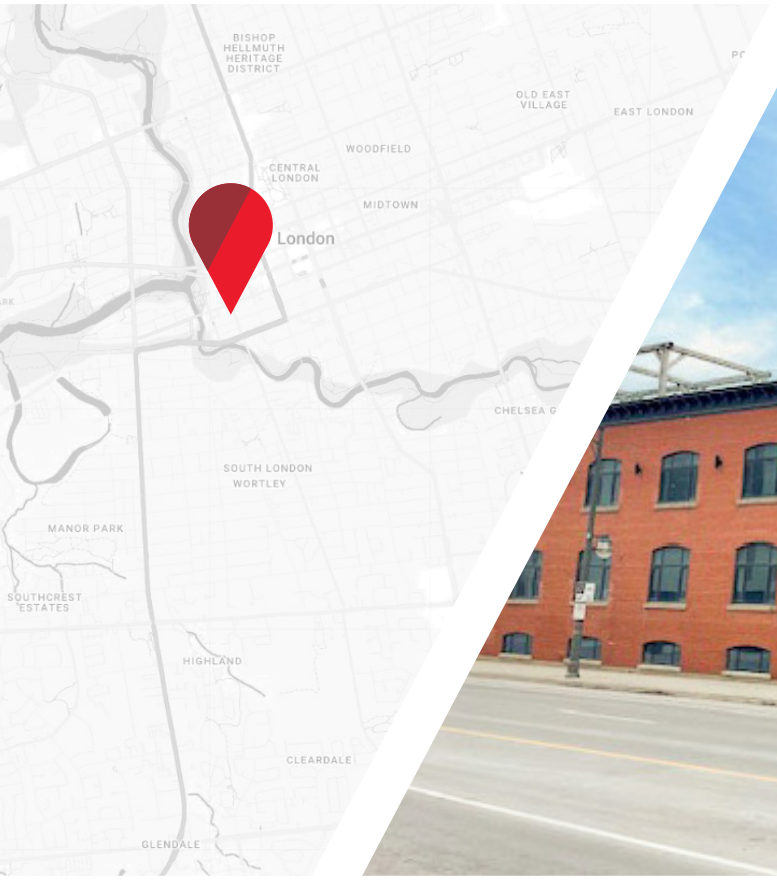
CUSHMAN & WAKEFIELD
Southwestern Ontario

FOR LEASE

345 RIDOUT STREET NORTH UNITS 002-003

London, ON



PREMIUM DOWNTOWN OFFICE SPACE AVAILABLE

ASKING RENT	ADDITIONAL RENT	AVAILABLE SPACE
$20.00 PSF NET	$9.85 PSF (Est.)	4,000 - 5,000 SF

DAVID JONGERDEN
Sales Representative
519 438 9125
david.jongerden@cushwakeswo.com

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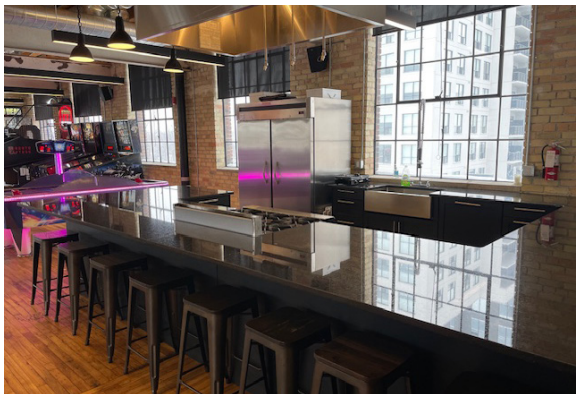
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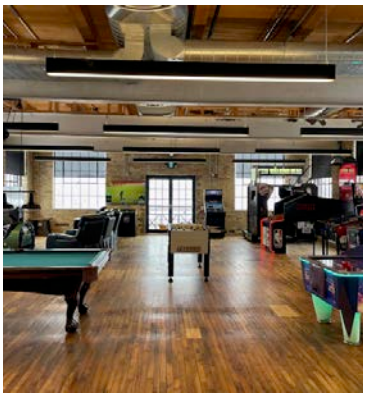
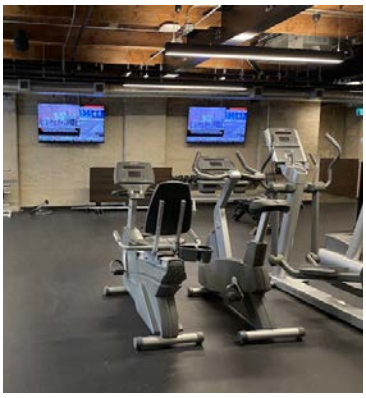
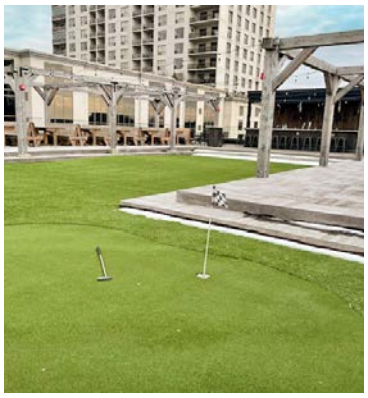
ABOUT THE PROPERTY

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

- **$0.50 annual escalation to net rent**
- **Additional rent is 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)
- Lower level has 12' ceiling height with 4 private offices, 2 boardrooms and 78 adjustable workstations
- 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
- Additional perks include use of an attached Rooftop Patio, Games Room and Gym facilities
- 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
- 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





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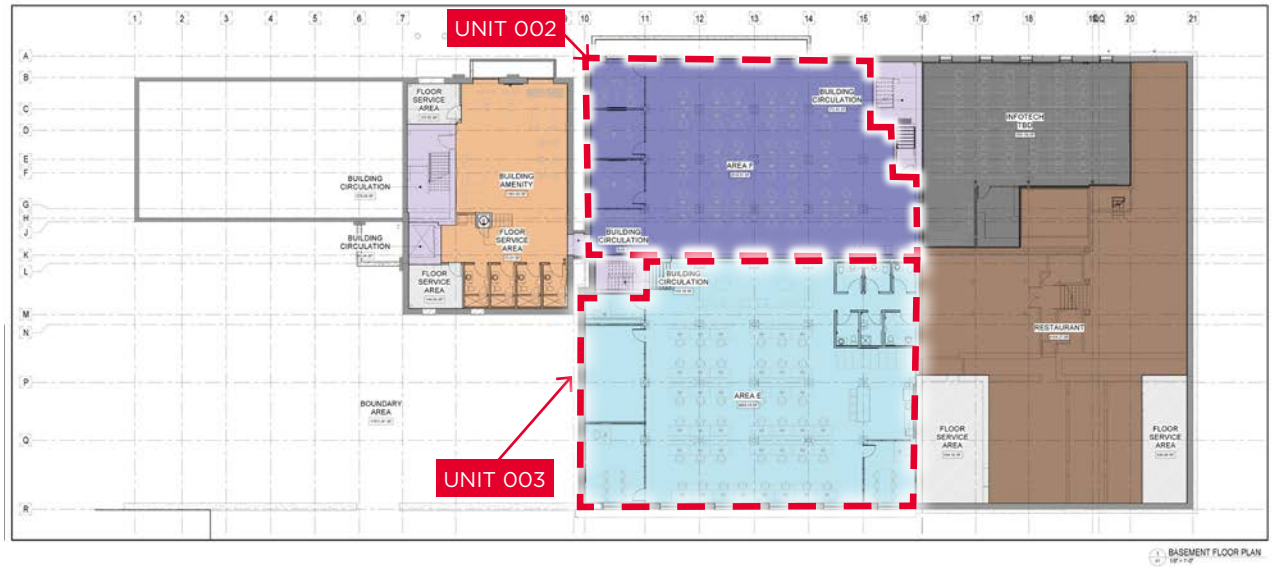
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FLOOR PLAN





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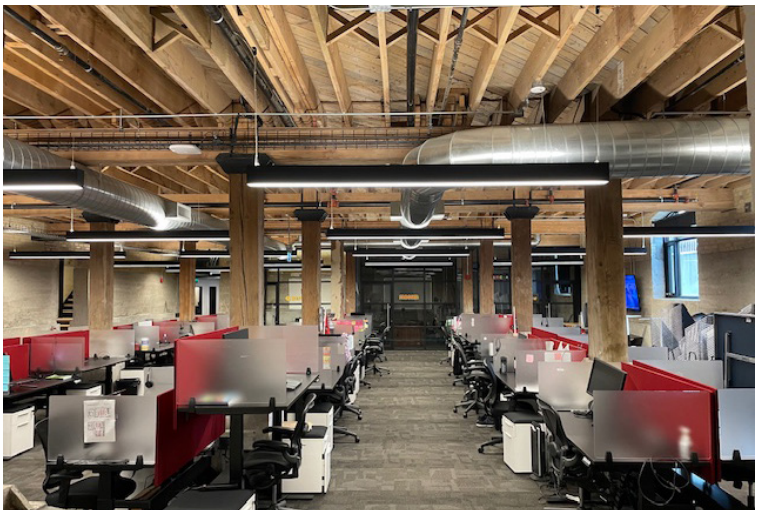
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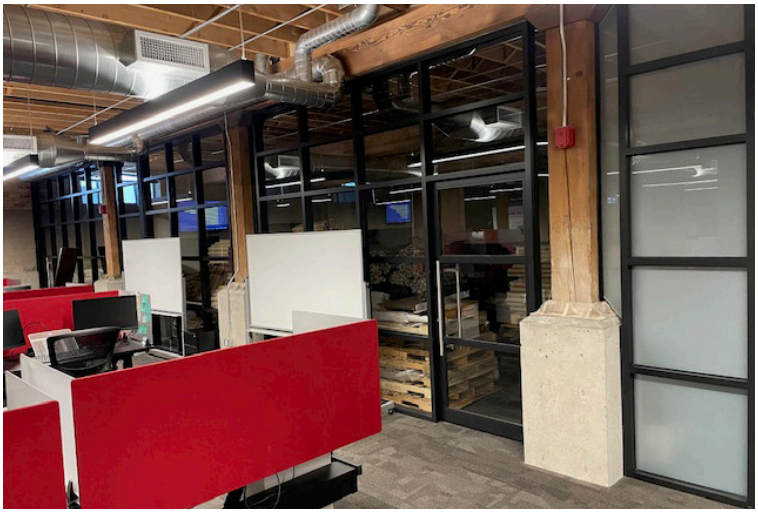
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IMAGES

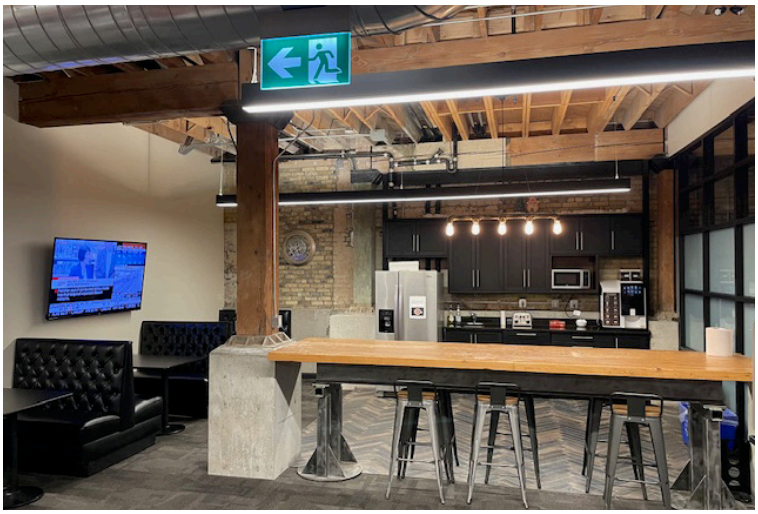












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