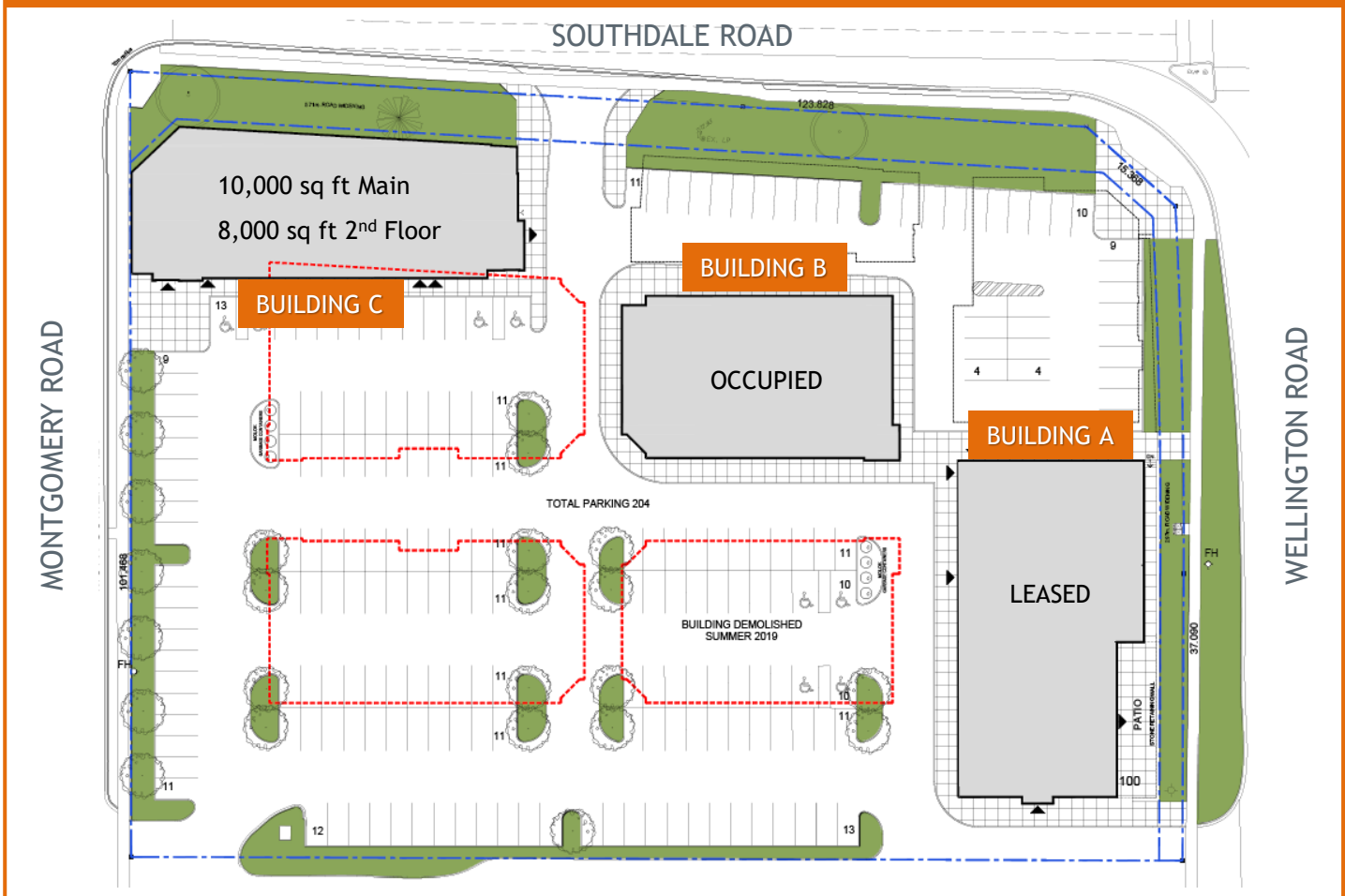


For Lease
841 Wellington Road
London, Ontario

GLEED

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



- Building C Occupancy of 2,000 - 18,000 sq ft in 2024
- Permitted Uses Include:
 - Retail
 - Personal Service
 - Medical/Dental
 - Convenience Store
 - Office, and more

RICHARD GLEED
Broker of Record/President
rick@gleedcommercial.com
519.518.8080

MEGAN GLEED
Sales Representative
megan@gleedcommercial.com
519.518.8080

GLEED Inc., Real Estate Brokerage
159 Windermere Road
London, Ontario N6G 2J4

841 Wellington Road London, Ontario Building B Plans

GLEED



Neighbouring businesses include:

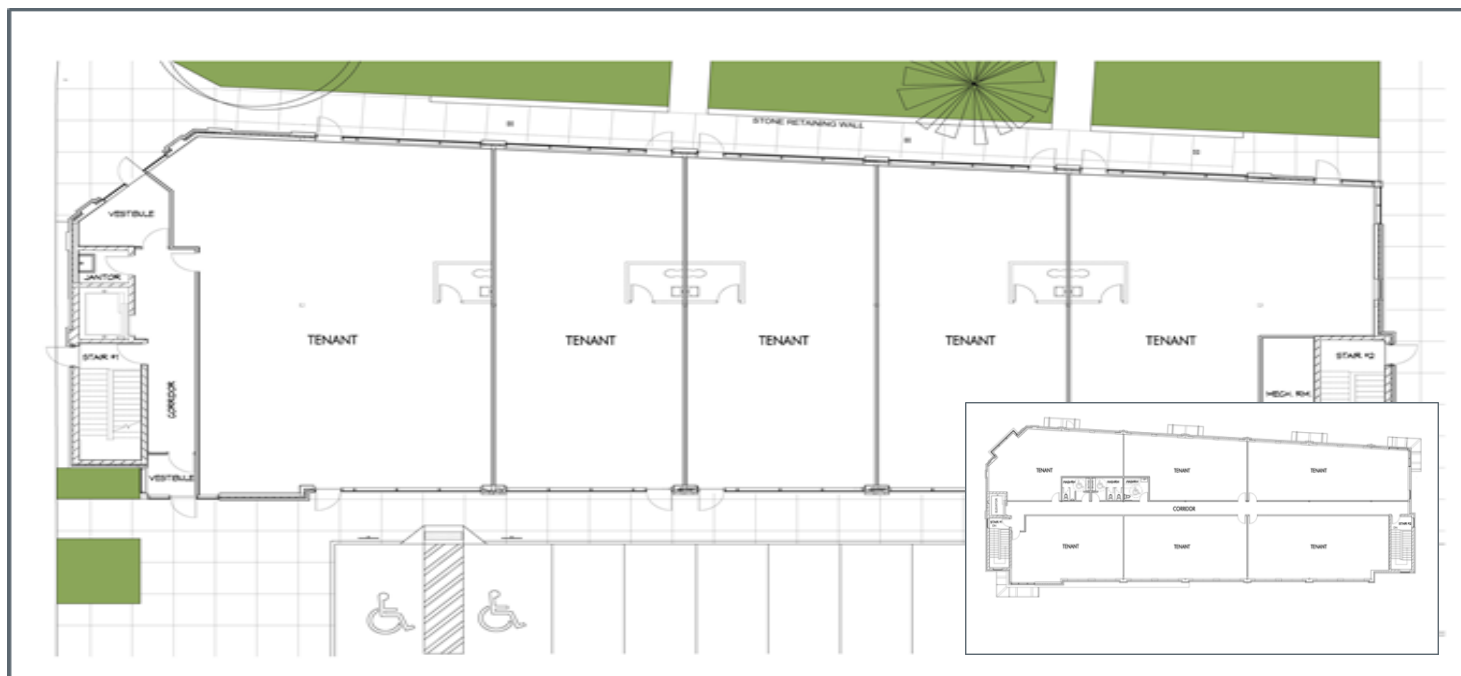
- No Frills
- Giant Tiger
- Libro Credit Union
- Qdoba
- Holiday Inn
- Chop Steakhouse
- Farm Boy
- The Beer Store
- Earls Kitchen + Bar
- Chapters

RICHARD GLEED
Broker of Record/President
rick@gleedcommercial.com
519.518.8080

MEGAN GLEED
Sales Representative
megan@gleedcommercial.com
519.518.8080

841 Wellington Road London, Ontario Location Map

GLEED



Property Summary

Plaza Area: 37,000 sf

Net Lease Rate: \$38.00 psf

Additional Rent: TBD

Land Area: 3.282 acres

Zoning: ASA 1,2,3

Parking: 212 spaces

Traffic Volume: (vehicles per day)

Wellington Road: 38,000

Southdale Road: 23,500

Montgomery Road: 7,500

Features

- Up to 18,000 sq ft available with occupancy in 2024
- Ground floor units with entrances on the north and south side of building
- Corner exposure with large storefront windows on three sides
- Units can be combined
- Pylon signage available on Wellington Road, Southdale Road and Montgomery Road
- Close proximity (1.3 km) to White Oaks Mall and easy Highway 401 access
- Wellington Road designated as Rapid Transit Corridor

RICHARD GLEED

Broker of Record/President
rick@gleedcommercial.com
519.518.8080

MEGAN GLEED

Sales Representative
megan@gleedcommercial.com
519.518.8080

841 Wellington Road London, Ontario Zoning

GLEED

Zoning: ASA 1,2,3 & LI8

Permitted uses:

- Animal Hospitals
- Convenience service establishments
- Convenience stores
- Dry cleaning and laundry plants
- Duplicating shops
- Financial institutions
- Grocery stores
- Restaurants
- Personal service establishments
- Pharmacies
- Printing establishments
- Video rental establishments
- Retail Stores
- Service and repair establishments
- Studios
- Supermarkets
- Clinics
- Day care centres
- Laboratories
- Medical/dental offices
- Offices, professional
- Offices, service
- Repair and Rental Establishments
- Brewing on premises establishment



RICHARD GLEED
Broker of Record/President
rick@gleedcommercial.com
519.518.8080

MEGAN GLEED
Sales Representative
megan@gleedcommercial.com
519.518.8080

GLEED Inc., Real Estate Brokerage
159 Windermere Road
London, Ontario N6G 2J4

T 519 518 8080
F 519 518 8081