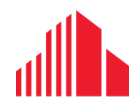




PREMIUM DOWNTOWN OFFICE SPACE | **FOR LEASE**

**345 RIDOUT STREET NORTH**

*London, ON N6A 2N8*



**CUSHMAN & WAKEFIELD**

Southwestern Ontario

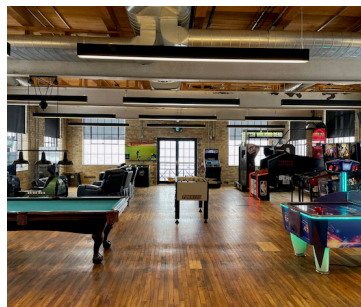
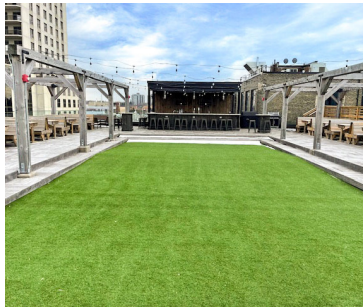


# ABOUT THE PROPERTY

Newly renovated, turn-key, brick and beam premium office spaces unlike any in the city of London

UNIT	APPROX. SQUARE FEET	NET ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
002-003	9,139 SF	\$20.00 PSF*	\$9.85 PSF**	<ul style="list-style-type: none"> <li>Lower level has 12' ceiling height with 4 private offices, 2 boardrooms and 78 adjustable workstations</li> </ul>
*\$0.50 annual escalation to net rent				
**Inclusive of building insurance, common area maintenance, property taxes and utilities				

- **Zoning: DA2** - permits a wide range of uses
- **Parking:** On-site and neighbourhood parking
  - » \$80 per month on-site
  - » \$50 per month off-site (1 block away)
- Great location in the downtown area with multiple access points, great surrounding restaurants and on-site amenities like no other
- Centrally located across from Budweiser Gardens and within walking distance to the Courthouse, Covent Garden Market
- The spaces come fully built out, to the highest standard
- Fully furnished with top of the line furniture and equipment. Use of furniture and most equipment included
- Hardwood floors and carpet tile, exposed brick and beam, glass wall enclosure of private office and boardroom areas with virtual conference capabilities and ultra fast, low latency, tier one, redundant, internet connectivity
- Building has 9 additional bookable boardrooms
- Additional perks include use of an attached Rooftop Patio, Games Room and Gym facilities



**DAVID JONGERDEN**

*Sales Representative*

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 www.cushwakeswo.com

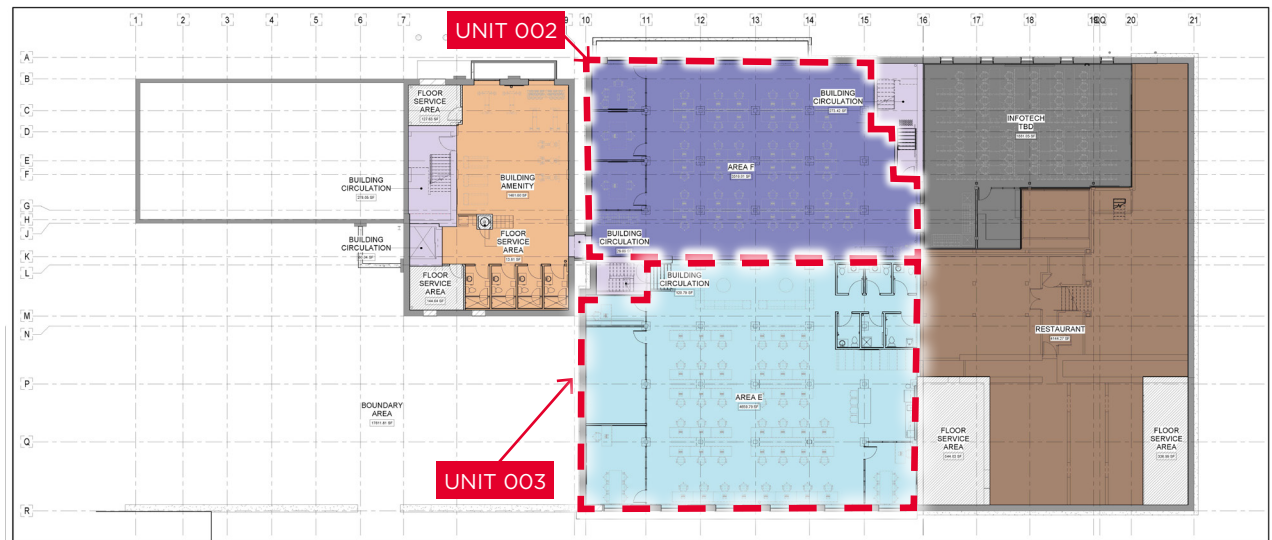
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# FLOOR PLAN



1 FIRST FLOOR PLAN  
10' x 10'



1 BASEMENT FLOOR PLAN  
10' x 10'

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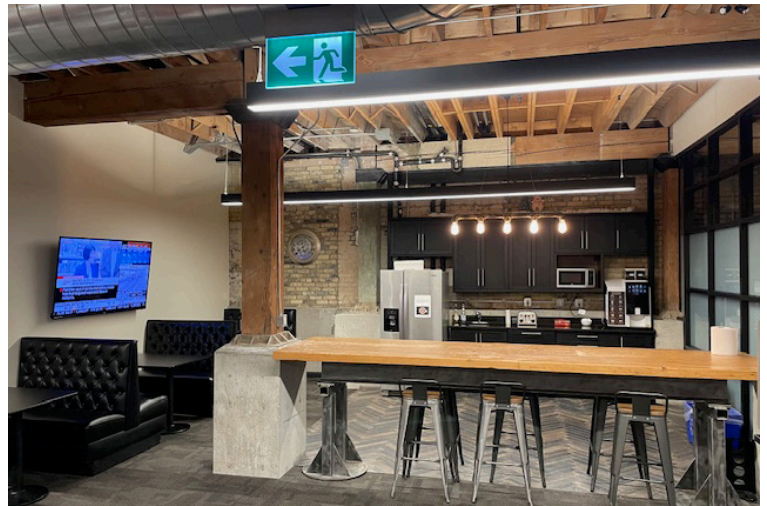
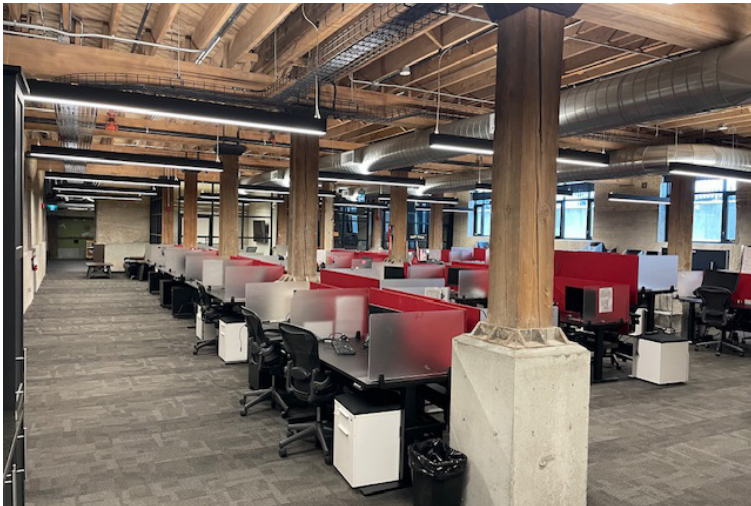
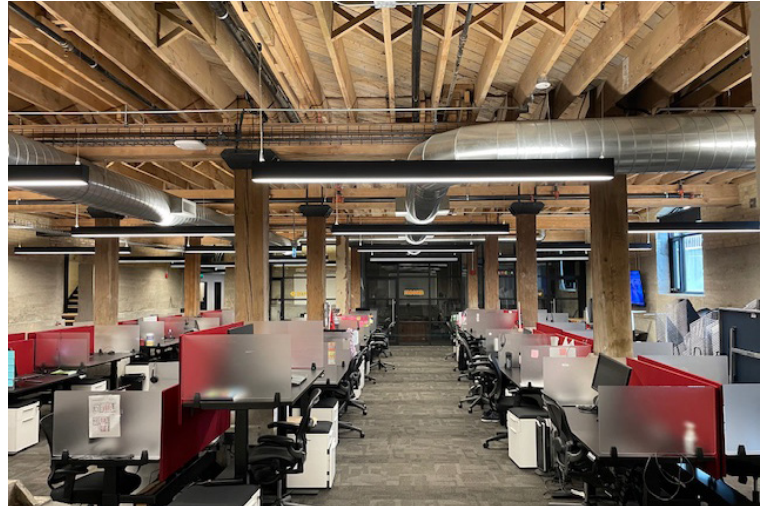
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# IMAGES

Units 002-003



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