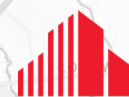




FOR LEASE | DOWNTOWN PROFESSIONAL OFFICE BUILDING

**252
PALL
MALL
STREET**

London, ON



**CUSHMAN &
WAKEFIELD**

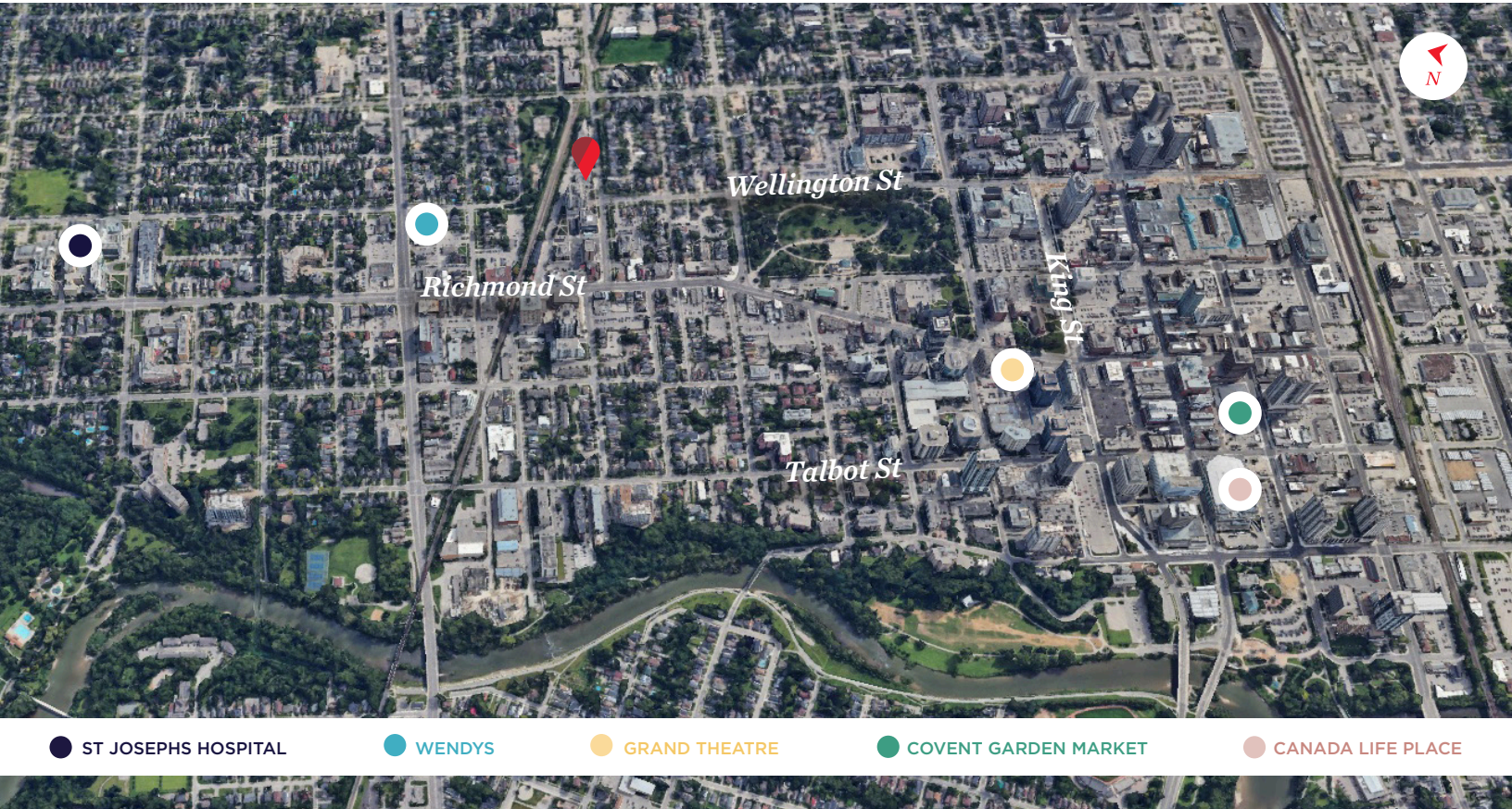
Southwestern Ontario

ABOUT THE PROPERTY

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

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
104	916 SF	\$14.00 PSF Net	\$14.08 (Projected 2025)*
302	6,549 SF	\$14.00 PSF Net	\$14.08 (Projected 2025)*
*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



ST JOSEPHS HOSPITAL

WENDY'S

GRAND THEATRE

COVENT GARDEN MARKET

CANADA LIFE PLACE

DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@cushwakeswo.com

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



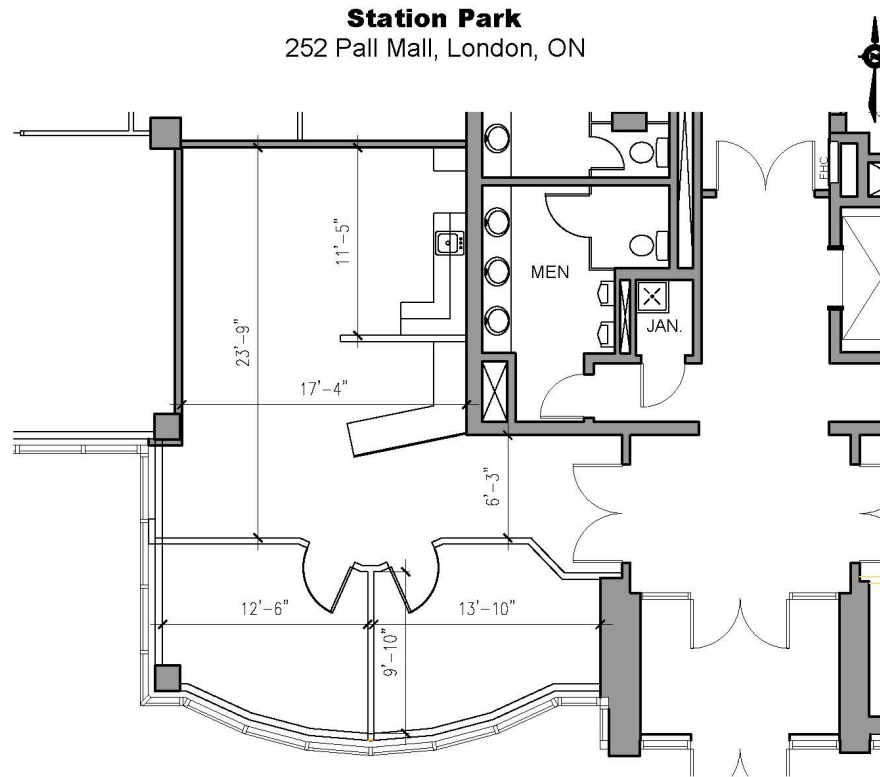
CUSHMAN &
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Southwestern Ontario

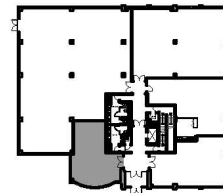
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FLOOR PLAN

UNIT 104



ALL DIMENSIONS ARE APPROXIMATE
AND TO BE CONFIRMED ON SITE



Key Plan

916 Sq. Ft. Rentable
826 Sq. Ft. Useable

Suite 104

Scale: 1/8" = 1'-0"

Date: Jan. 2025

Glen CORR
Management INC



(519) 432-1888

Plan by www.DIMENSIONS-ca.com

DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@cushwakeswo.com

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

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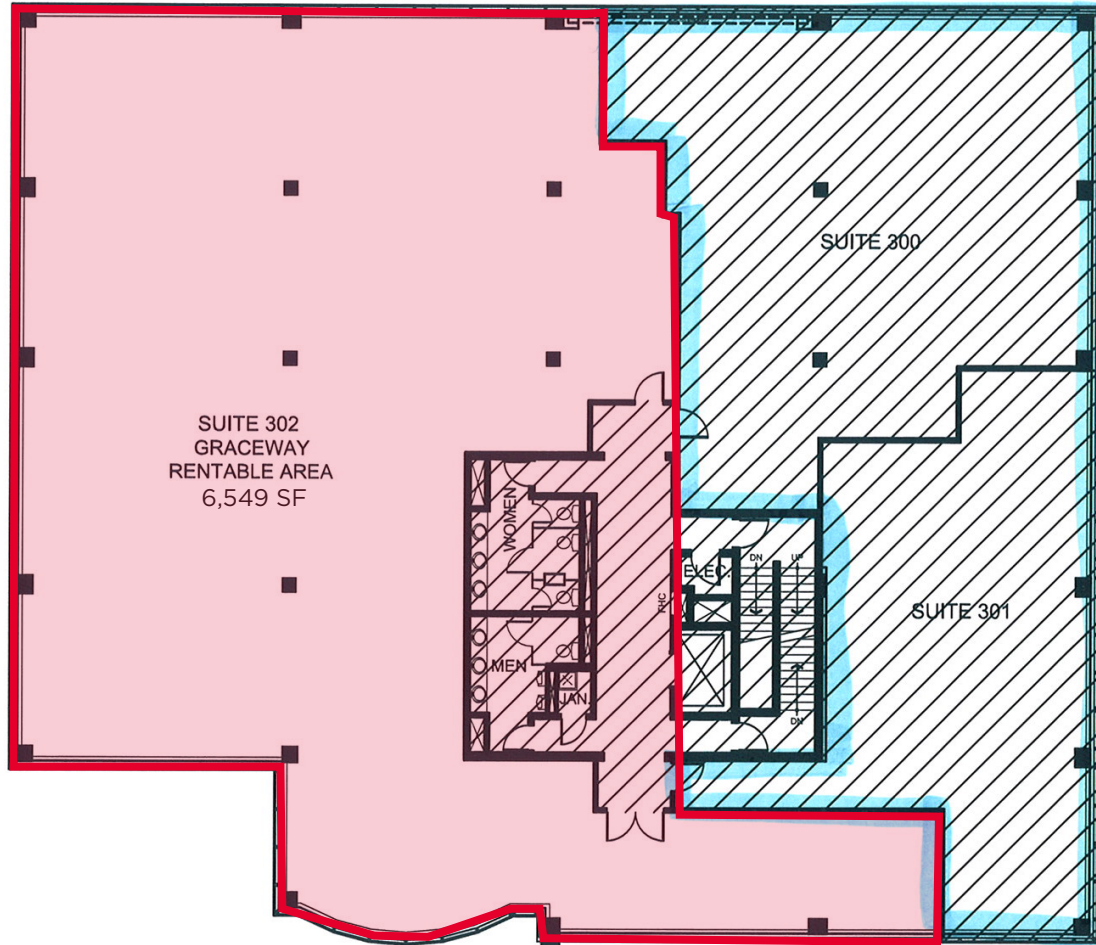
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FLOOR PLAN

UNIT 302

252 PALL MALL, LONDON, ONTARIO

3RD FLOOR



DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@cushwakeswo.com

TYLER DESJARDINE

Sales Representative

519 438 5403

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