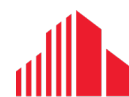




PROFESSIONAL OFFICE SPACE | FOR LEASE

91 DUNDAS STREET

London, ON N6A 5B6



**CUSHMAN &
WAKEFIELD**

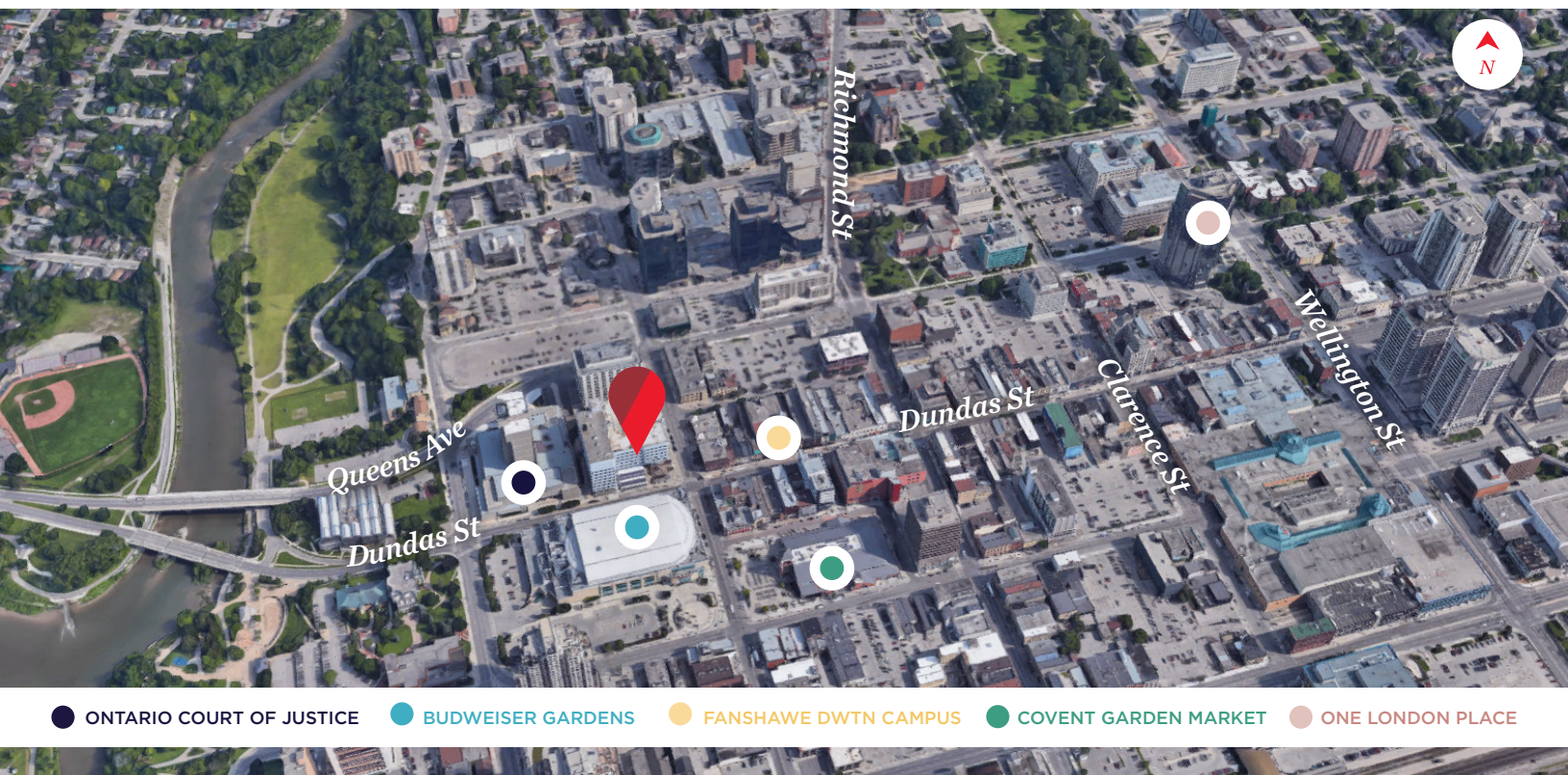
Southwestern Ontario

ABOUT THE PROPERTY

Prime Downtown London professional office space for lease in a modern class A office building

AVAILABLE SPACE	APPROX. SQUARE FEET	ASKING RENT	ADDITIONAL RENT
3 rd Floor	37,334 SF	\$12.00 PSF Net	\$11.75 PSF (Est.)*
4 th Floor	44,951 SF	\$12.00 PSF Net	\$11.75 PSF (Est.)*
6 th Floor	6,574 SF	\$12.00 PSF Net	\$11.75 PSF (Est.)*
Mezz	30,000 SF	\$12.00 PSF Net	\$11.75 PSF (Est.)*
*Inclusive of building insurance, common area maintenance and property taxes			

- **Zoning:** DA2
- **Parking:** On-site underground available
» 1 per 1,000 SF
- Leasing incentives available
- Excellent Signage potential
- 24 hour on-site security
- Across from Budweiser Gardens
- A unique facade with all modern infrastructure
- Down the street from Fanshawe Downtown Campus, Covent Garden Market and several new high rise residential developments
- Located at the corner of Dundas Street and Talbot Street beside the Ontario Court of Justice and Richard Pierpoint Federal Building
- In close proximity to all downtown amenities and the newly updated streetscape along Dundas Street



● ONTARIO COURT OF JUSTICE ● BUDWEISER GARDENS ● FANSHAWE DWTN CAMPUS ● COVENT GARDEN MARKET ● ONE LONDON PLACE

TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

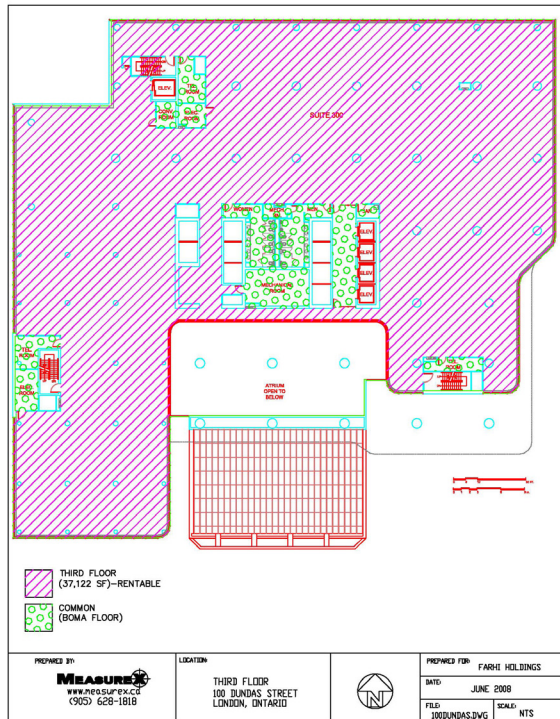
CUSHMAN & WAKEFIELD
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Southwestern Ontario

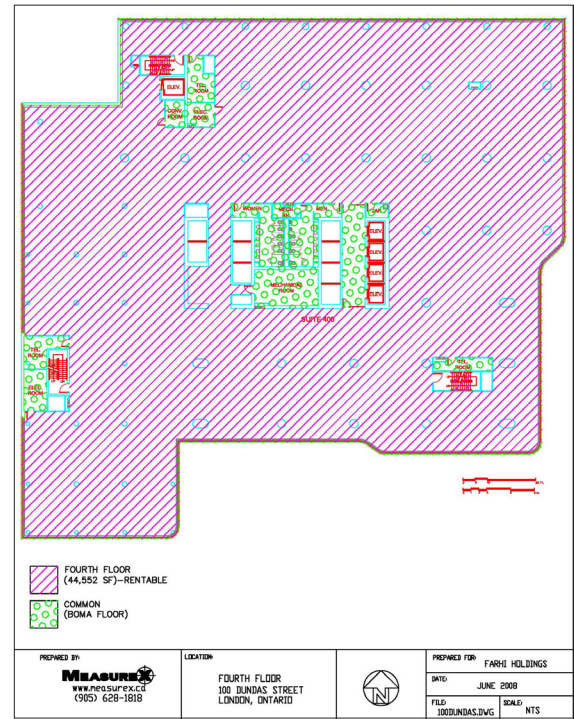
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FLOOR PLANS

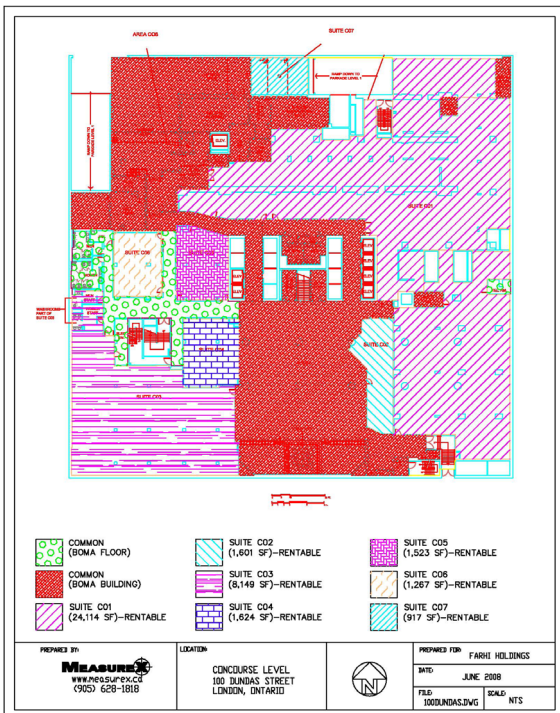
THIRD FLOOR



FOURTH FLOOR



MEZZANINE



TYLER DESJARDINE

Sales Representative

519 438 5403

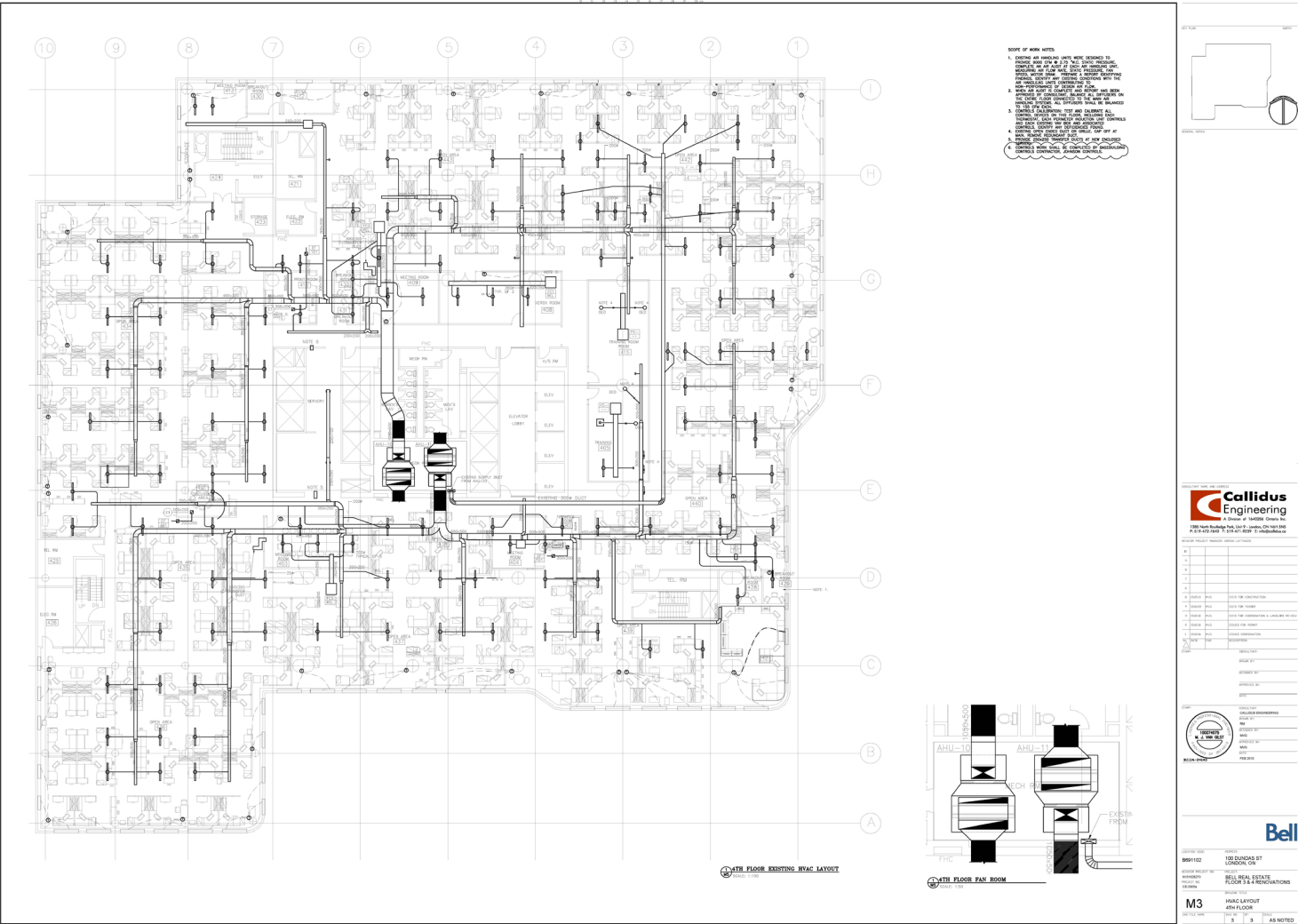
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RECENT BELL RENOVATIONS



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