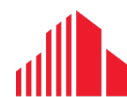




FOR LEASE
DOWNTOWN PROFESSIONAL OFFICE BUILDING

252
PALL
MALL
STREET
London, ON N6A 5P6



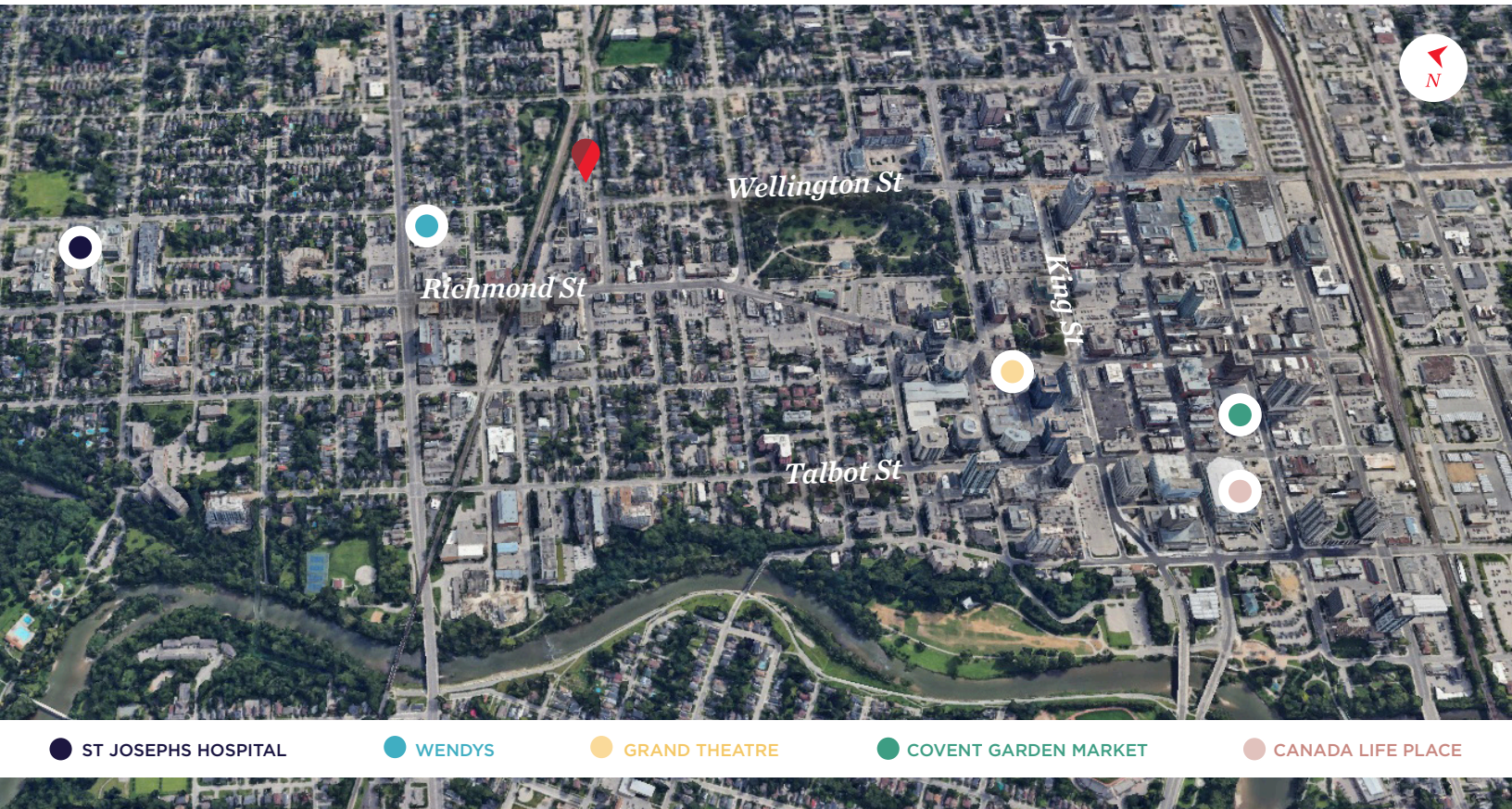
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Southwestern Ontario

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 2024)*
202	1042 SF	\$14.00 PSF Net	\$14.08 (Projected 2024)*
302	6,549 SF	\$14.00 PSF Net	\$14.08 (Projected 2024)*
*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

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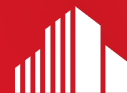
TYLER DESJARDINE

Sales Representative

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London, Ontario N6G 5C6
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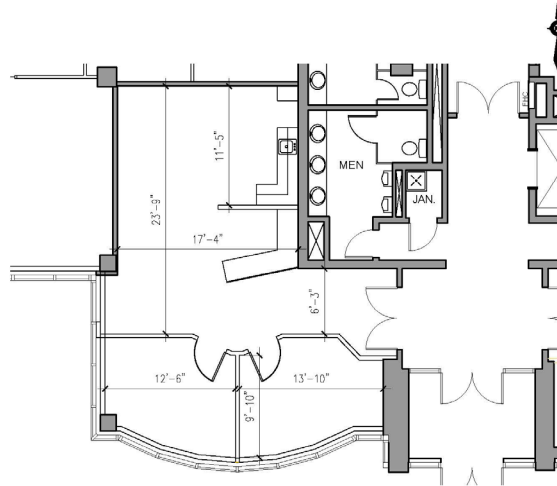
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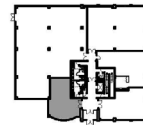
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FLOOR PLANS

UNIT 104

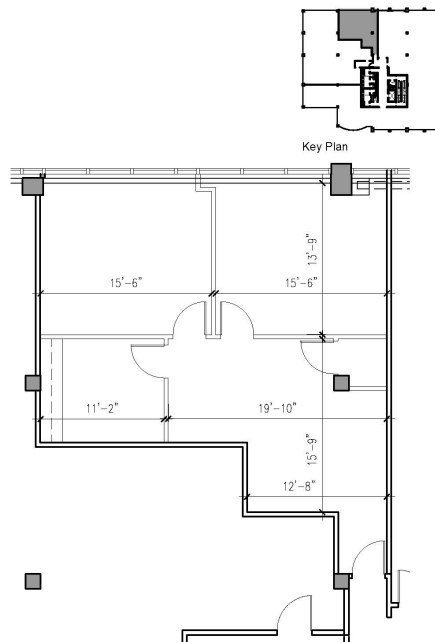


ALL DIMENSIONS ARE APPROXIMATE
AND TO BE CONFIRMED ON SITE



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

UNIT 202



Key Plan

1,042 Sq. Ft. Rentable
903 Sq. Ft. Useable

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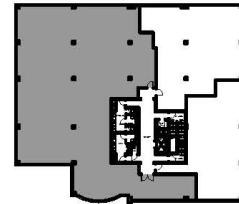


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UNIT 302



Key Plan

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