



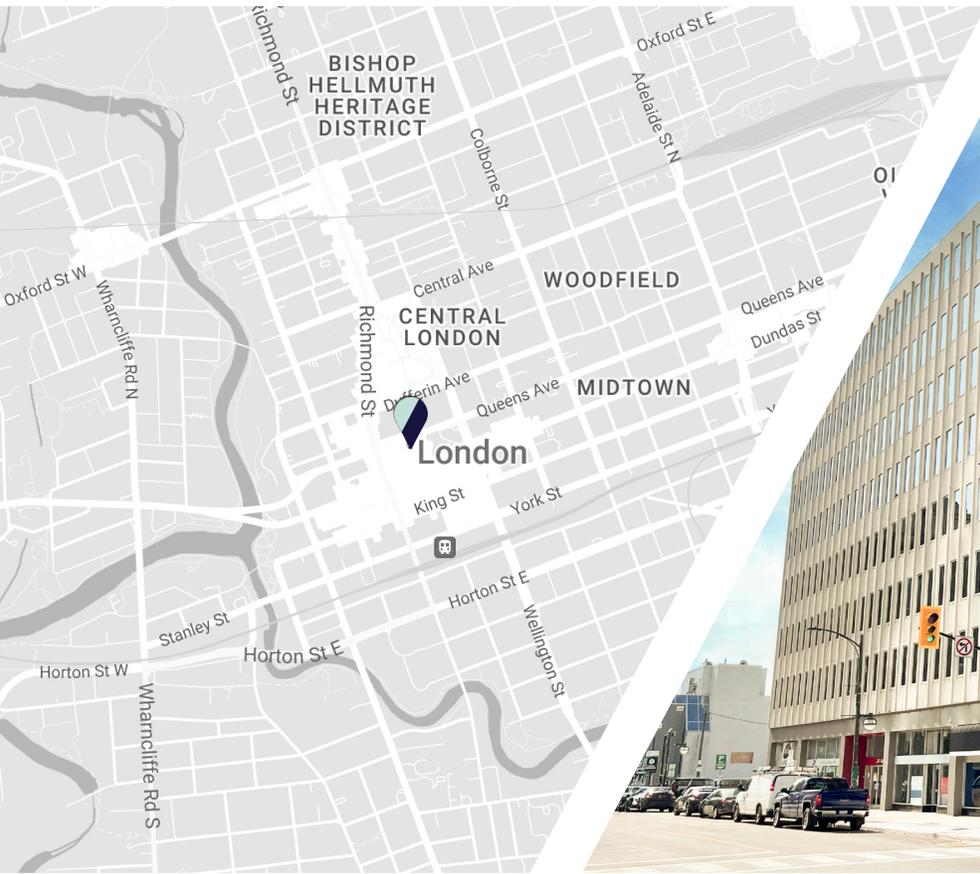
**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

201 QUEENS AVENUE

London, ON



VERSATILE RETAIL/OFFICE SPACES IN DOWNTOWN LONDON

ASKING RENT

\$17.95 PSF NET

ADDITIONAL RENT

\$9.75 PSF (EST.)

ZONING

DA

TYLER DESJARDINE

Sales Representative

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CUSHMAN & WAKEFIELD
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ABOUT THE PROPERTY

Prime office/retail spaces available for lease at the corner of Queens Avenue and Clarence Street in downtown London. This modern, professionally owned and managed multi-storey building is ideally located just one block from Victoria Park in an attractive urban setting.

- **Additional rent inclusive of utilities**
- **Zoning:** Downtown Area (DA) - permits a wide range of uses
- **Signage:** Possibility of signature signage on the north, south, east and west walls
- Parking available
- Located on a bus route and is in close proximity to numerous restaurants, eateries shops and stores
- Offers up to date communications infrastructure

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
101	2,609 SF	\$17.95 PSF Net	\$9.75 PSF (Est.)*	<ul style="list-style-type: none"> • Currently the space is split into two separate units • Main level retail/office space
101A	1,633 SF	\$17.95 PSF Net	\$9.75 PSF (Est.)*	<ul style="list-style-type: none"> • Main level retail/office space
101B	976 SF	\$17.95 PSF Net	\$9.75 PSF (Est.)*	<ul style="list-style-type: none"> • Main level retail/office space



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