



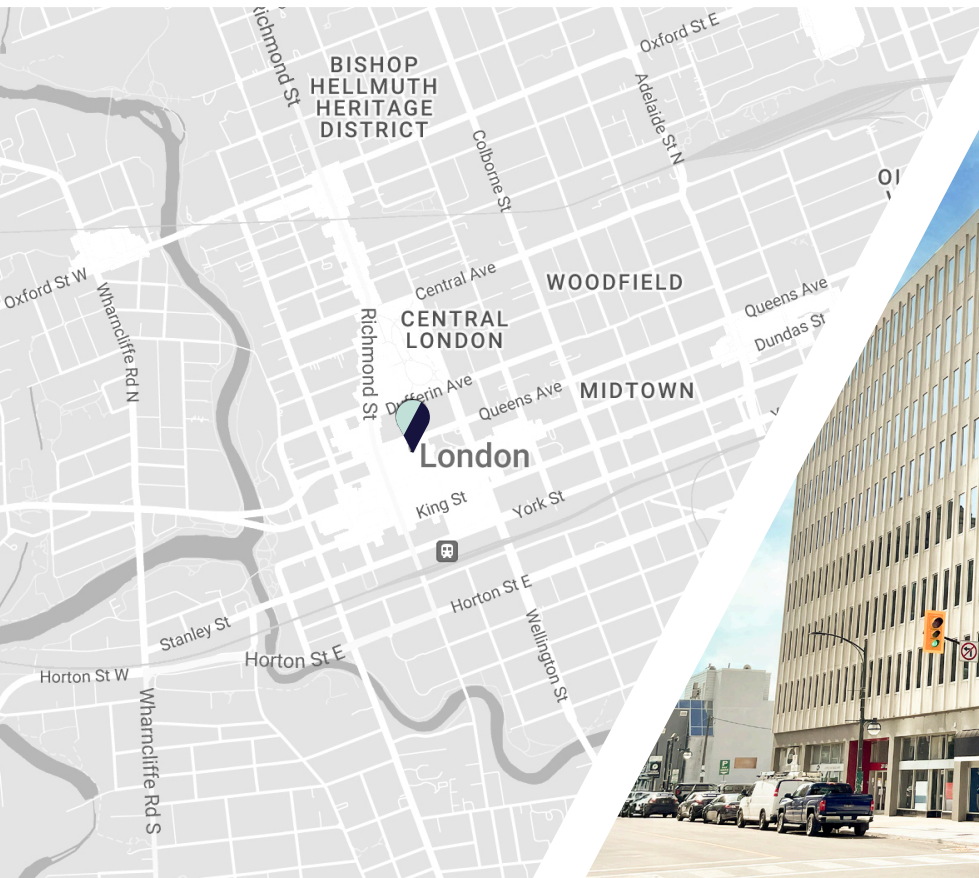
**CUSHMAN &  
WAKEFIELD**

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



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