

841 Wellington Road  
London, Ontario

GLEED

*NEW COMMERCIAL DEVELOPMENT IN THE HEART OF LONDON'S HOTEL, RETAIL AND RESTAURANT CORRIDOR*

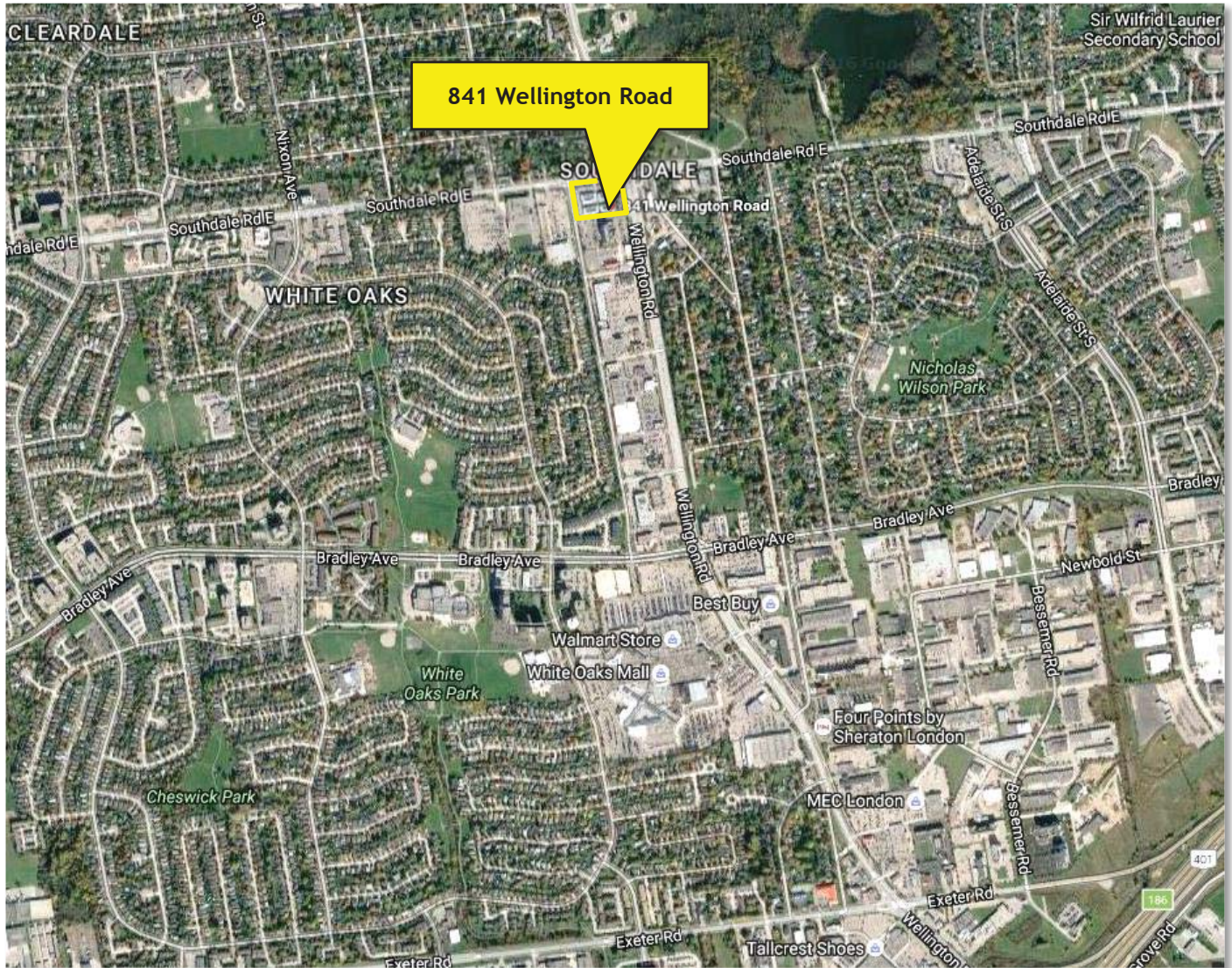


GLEED Inc., Real Estate Brokerage  
476 Richmond Street | 3rd Floor  
London, Ontario N6A 3E6

T 519 518 8080  
F 519 518 8081

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## Traffic Volume (vehicles per day):

Wellington Road:	37,000
Southdale Road:	24,500
Montgomery Road:	7,500

### RICHARD GLEED

Broker of Record/President  
rick@gleedcommercial.com  
519.518.8080

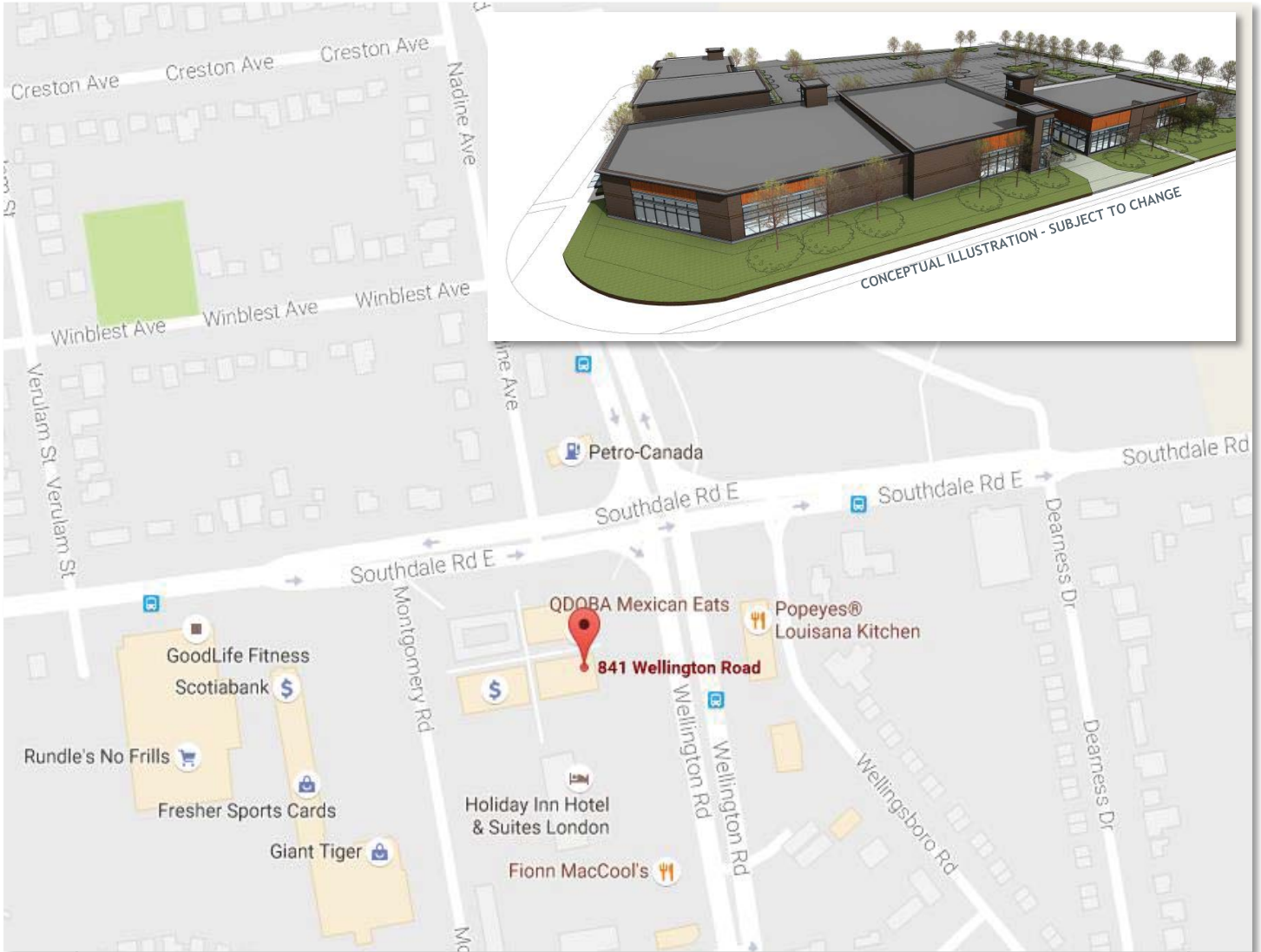
### MEGAN GLEED

Sales Representative  
megan@gleedcommercial.com  
519.518.8080

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**1,000 - 10,000 sq ft units available:**

- Restaurant
- Medical / Dental
- Personal Service
- Office
- Retail

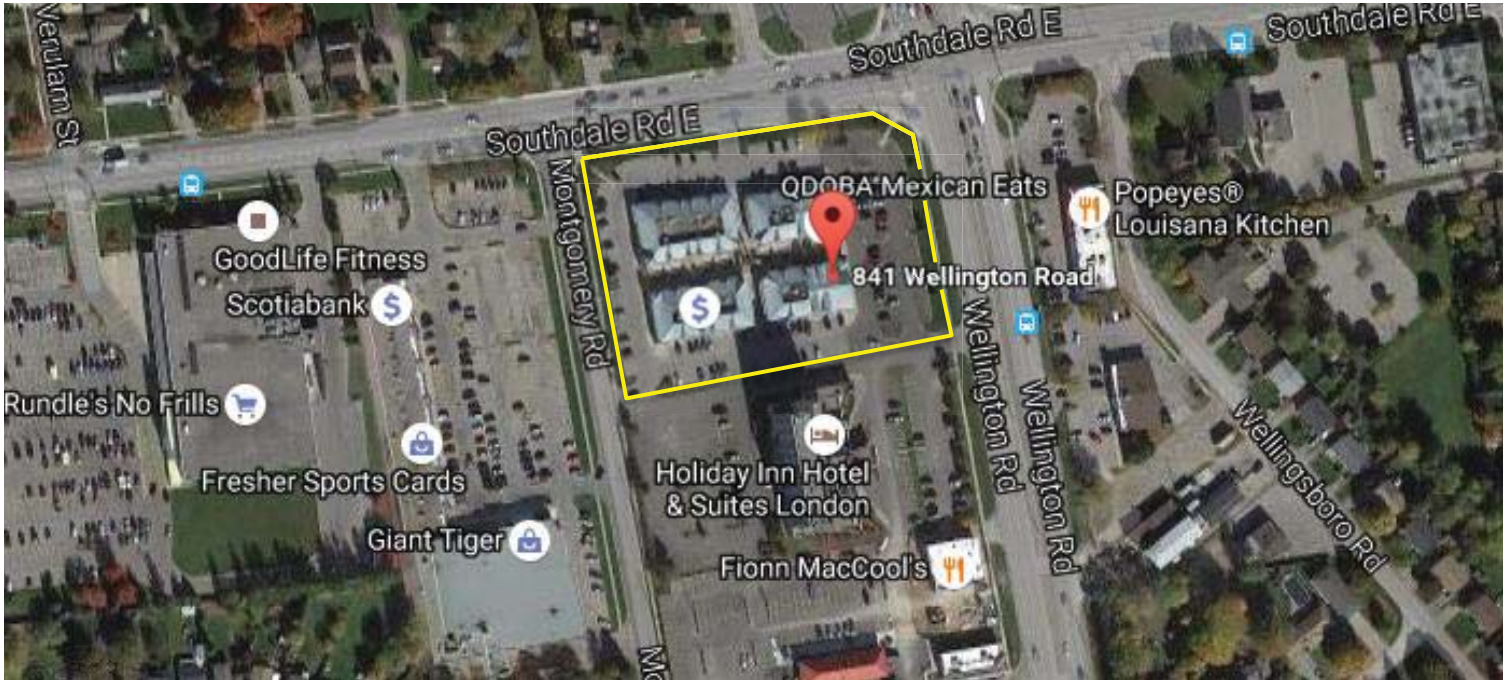
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rick@gleedcommercial.com  
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## Property Summary

Available Space:	Up to 40,000 SF	Land Area:	142,933 SF
Net Lease Rate:	\$34.00 psf	Zoning:	ASA 1,2,3
Additional Rent:	TBD	Parking:	200 spaces

## Features

- Brand new commercial development with Phase 1 occupancy in 2019
- Corner exposure with large storefront windows on three sides
- Pylon signage available on Wellington Road, Southdale Road and Montgomery Road
- Close proximity to White Oaks Mall and Highway 401 access
- Wellington Road designated as Rapid Transit Corridor

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