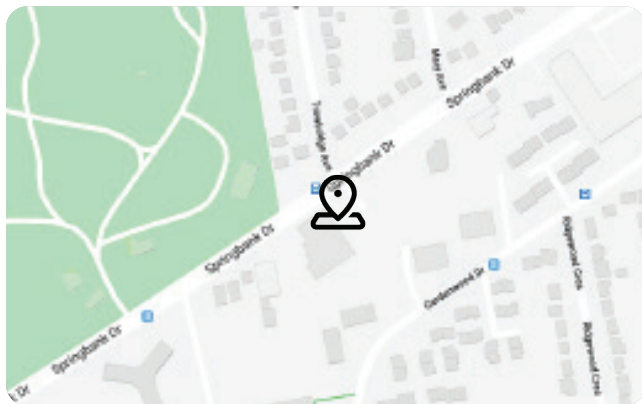




# Springbank Medical Centre

460 Springbank Drive, London, Ontario



## Location Highlights



### Major Intersection

Springbank Drive and  
Wonderland Road South



### Nearest Hospital

5.6 km St. Joseph's Hospital



### Public Transit Access

London Transit - Bus 05 Byron  
via Gardenwood

## Leasing Inquiries



**Diana Arsenyan**  
Senior Director, Asset Management

C +1 437 453 7544  
E [Diana.Arsenyan@vitalreit.com](mailto:Diana.Arsenyan@vitalreit.com)  
W [vitalproperties.ca](http://vitalproperties.ca)



# Springbank Medical Centre

460 Springbank Drive, London, Ontario



Thames Valley  
Family Health Team



## Property Description

Springbank Medical Centre is a three-storey, 58,572-square-foot medical outpatient building centrally located in London. The building is tenanted by a diversified mix of medical professionals and healthcare support services including over 20 family physicians associated with the Thames Valley Family Health Team, dental services, a laboratory, pharmacy, and various medical specialists. Building features include shower facilities exclusively for tenant use, and a tenant-dedicated underground parkade. Easily accessed by car or public transit, the property offers ample surface parking for tenants and visitors.

## Leasing Inquiries



**Diana Arsenyan**  
Senior Director, Asset Management

C +1 437 453 7544  
E [Diana.Arsenyan@vitalreit.com](mailto:Diana.Arsenyan@vitalreit.com)  
W [vitalproperties.ca](http://vitalproperties.ca)

## Property Highlights

<b>Building Size</b>	58,572 sq.ft.
<b>Floors</b>	3
<b>Asking Rent</b>	Market
<b>Additional Rent (est. 2026)</b>	
Operating Costs	\$10.43
Realty Taxes	\$4.89
In Suite Cleaning Costs	\$1.56
<b>Total</b>	\$16.88 psf
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Underground and Surface