

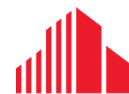


FOR LEASE

PRIME DOWNTOWN OFFICE/WAREHOUSE/STORAGE BUILDING

**180
SIMCOE
STREET**

London, ON N6B 1H9



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ABOUT THE PROPERTY

Prime downtown commercial/office building with rear storage/warehouse units available for lease

- **Zoning:** RO1
- Former Labatts offices
- Excellent for professional office/medical/clinics, tech companies etc.
- Landlord completely renovated and updated the interior of the building
- Alarm/security system is in place

OFFICE UNITS

UNIT	AVAILABLE SPACE	ASKING RENT	ADD'L, RENT	ADD'L, COMMENTS
MAIN FLOOR	Approx. 1,742 SF	\$12.00 PSF Net	\$6.75 PSF (Est.)*	\$2,721 per month + HST
LOWER LEVEL	Approx. 1,742 SF	\$7.00 PSF Net	\$6.75 PSF (Est.)*	\$1,996 per month + HST

*Inclusive of Net rent, TMI, utilities, garbage, security alarm and janitorial

WAREHOUSE/STORAGE UNITS

UNIT	AVAILABLE SPACE	ASKING RENT	ADD'L, COMMENTS
A	446 SF	\$950 per month + HST	Grade loading door
B	731 SF	\$1,460 per month + HST	Grade loading doors
C	848 SF	\$1,825 per month + HST	Grade loading doors



AMPLE PARKING ONSITE

Available on-site
for free



OPEN CONCEPT LAYOUT

Allowing a collaborative,
versatile space



PRIME LOCATION

In close proximity to
Richmond Row

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

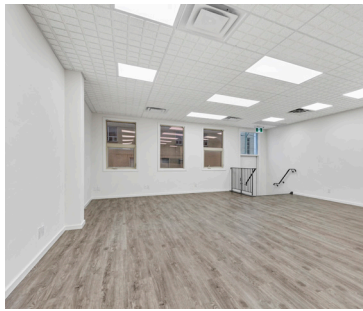
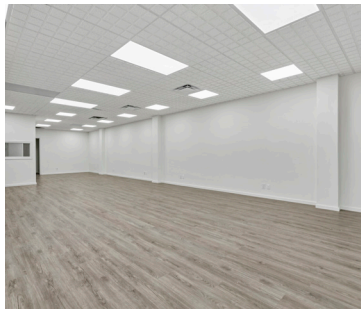
CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
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PROPERTY IMAGES



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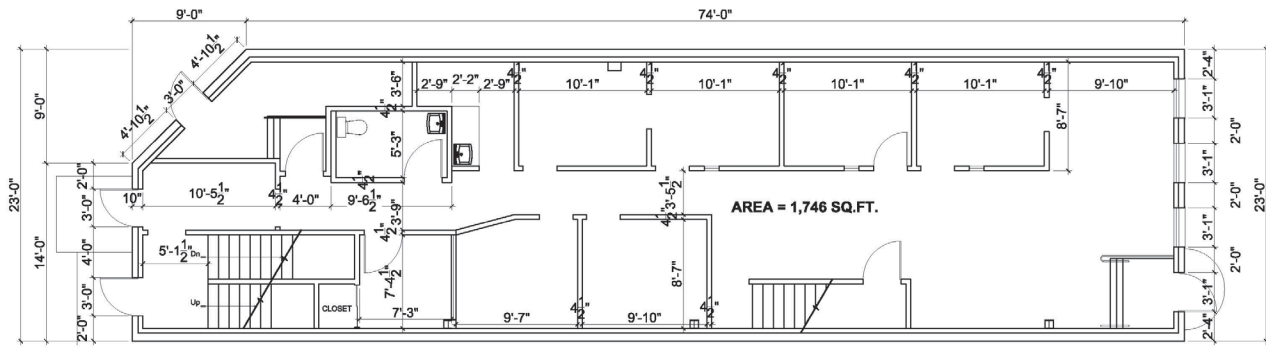
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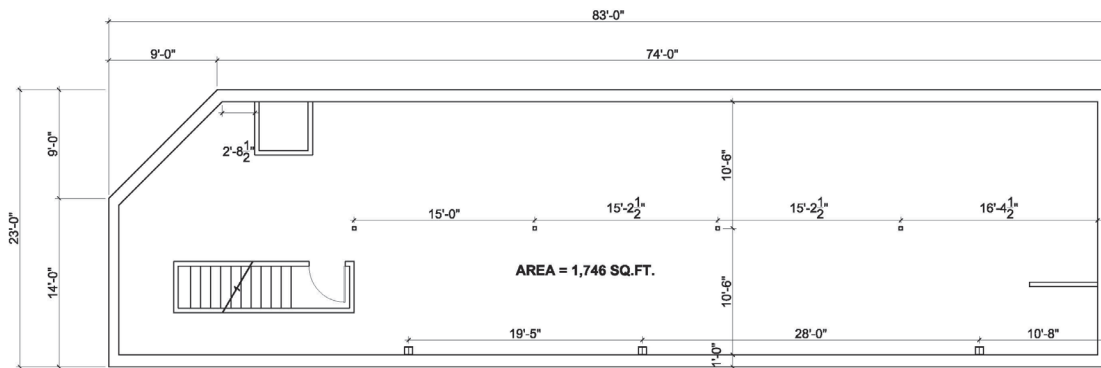
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FLOOR PLANS

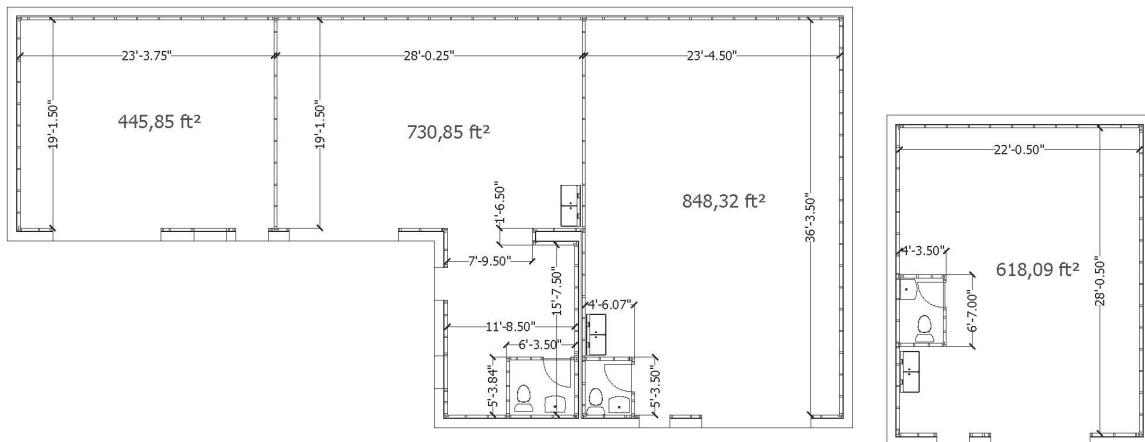
MAIN FLOOR



BASEMENT



REAR WAREHOUSE



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