

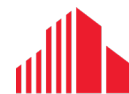


FOR LEASE

PRIME DOWNTOWN OFFICE/WAREHOUSE/STORAGE BUILDING

**180 SIMCOE
STREET**

London, ON



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ABOUT THE PROPERTY

Prime downtown commercial/office building with rear storage/warehouse units available for lease

- **Zoning:** RO1
- Former Labatts offices
- Excellent for professional office/medical/clinics, tech companies etc.
- Landlord completely renovated and updated the interior of the building
- Alarm/security system is in place

OFFICE UNITS				
UNIT	AVAILABLE SPACE	ASKING RENT	ADD'L, RENT	ADD'L, COMMENTS
MAIN FLOOR	Approx. 1,742 SF	\$12.00 PSF Net	\$6.75 PSF (Est.)*	\$2,721 per month + HST
*Inclusive of Net rent, TMI, utilities, garbage, security alarm and janitorial				

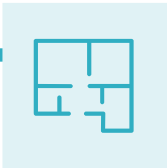
UNIT	AVAILABLE SPACE	ASKING RENT
<i>Leased</i> LOWER LEVEL	Approx. 1,742 SF	\$1,996 per month + HST*
*Inclusive of Net rent, TMI, utilities, garbage, security alarm and janitorial and more		

WAREHOUSE/STORAGE UNITS			
UNIT	AVAILABLE SPACE	ASKING RENT	ADD'L, COMMENTS
A	446 SF	\$1,100 per month + HST	Grade loading door
B	731 SF	\$1,460 per month + HST	Grade loading doors
<i>Leased</i> C	848 SF	\$1,825 per month + HST	Grade loading doors



AMPLE PARKING ONSITE

Available on-site
for free



OPEN CONCEPT LAYOUT

Allowing a collaborative,
versatile space



PRIME LOCATION

In close proximity to
Richmond Row

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD

SOUTHWESTERN ONTARIO

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

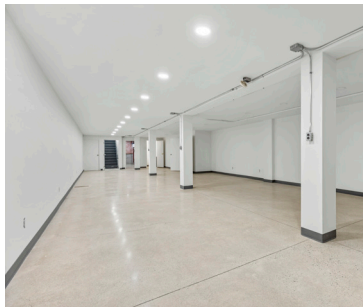
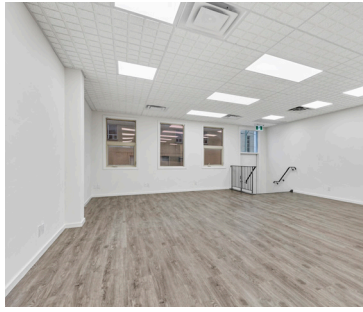
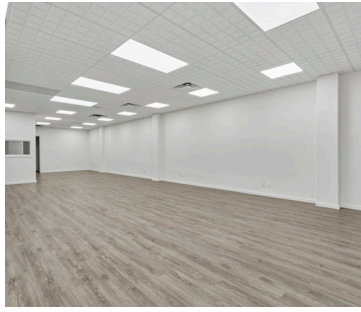
www.cushwakeswo.com

CUSHMAN & WAKEFIELD

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PROPERTY IMAGES



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