

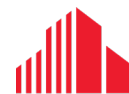


**FOR LEASE**

**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				

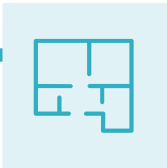
UNIT	AVAILABLE SPACE	ASKING RENT
LOWER LEVEL	Approx. 1,742 SF	\$1,996 per month + HST*
*Inclusive of Net rent, TMI, utilities, garbage, security alarm and janitorial and more		

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
<div>Leased</div> 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

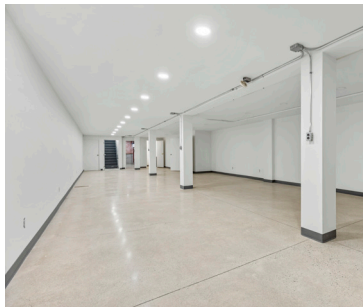
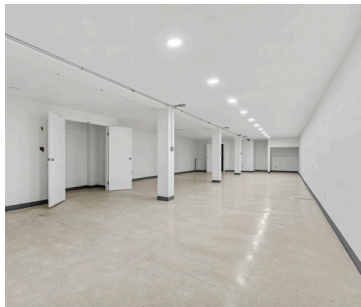
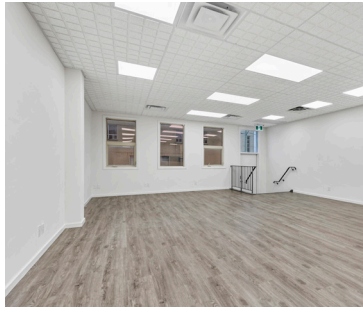
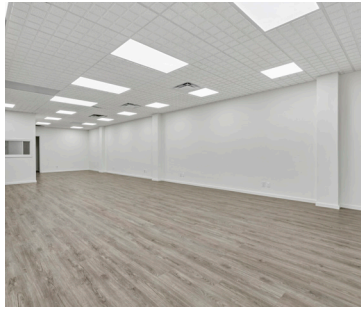
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# PROPERTY IMAGES



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