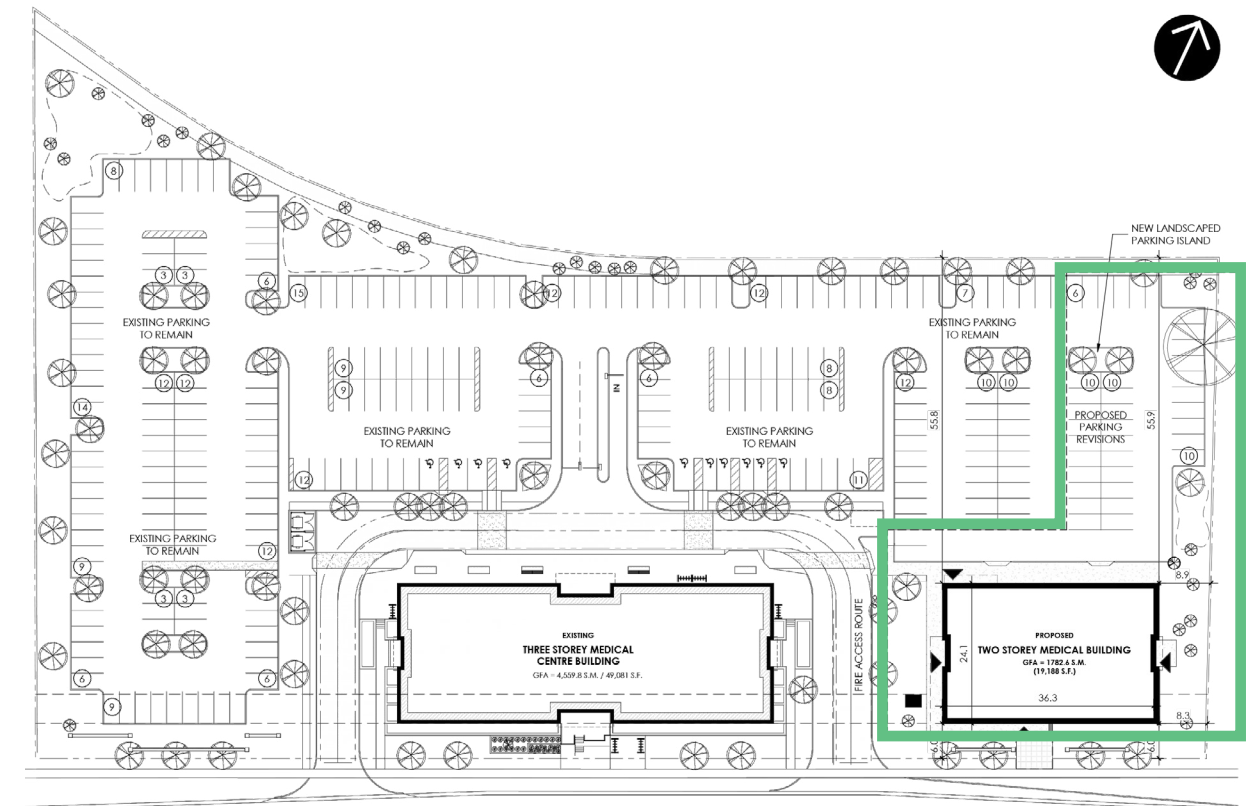
Additional Rent \$14.75 PSF (includes utilities and in-suite janitorial)

Ground Floor

[Click to View](#)

Second Floor

[Click to View](#)



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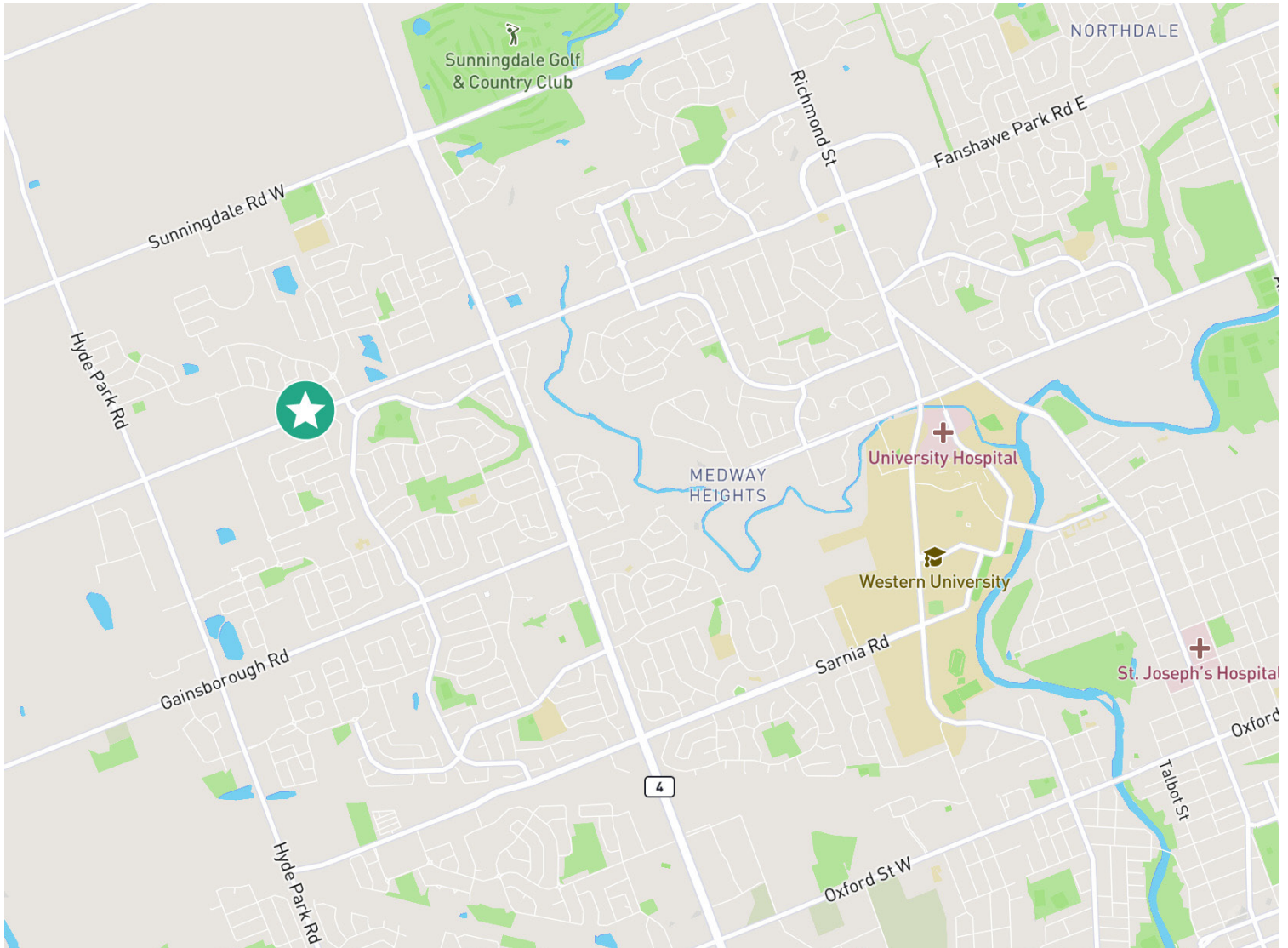


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For Lease



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