

FOR LEASE

DOWNTOWN COMMERCIAL SPACE AVAILABLE IN AN ATTRACTIVE SETTING

201

QUEENS AVENUE

London, Ontario

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CUSHMAN & WAKEFIELD
Southwestern Ontario



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- Main floor/ground level space
- Zoned Downtown Area (D2)
- Parking is available
- Additional rent includes utilities

UNIT 101B	
AVAILABLE AREA	976 SF
LEASE RATE	$17.95 PSF Net
T.M.I.	$9.75 PSF (est.)

UNIT 102	
AVAILABLE AREA	4,588 SF
LEASE RATE	$15.95 PSF Net
T.M.I.	$9.75 PSF (est.)

PROPERTY FEATURES

- Nicely finished end cap unit with plenty of natural light.
- Bus stop located just steps from the building.
- Numerous restaurants, shops, and amenities within walking distance.
- Located on the corner of Queens & Clarence, one block from Victoria Park.
- Excellent sign opportunities on north, south, east, and west walls.

PROPERTY PHOTOS

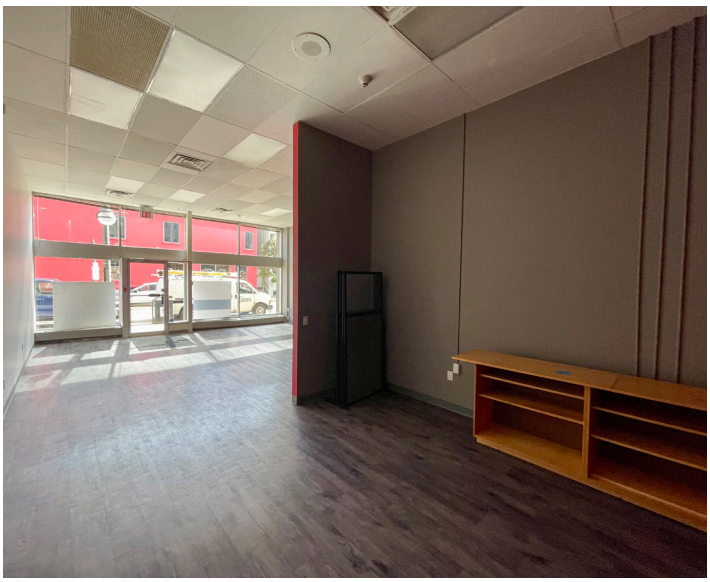




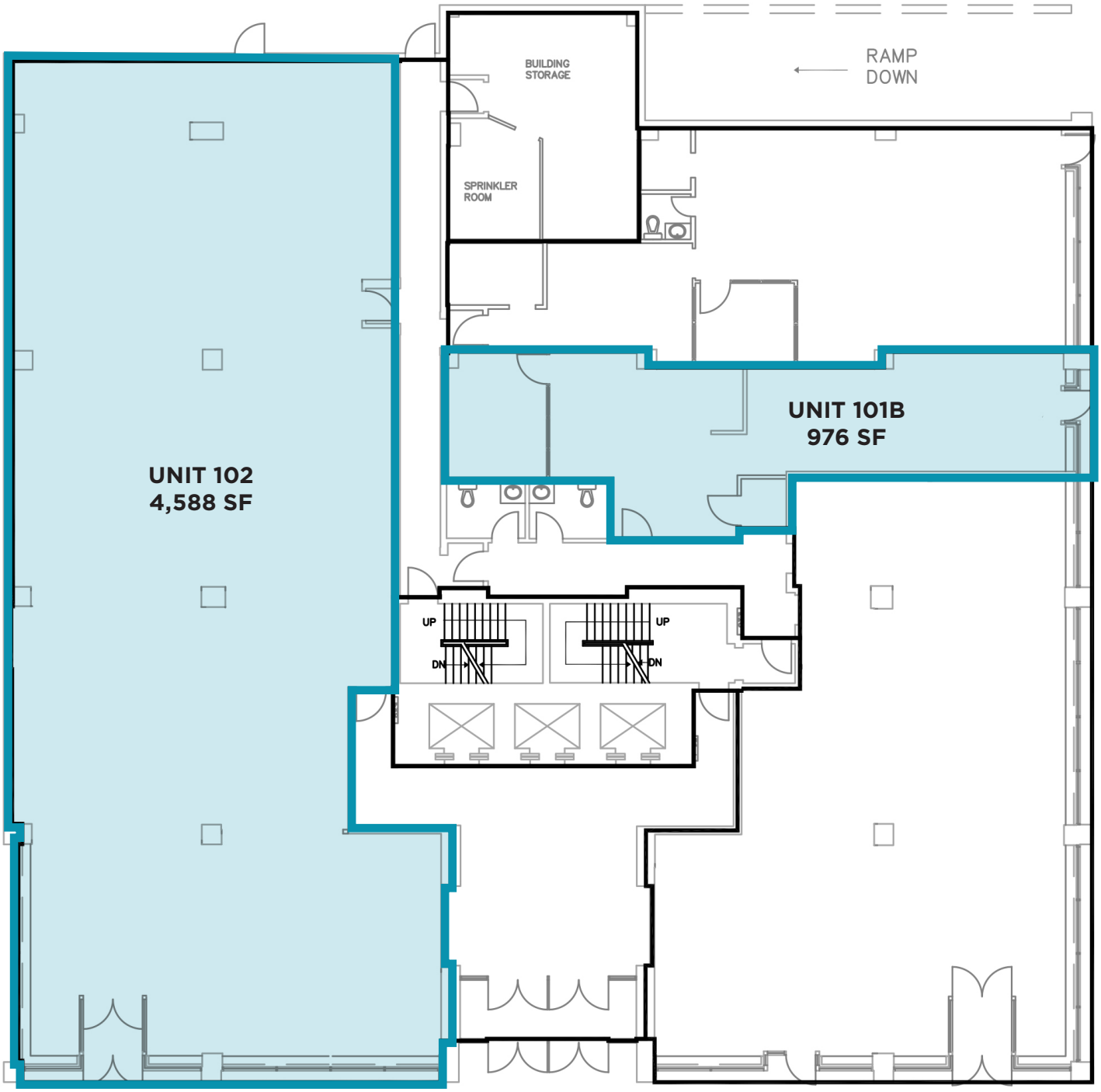


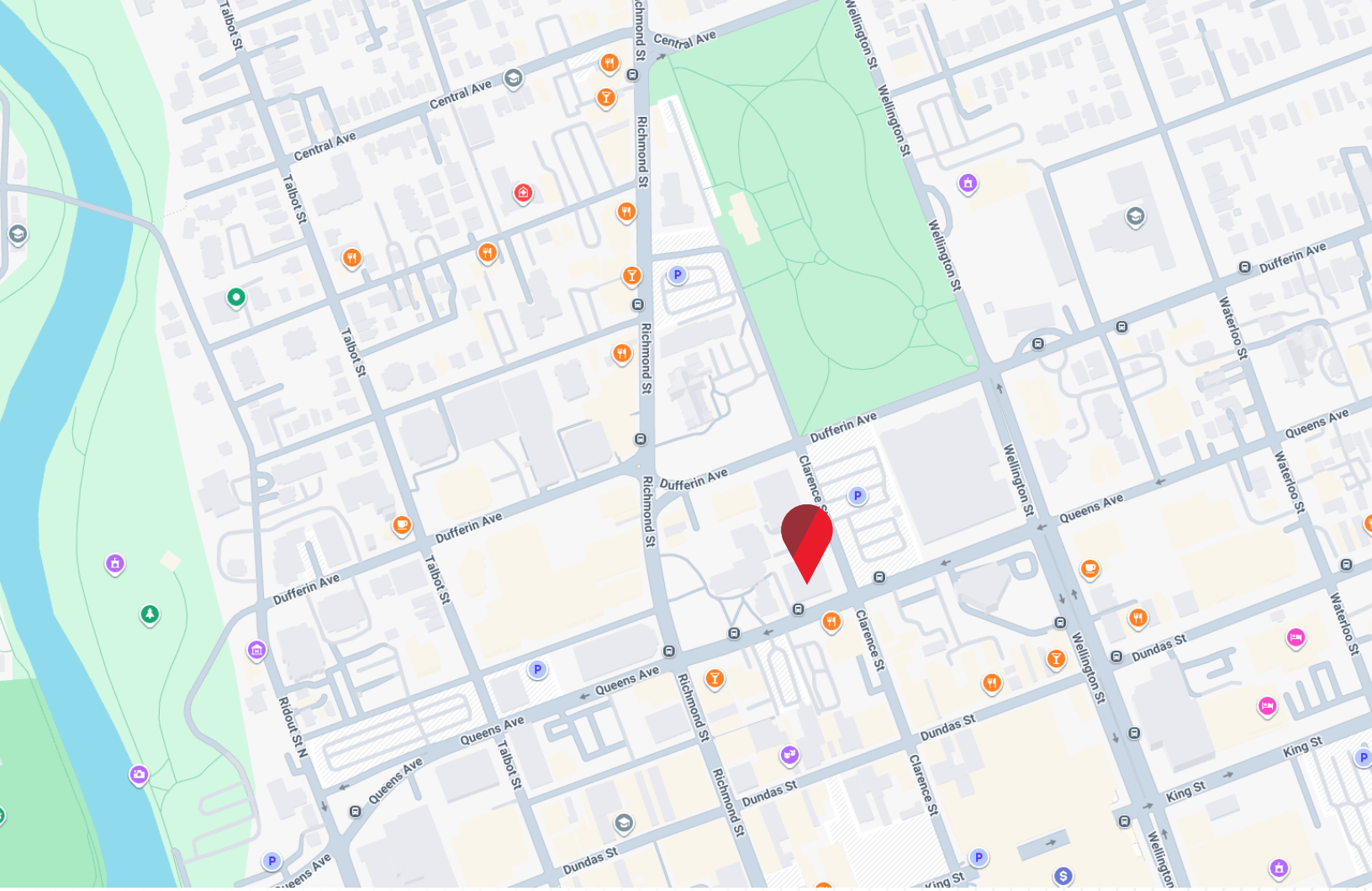






FLOOR PLAN


BUILDING STORAGE
RAMP DOWN
SPRINKLER ROOM
UNIT 101B
976 SF
UNIT 102
4,588 SF
UP
DN
UP
DN



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