73 Meg Drive

London, ON

Single Tenant Investment Opportunity



Lennard:

Executive Summary

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained by the Vendor to offer for sale a 100% freehold interest in a freestanding, single tenant commercial property located at 73 Meg Drive, London, Ontario (the “Property”).

The Property comprises an approximately 4,037 SF building leased to Pinchin Ltd., one of Canada’s leading environmental, engineering and building science consulting firms. Pinchin employs over 1,200 professionals across more than 60 offices throughout Canada and the United States. The Tenant has occupied the Property since 2017 and recently executed a five-year lease extension, commencing April 1, 2027 and expiring March 31, 2032

The Lease is structured to be net to the Landlord, with the Tenant responsible for property taxes, operating expenses and extensive maintenance and replacement obligations, including the roof membrane and parking areas, subject to certain retained structural and capital obligations of the Landlord.

With a recently executed lease extension and a net lease structure, the Property offers investors a hands-off investment opportunity with minimal day-to-day management. Situated within an established south London employment district, the Property benefits from convenient access to Highways 401 and 402, on-site parking and a fenced rear area.

Offering Process:

The Property is being offered to the market on a priced basis and proponents are invited to submit their offers to the Advisor at any time. Offers will be assessed and reviewed as received.

Offering Price

$1,575,000



Investment Highlights



Established National Tenant

Leased to Pinchin Ltd., a leading Canadian environmental, engineering, building science and health and safety consulting firm with over 1,200 professionals and more than 60 offices across North America.

Recently Extended Lease

Pinchin recently executed a five-year extension through March 31, 2032, demonstrating continued commitment to its London location.

Net Lease Structure

The Tenant pays property taxes and operating expenses and assumes substantial repair, maintenance and replacement obligations, subject to specific retained landlord responsibilities.

Freestanding Building

Approximately 4,037 SF freestanding commercial building with on-site parking and a fenced rear area.

Established Employment Node

Located within an established south London employment area, surrounded by industrial, commercial and professional service uses, with convenient access to Highways 401 and 402.

Property Overview

Location & Description

The Property consists of an approximately 4,037 SF freestanding, single-storey commercial building at 73 Meg Drive in south London. The building serves as a regional office for Pinchin Ltd., supporting its environmental, engineering, building science and consulting operations across London and the broader Southwestern Ontario market. The Property features a functional office configuration, on-site parking and a fenced rear area.

The Property is situated within an established employment area surrounded by industrial, commercial and professional service uses. Regional connectivity is provided by Highways 401 and 402, linking London with the Greater Toronto Area, Windsor–Detroit and Sarnia–Port Huron trade corridors.





Property Details

Address:	73 Meg Drive, London, Ontario
Legal Description:	PARCEL 2-1, SECTION 33M227 LOT 2, PLAN 33M227, LONDON
Tenant:	Pinchin Ltd.
Building Area	4,037 SF
Site Area	0.479 acres
Zoning	CD2.1- Commercial District Zone
Tenant Since	April 1, 2017
Current Term	April 1, 2027 – March 31, 2032
Renewal Options	1 x 5 Years (FMV, not less than previous term)

Established South London Business Park Location





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