

OFFERING UP TO 1 YEAR FREE NET RENT*

**On a 5 year lease terms*



HIGH-PROFILE DOWNTOWN OFFICE SPACE | **FOR LEASE**

431
RICHMOND
STREET
UNIT 310

London, ON N6A 6E2



**CUSHMAN &
WAKEFIELD**

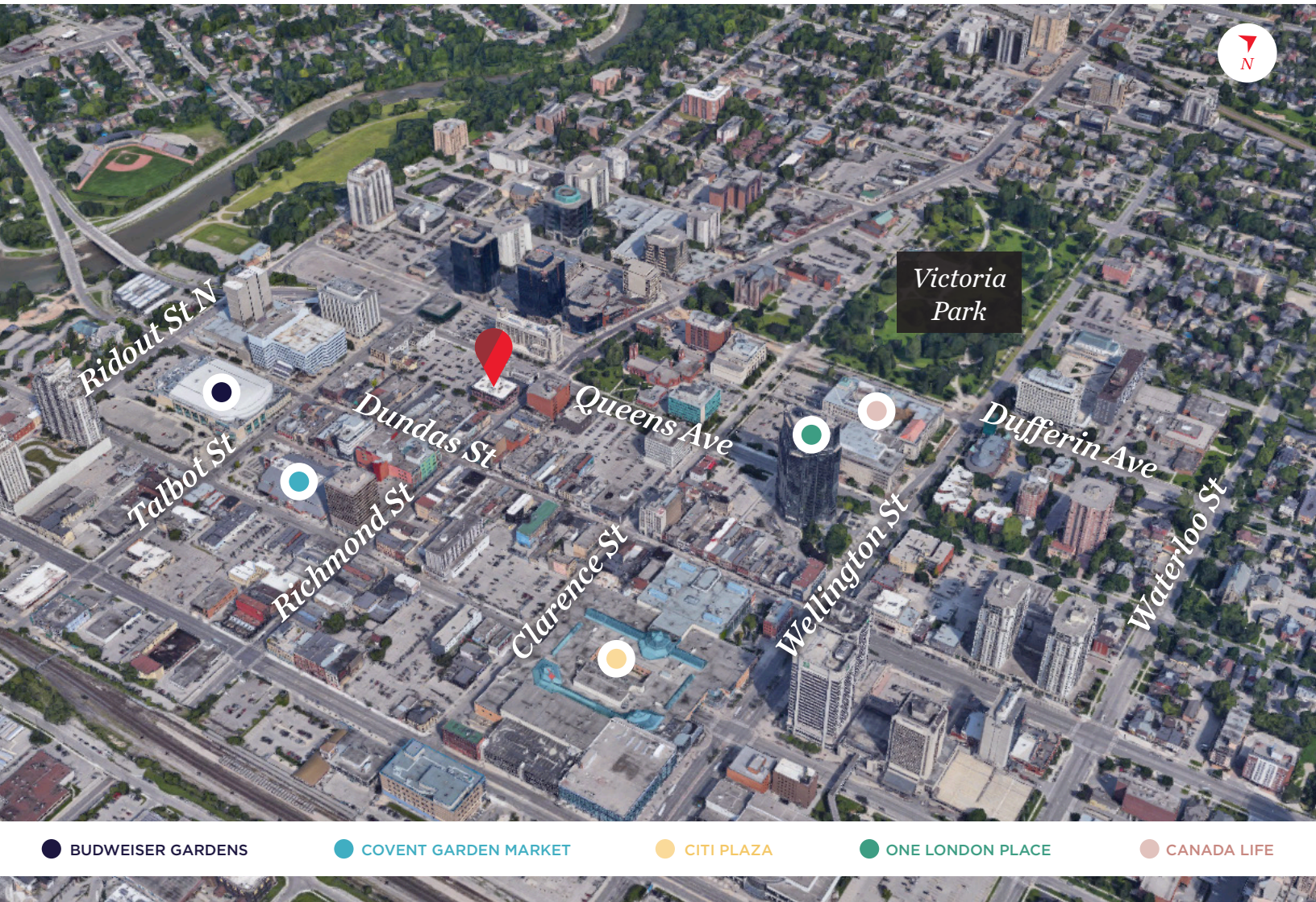
Southwestern Ontario

ABOUT THE PROPERTY

High-profile downtown office space available for lease at the corner of Richmond Street and Carling Street

UNIT	AVAILABLE SPACE	ASKING NET RENT	ADDITIONAL RENT
310	2,243 SF	\$9.00 PSF Net	\$9.88 PSF

- **Zoning: Downtown Area (DA1)**
- Building is fully wheel-chair accessible
- Large surface parking lot adjacent to the property, which provides easy access for employees and clients
- Exterior signage opportunities available
- Situated in close proximity to numerous downtown amenities (e.g. Via Rail Station; Budweiser Gardens; Covent Garden Market; Grand Theatre; many restaurants/bars)



- BUDWEISER GARDENS
- COVENT GARDEN MARKET
- CITI PLAZA
- ONE LONDON PLACE
- CANADA LIFE

MICHAEL JOHNSON

Sales Representative

519 438 7325

michael.johnson@cushwakeswo.com

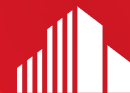
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PROPERTY IMAGES



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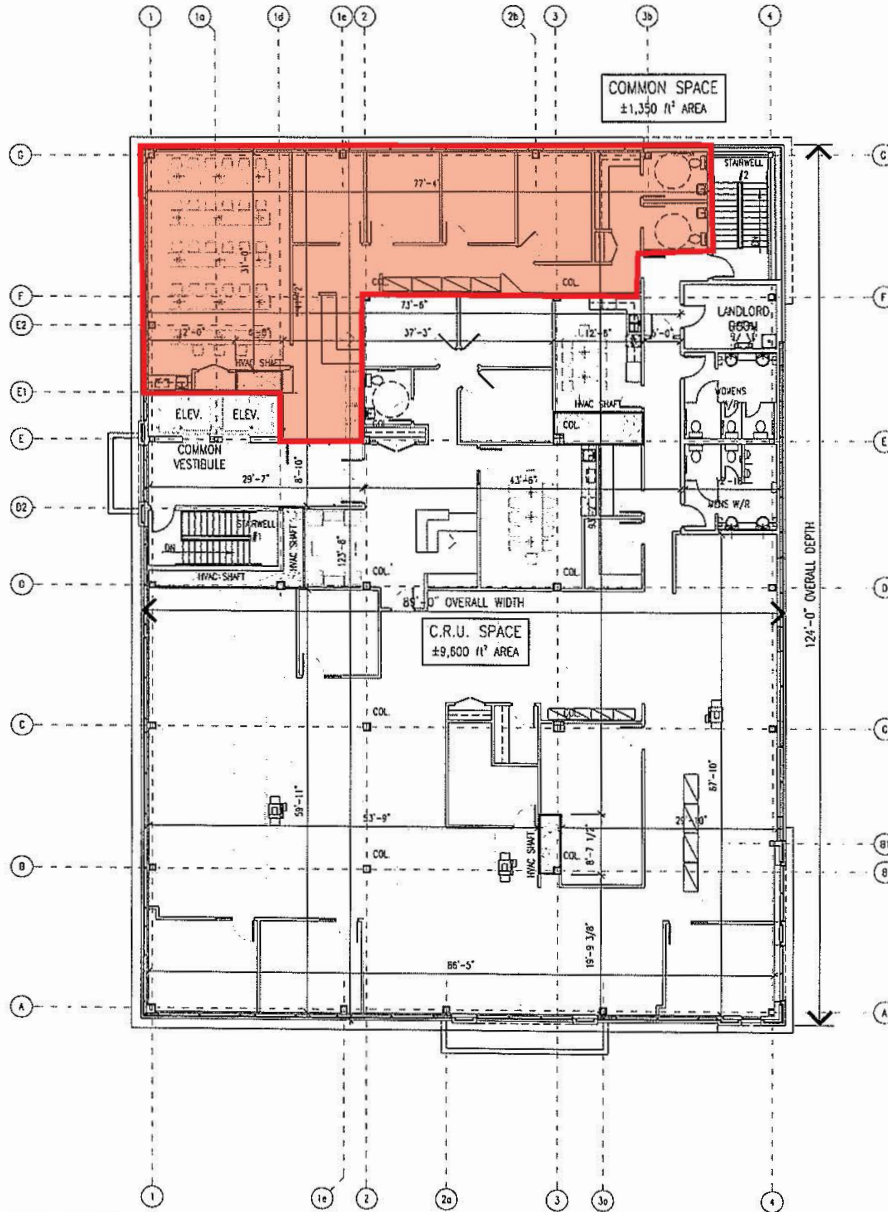
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FLOOR PLANS | UNIT 310



THIRD FLOOR PLAN
SCALE : NOT TO SCALE

	1880 Assumption Street, Suite 100 Windsor, Ontario Canada N9Y 1G4 Tel: 519 254 3400 Fax: 519 254 3662 www.architecturaldesignassociates.com	project: PROPOSED NEW COMMERCIAL DEVELOPMENT 431 RICHMOND ST., LONDON, ONTARIO	title: THIRD FLOOR PLAN	date: JAN. 20, 2011
		client: ROCK DEVELOPMENTS INC.	drawn by: TC	revision no.: 2010-11
			checked by: SB / JBK / TC	drawing no.: FP-R06

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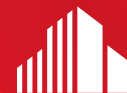
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