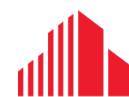




FOR LEASE
DOWNTOWN PROFESSIONAL OFFICE BUILDING

252
PALL MALL STREET
UNIT 302

London, ON N6A 5P6



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

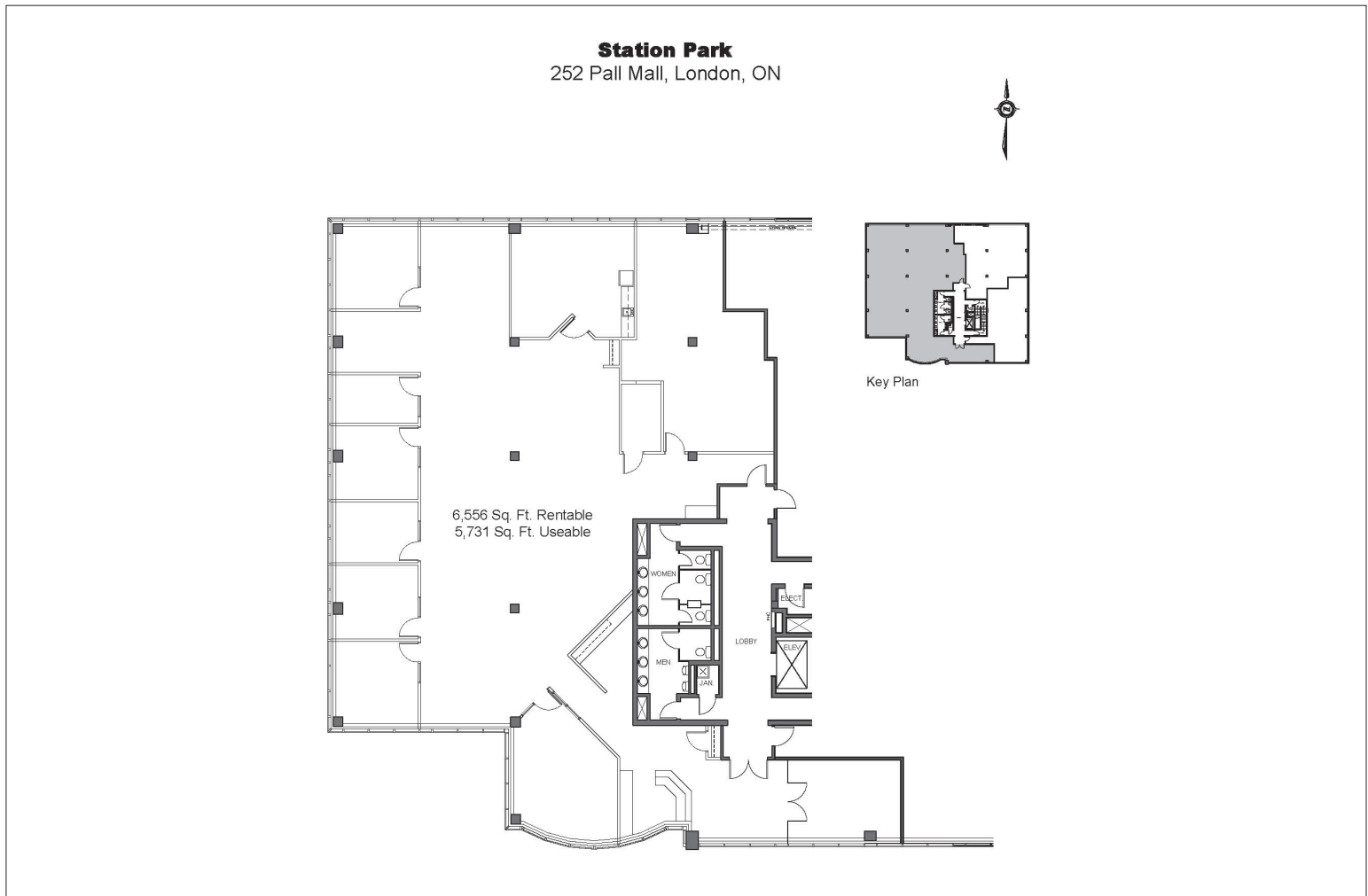
ABOUT THE PROPERTY

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

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
302	6,556 SF	\$14.00 PSF Net	\$14.08 (Projected 2024)*

*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
- Unit consists of a mix of private office, open concept and boardroom
- Attractive 4-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



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