

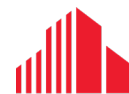


STATELY STAND ALONE BUILDING | FOR SUBLEASE

34

QUEENS
AVENUE

London, ON N6B 1Y6



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

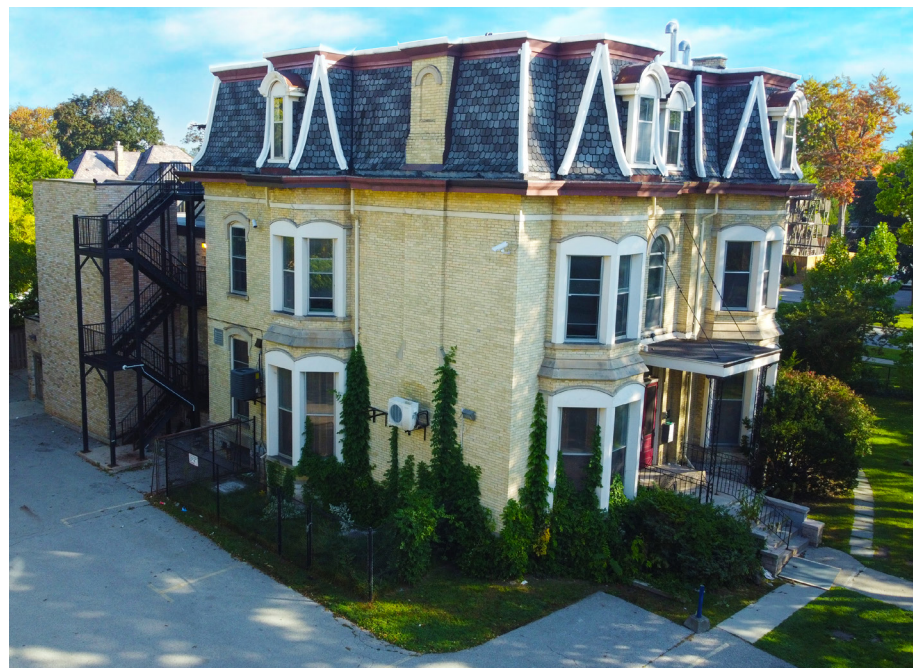
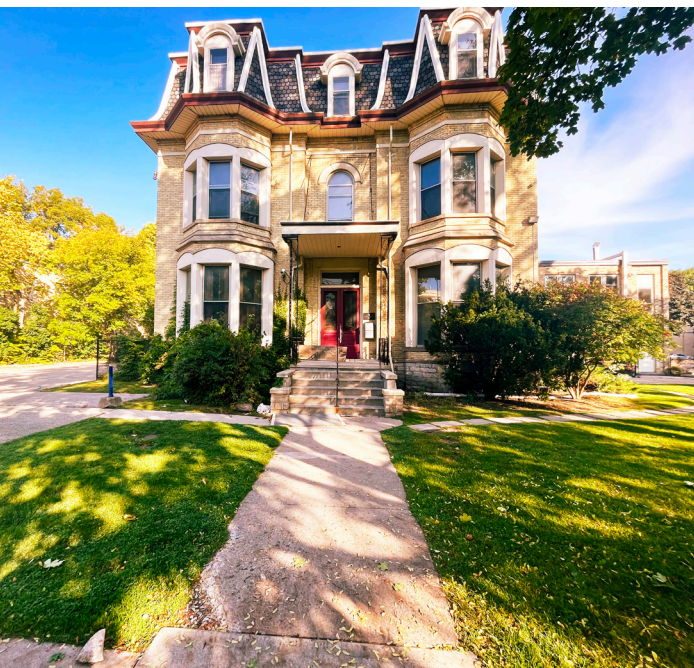
ABOUT THE PROPERTY

Versatile property offering adaptable configurations along with corner visibility in the Woodfield district

Unit	Available Space	Asking Rent*	Additional Details
Entire building	Approx. 17,842 SF	\$17.50 PSF Gross*	<ul style="list-style-type: none"> Inclusive of heat/water/hydro
Full Floor	Approx. 7,221 SF	\$19.00 PSF Gross*	<ul style="list-style-type: none"> Inclusive of heat/water/hydro Demisable to 2,000 SF
Private Offices	Approx. 187 SF	Starting at \$500 per month Gross*	<ul style="list-style-type: none"> Inclusive of heat/water/hydro Short and long-term lease options available

*Inclusive of building insurance, common area maintenance and property taxes

- **Zoning: CF3** - permitted uses include Clinics, Seniors facility, Nursing home, Medical/Dental, Hostels, Rest Homes and Retirement Lodges
- **Parking:** 28 stalls available on-site
 - » Parking is available at an additional cost of \$75/month/space
- Building is serviced by a passenger elevator
- Property is easily demisable to smaller suite sizes with multiple kitchens and bathrooms throughout
 - » Three-story northern building features 3,633 SF on the first level, 3,588 SF on the second level, with an optional 4,690 SF on the lower level
 - » Southerly converted building offers approximately 2,000 SF per floor on three floors



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PROPERTY IMAGES



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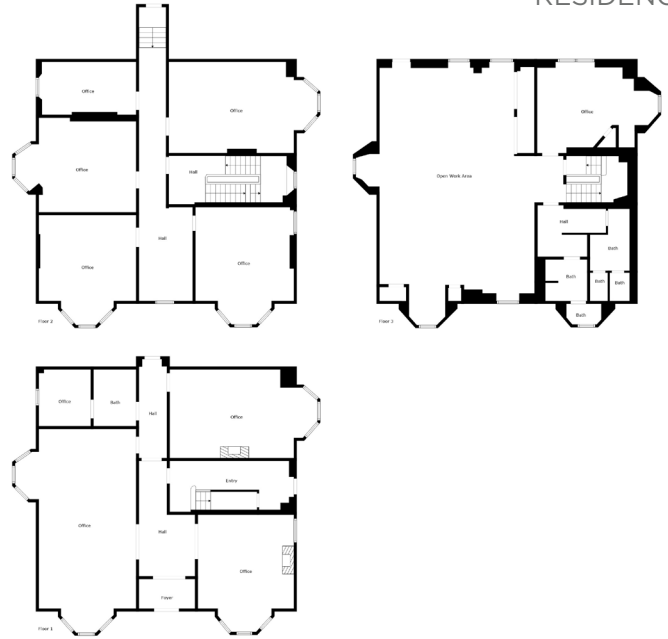
FLOOR PLANS

1ST & 2ND FLOOR



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

RESIDENCE



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LOWER LEVEL



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