

510 Southdale Road E

London Ontario



MEDICAL OFFICE SPACE FOR LEASE

Rick Spencer

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CBRE

PROPERTY

Information

Property Details

AVAILABLE UNITS	Unit 104: 750 Sq. Ft. Unit 101: 1,925 Sq. Ft.
BUILD DATE	2015
ZONING	RO2(20)
PARKING	Paid parking on-site – 109 Spots
TRAFFIC COUNTS	25,000 VPD along Southdale Rd. 10,000 VPD along Nixon Ave.
LEASE RATE	Unit 104: \$28.00 Per Sq. Ft. Net Unit 101: \$24.00 Per Sq. Ft. Net
ADDITIONAL RENT	\$14.00 includes utilities and in-suite janitorial

Comments

Medical office space available for lease in the Nixon Medical Centre. Located in South London, on the corner of Southdale Road and Nixon Avenue. Ideally suited for a group of physicians or other medical uses. Located on major bus route. Co-tenant services include pharmacy, walk-in clinic, WELL Health diagnostic center, cardiology group, laboratory, physio, pediatrics and children’s counselling services.

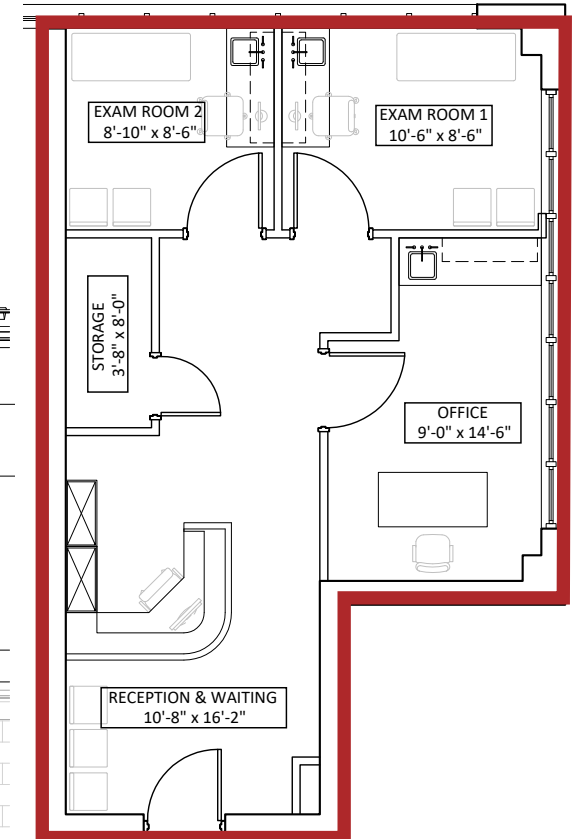
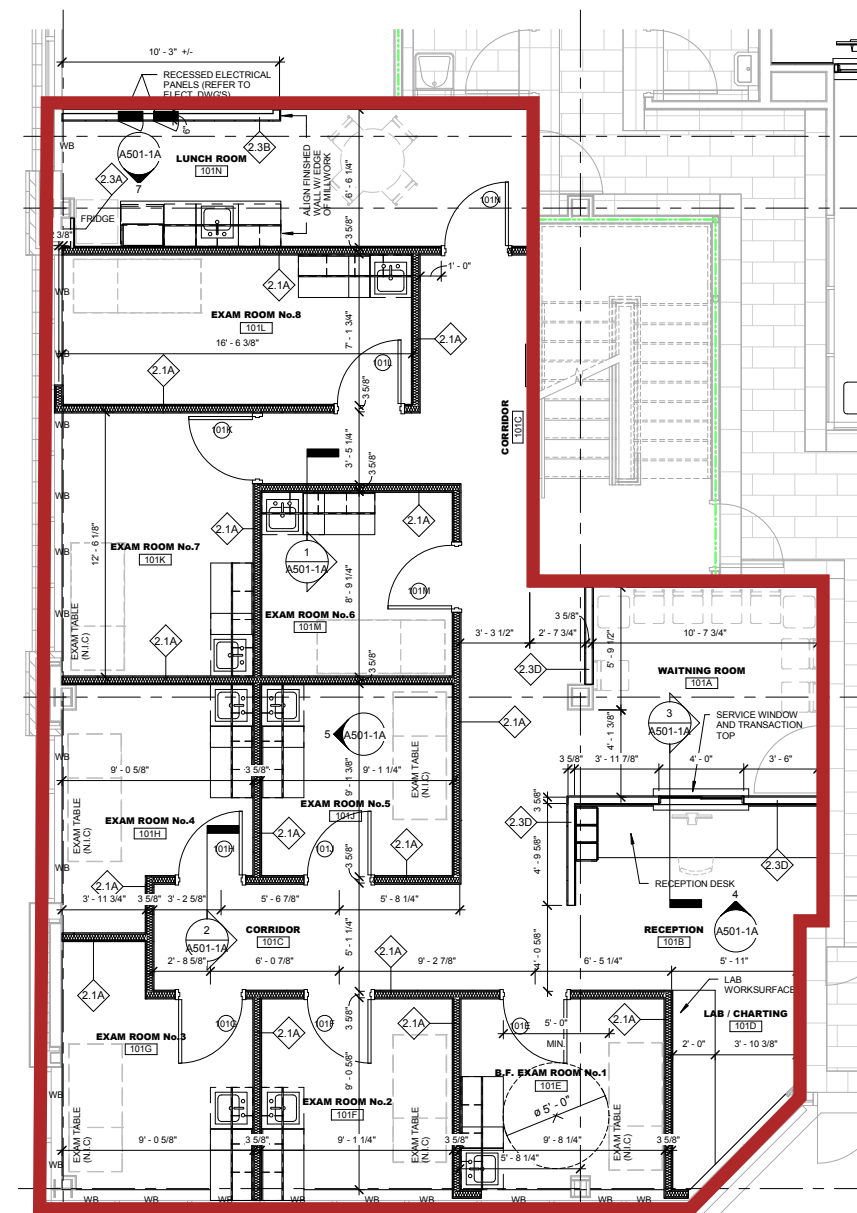
Location

- 6 kilometers from Downtown London
- 11 kilometers from Western University
- 3 kilometers from Victoria Hospital
- 8 kilometers from University Hospital
- 13 kilometers from Fanshawe College
- Located on a London Transit Bus Route
- Daily traffic counts of 25,000 vehicles along Southdale Road East.



PROPERTY *Photos*

FLOOR Plan

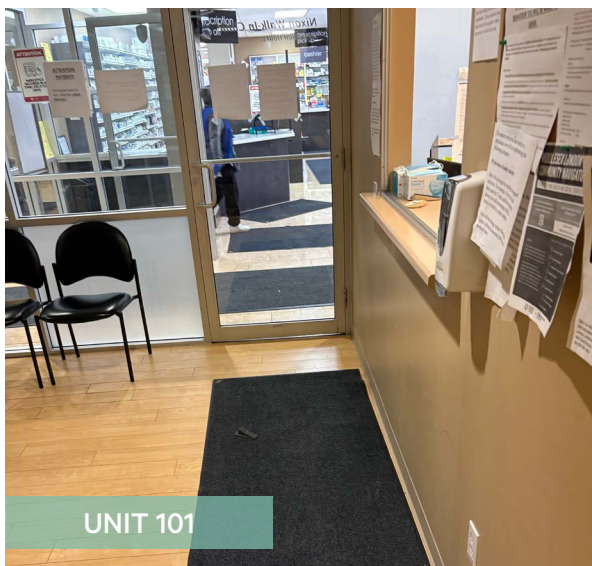


INTERIOR

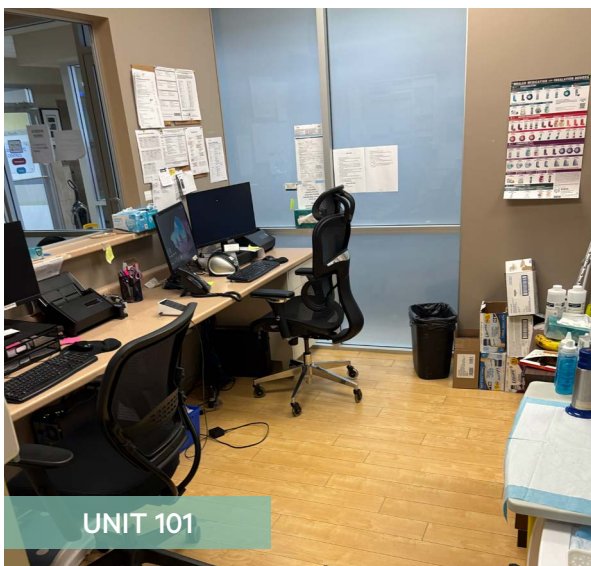
Photos



COMMON AREA



UNIT 101



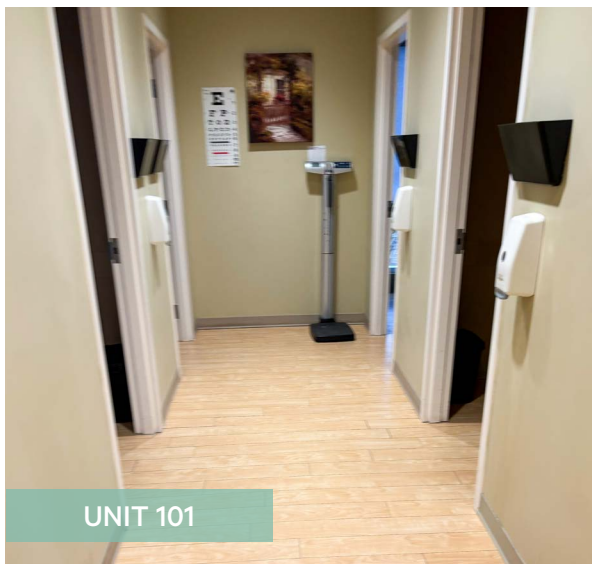
UNIT 101



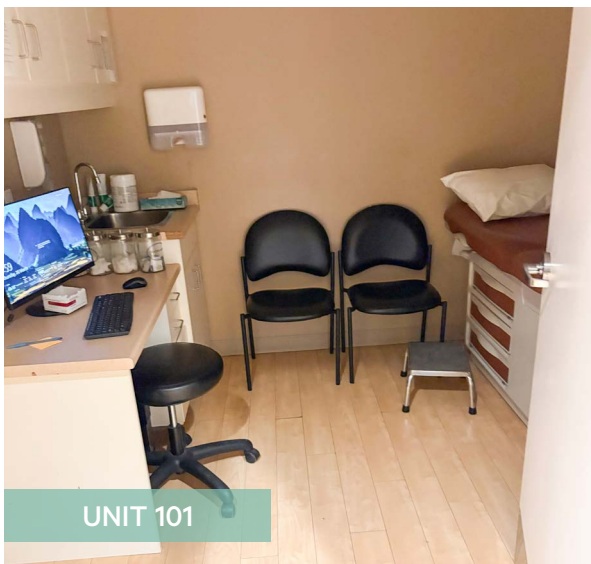
UNIT 104



COMMON AREA



UNIT 101



UNIT 101



UNIT 104



UNIT 104



UNIT 101



UNIT 101



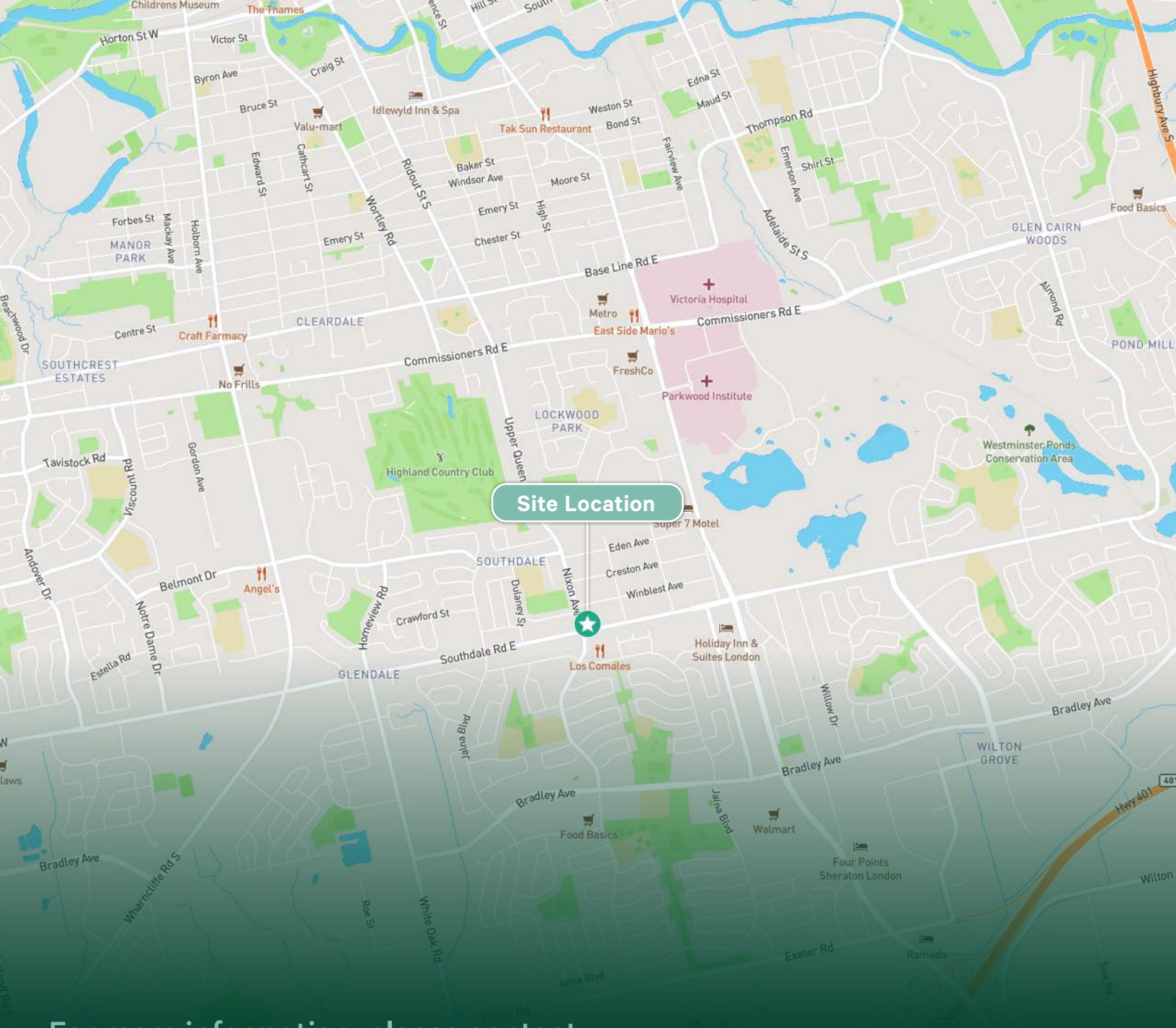
UNIT 101



UNIT 104



UNIT 104



For more information, please contact:

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