



PRIME OFFICE/RETAIL/COMMERCIAL/MEDICAL BUILDING | FOR LEASE

19 WORTLEY ROAD

London, ON N6C 4Y7



 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

PROPERTY HIGHLIGHTS

Prime professional office/retail/commercial/medical building for lease located in the heart of Wortley Village

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
LL1	1,227 SF	\$5.00 PSF Net	\$13.82 PSF*
LL2	1,096 SF	\$5.00 PSF Net	\$13.82 PSF*
<i>Leased</i> LL4	3,117 SF	\$5.00 PSF Net	\$13.82 PSF*
LL7a	1,183 SF	\$5.00 PSF Net	\$13.82 PSF*
LL7	1,818 SF	\$5.00 PSF Net	\$13.82 PSF*
<i>Leased</i> LL11	514 SF	\$5.00 PSF Net	\$13.82 PSF*
100C	920 SF	\$12.50 PSF Net	\$13.82 PSF*
201	1,171 SF	\$12.50 PSF Net	\$13.82 PSF*

*Inclusive of building insurance, common area maintenance, property tax and all utilities

- **Zoning: BDC(10)** - permitting a wide range of uses including clinics, commercial recreation (fitness), financial, labs, medical/dental, professional offices, personal service establishments, studios, retail, service and repair, artisan workshops etc.
- **Parking:** Available on-site
- **Unit LL2:** Former yoga studio
- Tenants pays for their own janitorial
- Professionally managed and maintained
- Very competitive lease rate
- Situated at Wortley Road and Elmwood Avenue East
- Passenger elevator access to all floors including the lower level
- Other tenants in the building include: The Wortley Roadhouse, Lifemark Physio, Old South Maternity Care, Your Hearing Clinic, Wortley Village Family Medical, Pharmasave, MVA Pain Clinic, Dryburgh Chiropractic etc.



TYLER DESJARDINE
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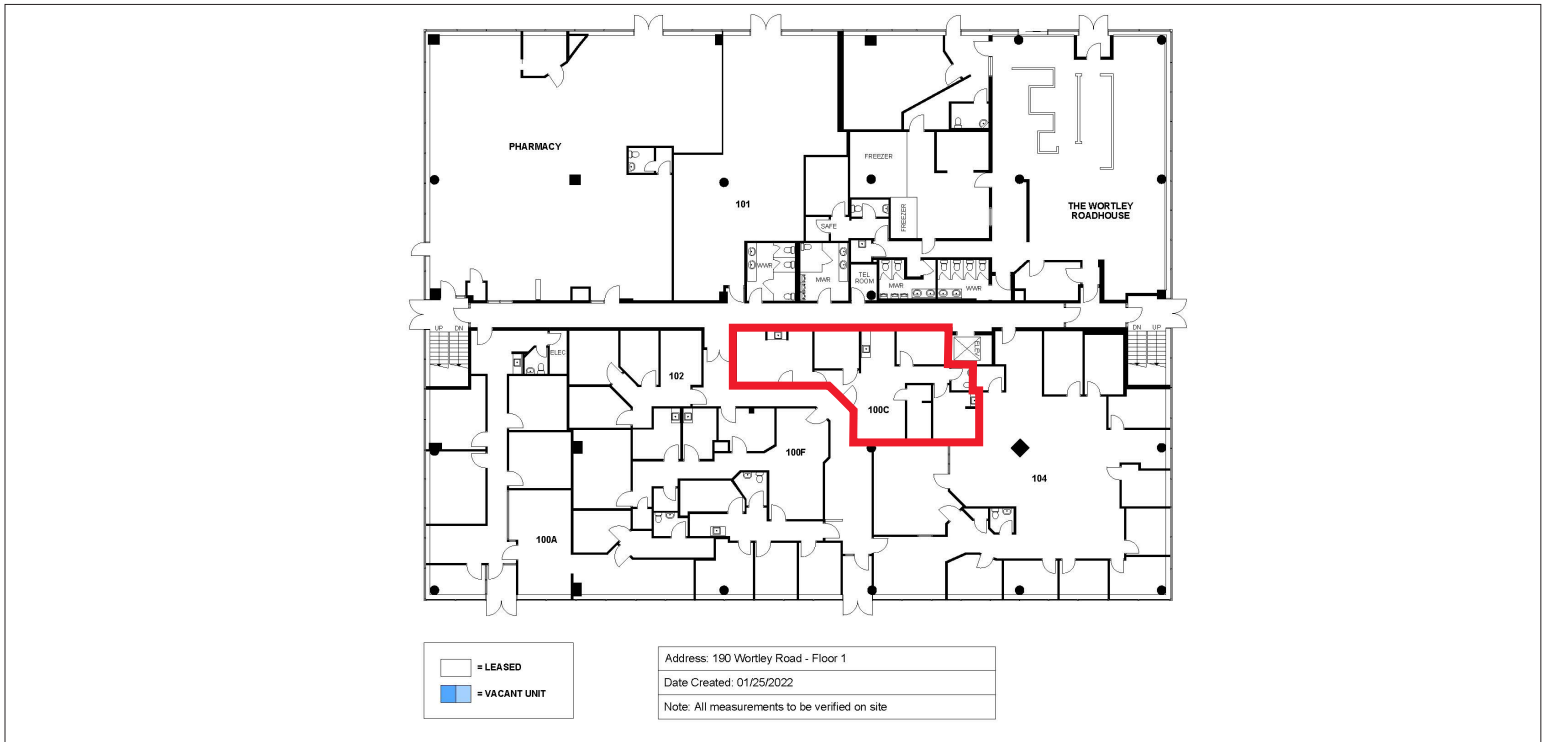
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FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



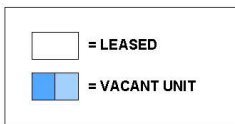
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FLOOR PLAN

LOWER LEVEL



Address: 190 Wortley Road - Lower Level
Date Created: 01/25/2022
Note: All measurements to be verified on site

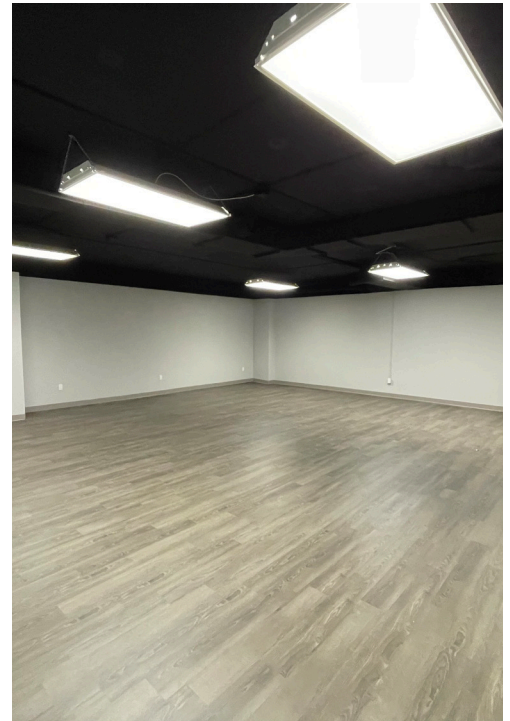
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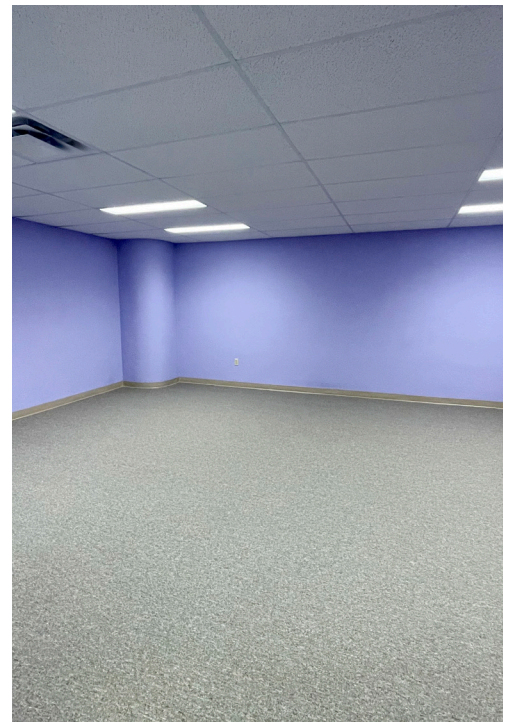
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PROPERTY IMAGES

Unit LL1



Unit LL2



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PERMITTED USES

BUSINESS DISTRICT COMMERCIAL (BDC(10) ZONE

Animal hospitals	Laboratories	Cinemas (Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
Apartment buildings, with any or all of the other permitted uses on the first floor (Z.-1-94236)	Laundromats	Brewing on Premises Establishment.(Z.-1-021027)
Bake shops	Libraries	Food Store (Z-1-051390)
Clinics	Medical/dental offices	Animal Clinic (Z-1-051390)
Commercial recreation establishments	Offices	Convenience Store (Z-1-051390)
Commercial parking structures and/or lots	Personal service establishments	Post Office (Z-1-051390)
Converted dwellings	Private clubs	Convenience service establishments (Z-1-051390)
Day care centres	Restaurants,((Z.-1-96439)	Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor (Z-1-051390)
Dry cleaning and laundry depots	Retail stores	Bed and breakfast establishments (Z-1-051390)
Duplicating shops	Service and repair establishments	Antique store (Z-1-051390)
Emergency care establishments	Studios	Police stations (Z-1-051390)
Existing dwellings	(Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)	Artisan Workshop (Z.-1-172561)
Financial institutions	Video rental establishments	Craft Brewery (Z.-1-172561)
Grocery stores	Lodging house class 2.(Z.-1-93172)	
https://london.ca/sites/default/files/2024-09/Zoning%20By-law%20Section%2025.pdf		

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