



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

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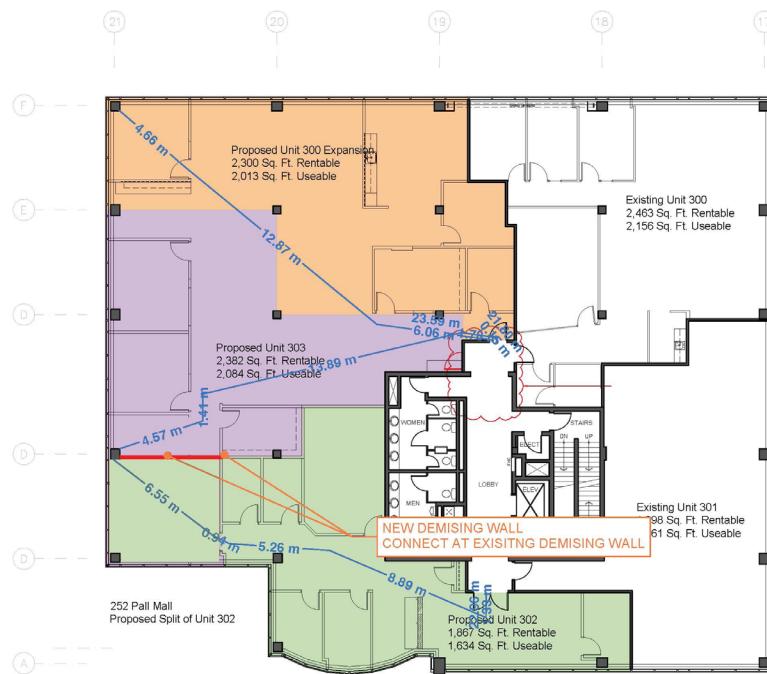
# ABOUT THE PROPERTY

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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