



## PRIME RETAIL/OFFICE BUILDING IN DOWNTOWN LONDON

### ASKING RENT

\$10.00-\$14.00  
PSF NET

### ADDITIONAL RENT

\$5.50  
PSF (EST.)

### ZONING

DA1(6)

#### TYLER DESJARDINE

*Sales Representative*  
519 438 5403  
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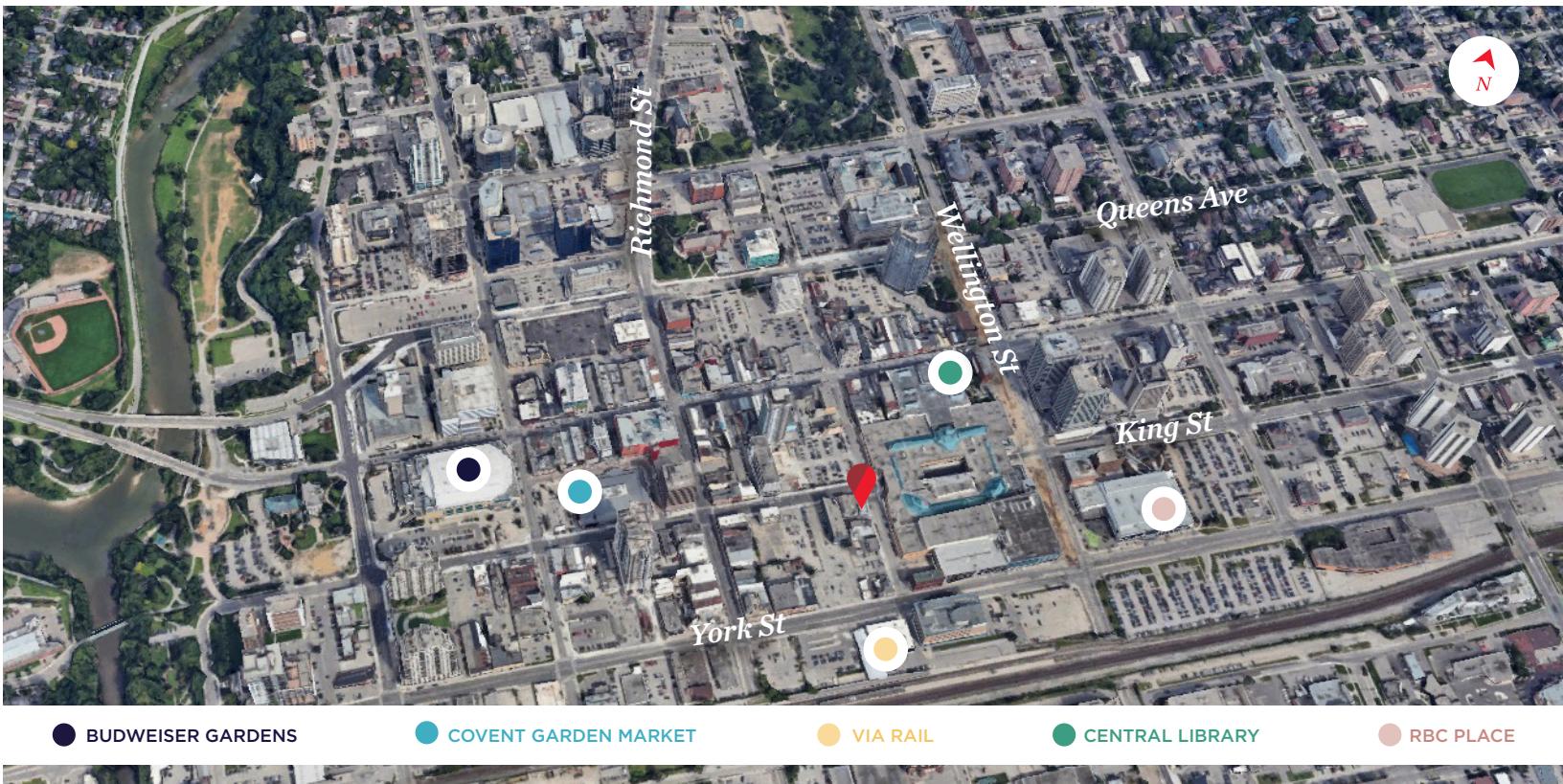
**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

# ABOUT THE PROPERTY

Prime retail/office/commercial building for lease in downtown London. Recently renovated on the inside and outside facade upgrade.

- Additional rent inclusive of property taxes, building insurance and admin
- Lower Level: Approx. 810 SF
- **Zoning:** DA1(6) - permits a wide range of uses: Retail, convenience stores, clinics, medical/dental offices, commercial recreation, supermarkets, bake shops, offices, place of worship, day care centres, art galleries, assembly halls, laboratories, private clubs, restaurants, repair and rental establishments, theatres, taverns, studios, schools, etc.
- Building has lots of windows and natural light
- Previously occupied by Hakim Optical and Mi Casa Furniture store
- The tenant shall pay their own separately metered utilities
- Located directly on the corner of King Street and Clarence Street. Directly across from City Plaza, just down the street from Bud Gardens and Covent Garden Market and several other downtown amenities
- Building is also available for sale

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
Main Floor	Approx. 2,400 SF	\$14.00 PSF Net	\$5.50 PSF (Est.)*
2 <sup>nd</sup> Floor	Approx. 2,400 SF	\$10.00 PSF Net	\$5.50 PSF (Est.)*
Entire Building	Approx. 5,610 SF	\$12.00 PSF Net	\$5.50 PSF (Est.)*



● BUDWEISER GARDENS

● COVENT GARDEN MARKET

● VIA RAIL

● CENTRAL LIBRARY

● RBC PLACE

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# PROPERTY IMAGES



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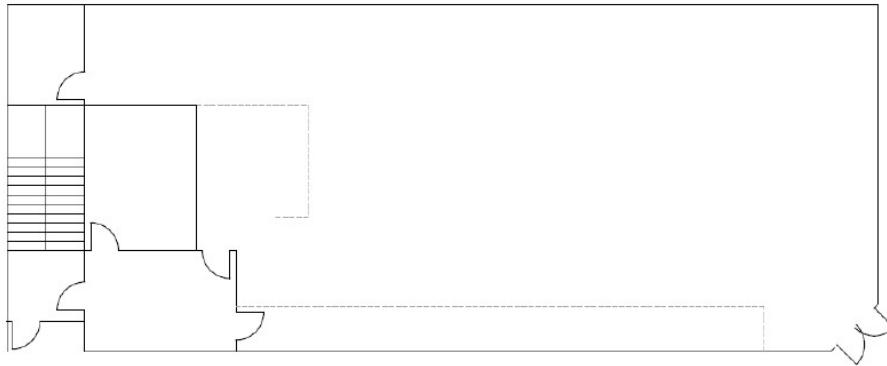
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# FLOOR PLAN

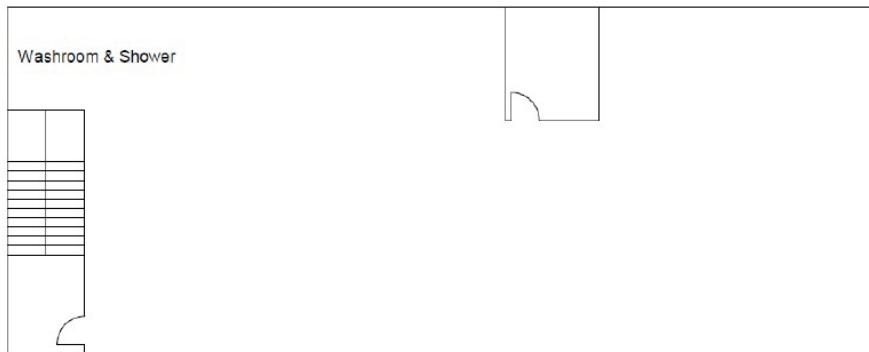


**5,610 SQ. FT. BUILDING**

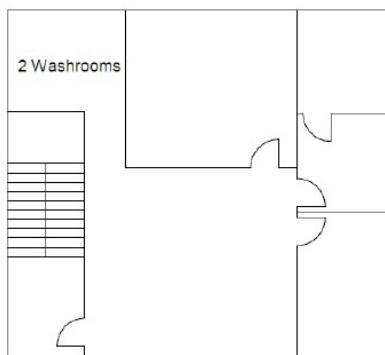
Main Level - Approx. 2,400 SF



Second Level - Approx. 2,400 SF



Lower Level - Approx. 810 SF



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