



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR LEASE**  
**252 PALL MALL STREET UNIT 302**

*London, ON*



## DOWNTOWN PROFESSIONAL OFFICE BUILDING

### ASKING RENT

**\$14.00**  
PSF NET

### ADDITIONAL RENT

**\$14.08 PSF**  
(PROJECTED 2025)

### AVAILABLE SPACE

**6,549**  
SF

#### DAVID JONGERDEN

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#### TYLER DESJARDINE

*Sales Representative*  
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#### CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO

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London, Ontario N6G 5G6

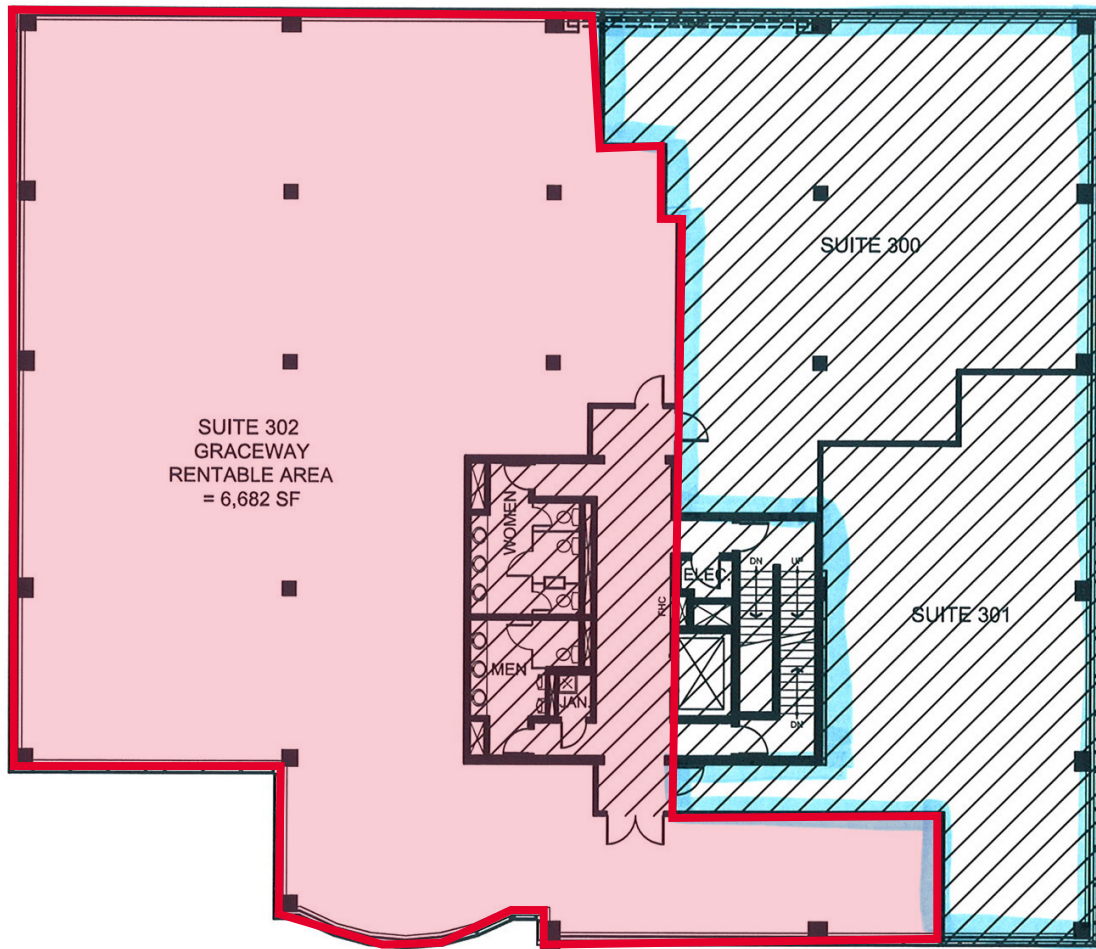
[www.cushwakeswo.com](http://www.cushwakeswo.com)

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# ABOUT THE PROPERTY

Downtown professional office building, located on Pall Mall Street between Richmond and Waterloo Street.

- **Additional rent is inclusive of utilities and in-suite janitorial**
- **Zoning: OF1, H24** - permits general office uses as well as medical/dental offices
- **Parking:** Available on-site above ground and underground
- Unit consists of a mix of private office, open concept and boardroom
- Attractive 4-storey office building
- Landlord will provide a Tenant Improvement Allowance to qualified tenants
- Multiple buildings on site with many sizes and configurations
- Close to Richmond Row, Station Park Inn, Tim Hortons and a variety of downtown restaurants and amenities



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