



THE **NEW** CITI PLAZA | LARGE FORMAT OFFICE/RETAIL

250 YORK STREET & 355 WELLINGTON STREET

London, ON



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ABOUT THE PROPERTY

Large-format office, retail, or recreational space opportunity ideally positioned in the heart of downtown London

<i>Citi Plaza</i>	<i>Available Space</i>	<i>Asking Rent</i>	<i>Additional Rent</i>
250 York Street & 355 Wellington Street	14,000 SF - 100,000 SF	Starting at: \$13.00 PSF Net	\$12.99 - \$15.30 PSF*
*Inclusive of building insurance, common area maintenance and property taxes			

- **Zoning: DA1** - permits a wide range of uses
- **Signage:** Various branding options available
- **Parking:** On-site parking available
- Phased plan will include a refresh of the exterior veneer of the entire project and the demolition of existing small format retail spaces making way for much larger and exciting tenancies
- The property offers generous, large format retail and office spaces allowing for customization and flexibility in layout/design to suit specific business needs
- The construction of two high density residential towers along York Street is also envisioned and presently at the municipal application stage



GEORGE KERHOULAS

Sales Representative

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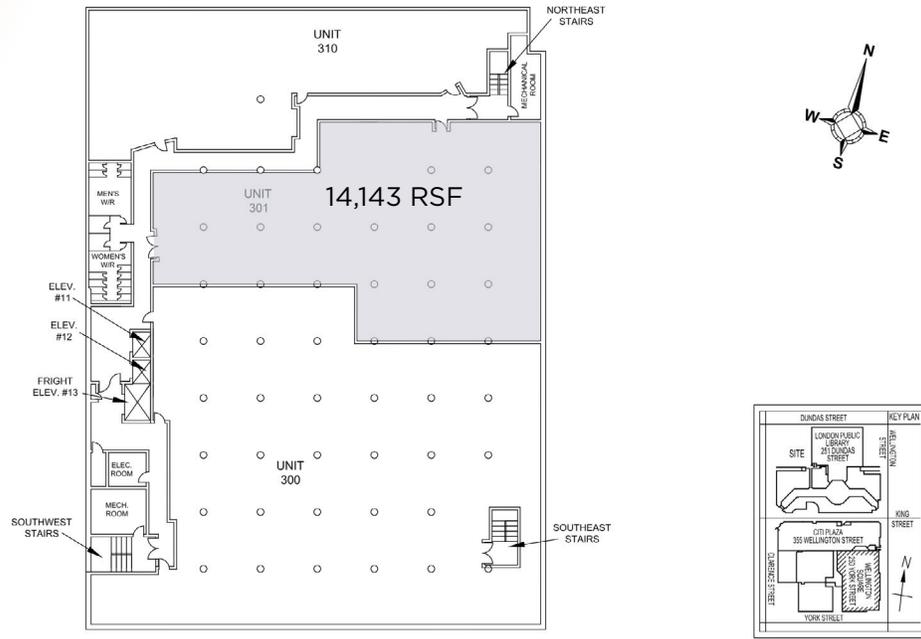
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FLOOR PLANS | 250 YORK STREET

LEVEL 3 OFFICE

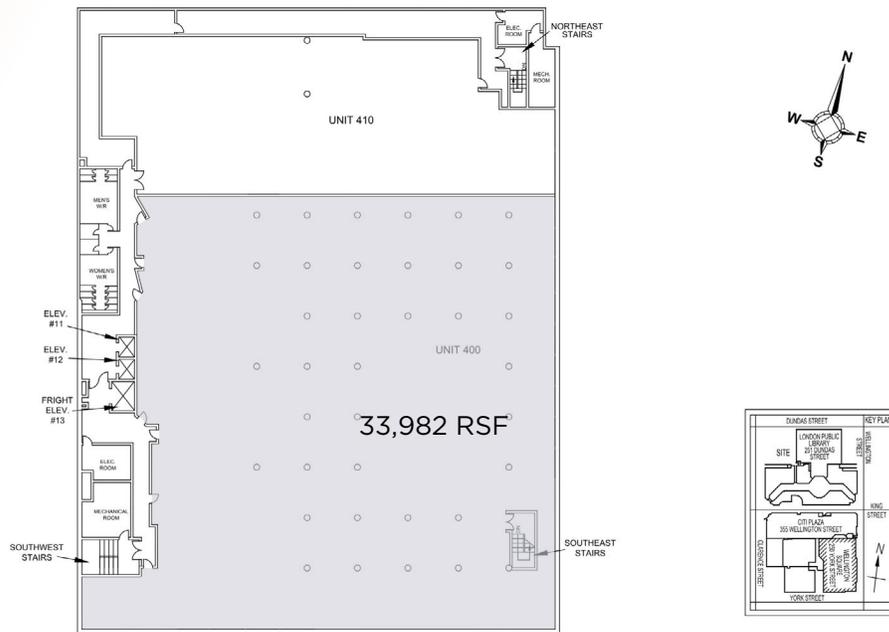


CITI PLAZA
LONDON,
ONTARIO

250 YORK
LEVEL 3 FLOOR PLAN

UPDATED: JULY 26, 2024
DRAWN: HANSHUO ZHANG
FILE NO: WS 300

LEVEL 4 OFFICE



CITI PLAZA
LONDON,
ONTARIO

250 YORK
LEVEL 4 FLOOR PLAN

UPDATED: JULY 26, 2024
DRAWN: HANSHUO ZHANG
FILE NO: WS 400

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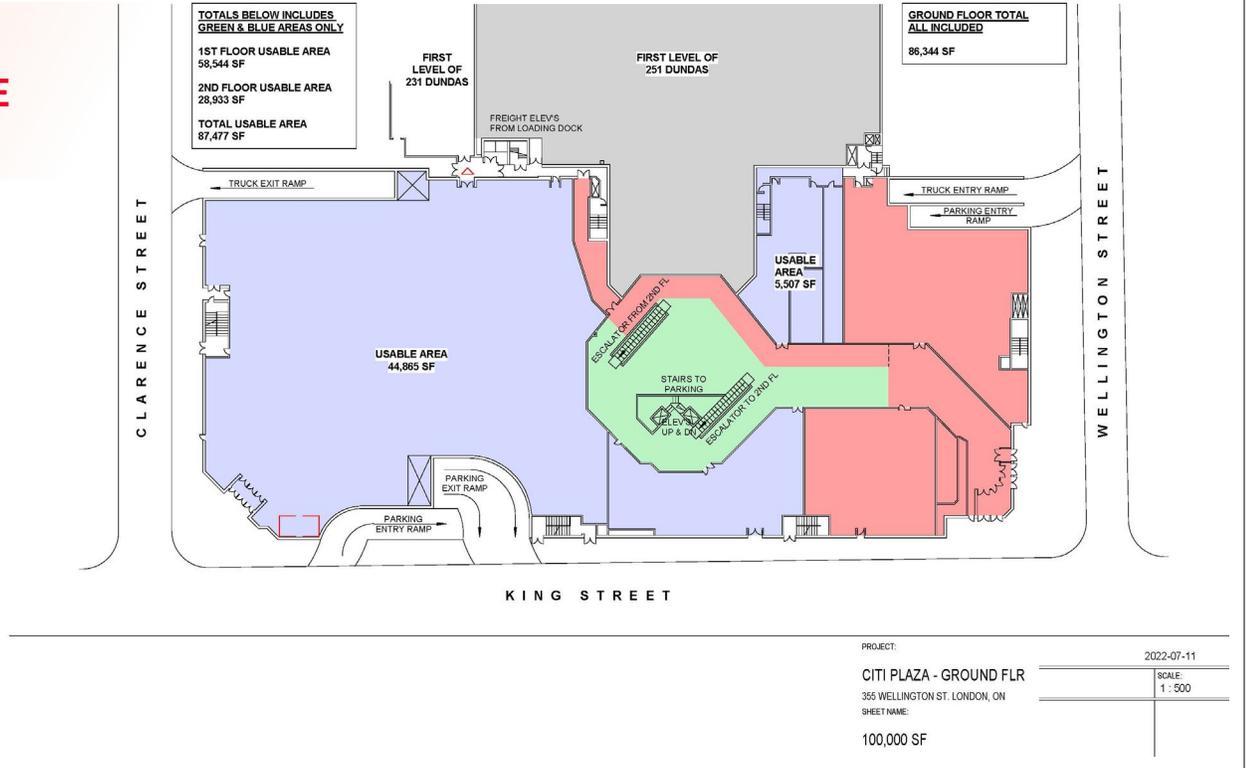
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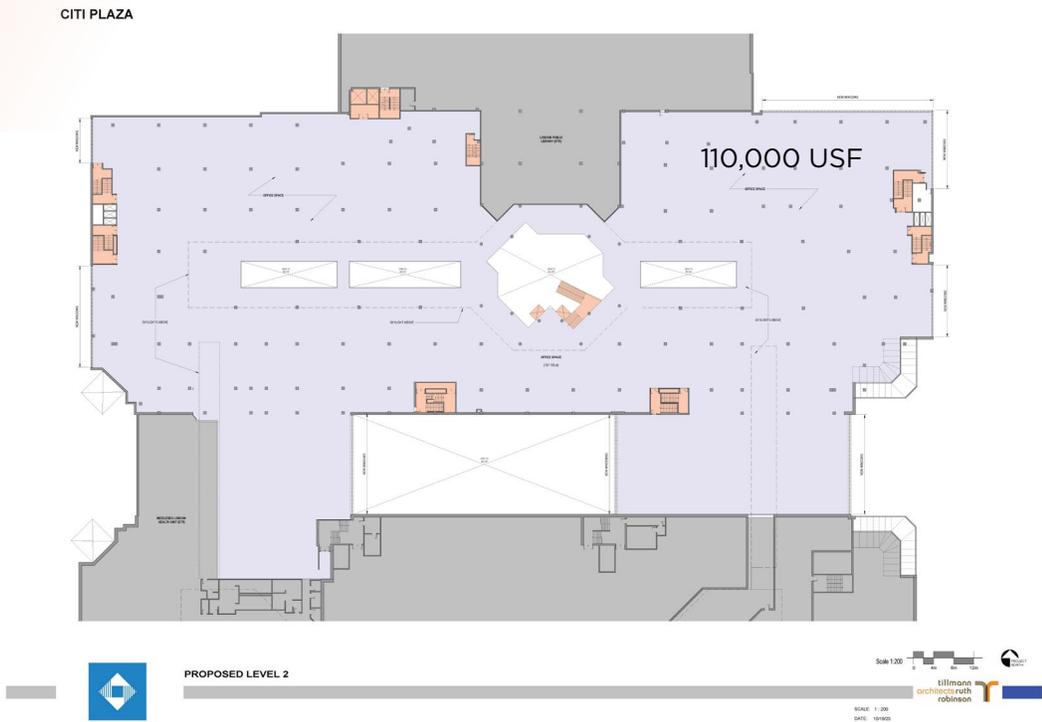
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FLOOR PLANS | 355 WELLINGTON STREET

LEVEL 1 NORTH SIDE RETAIL



LEVEL 2 OFFICE



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