

**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR LEASE**

**252 PALL MALL STREET**

*London, ON*



## DOWNTOWN PROFESSIONAL OFFICE BUILDING

### ASKING RENT

**\$14.00**  
PSF NET

### ADDITIONAL RENT

**\$14.08 - \$15.80**  
PSF

### AVAILABLE SPACE

**6,549 SF**  
TO BE DEMISED

#### DAVID JONGERDEN

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#### 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)

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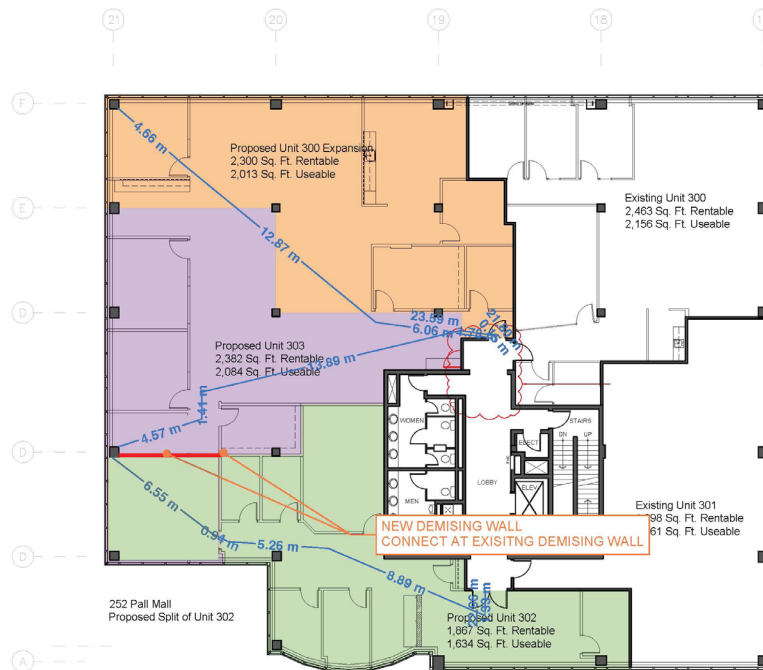
# ABOUT THE PROPERTY

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

- **Additional rent is 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
- **Attractive 3-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

| UNIT | AVAILABLE SPACE | ASKING RENT     | ADDITIONAL RENT    | ADDITIONAL COMMENTS   |
|------|-----------------|-----------------|--------------------|---|
| 302  | 6,549 SF        | \$14.00 PSF Net | \$14.08 PSF (2025) | • Unit consists of a mix of private office, open concept and boardroom                                |
| 302A | 1,867 SF        | \$14.00 PSF Net | \$15.80 PSF (2026) | • 5 private offices and boardroom   |
| 302B | 2,300 SF        | \$14.00 PSF Net | \$15.80 PSF (2026) | • Various size options available (2,000-3,000 SF) with already built private offices and open concept |
| 302C | 4,682 SF        | \$14.00 PSF Net | \$15.80 PSF (2026) | • 7 private offices, kitchen, storage and open concept offices  |

## FLOOR PLAN - THIRD FLOOR



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