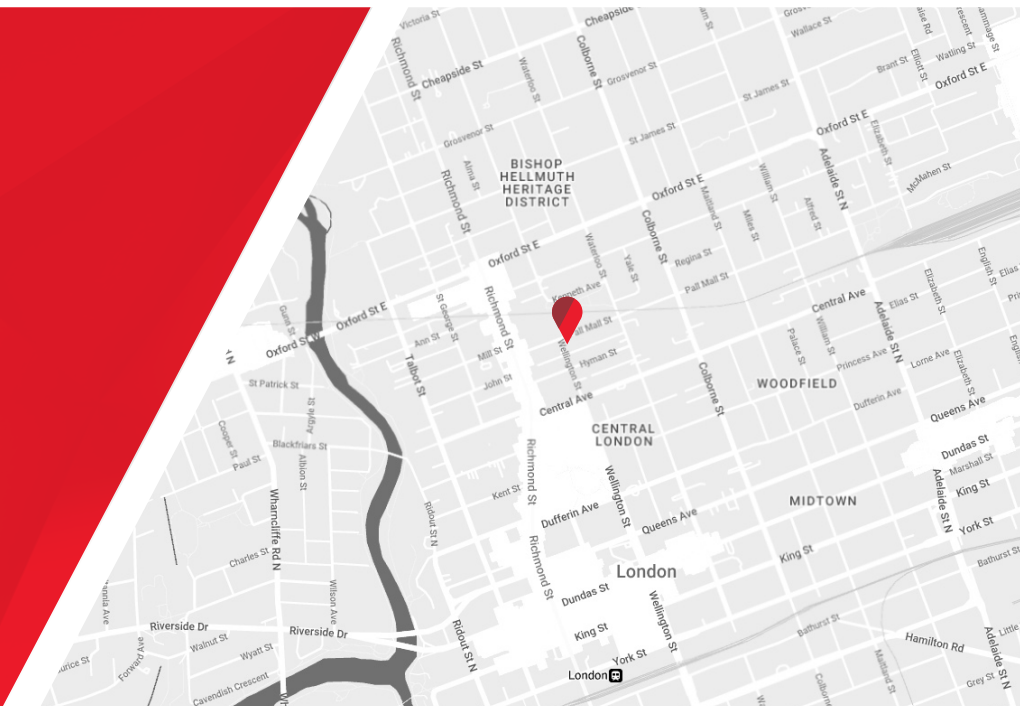




**FOR LEASE**  
DOWNTOWN PROFESSIONAL OFFICE BUILDING

**252  
PALL  
MALL  
STREET**

*London, ON N6A 5P6*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

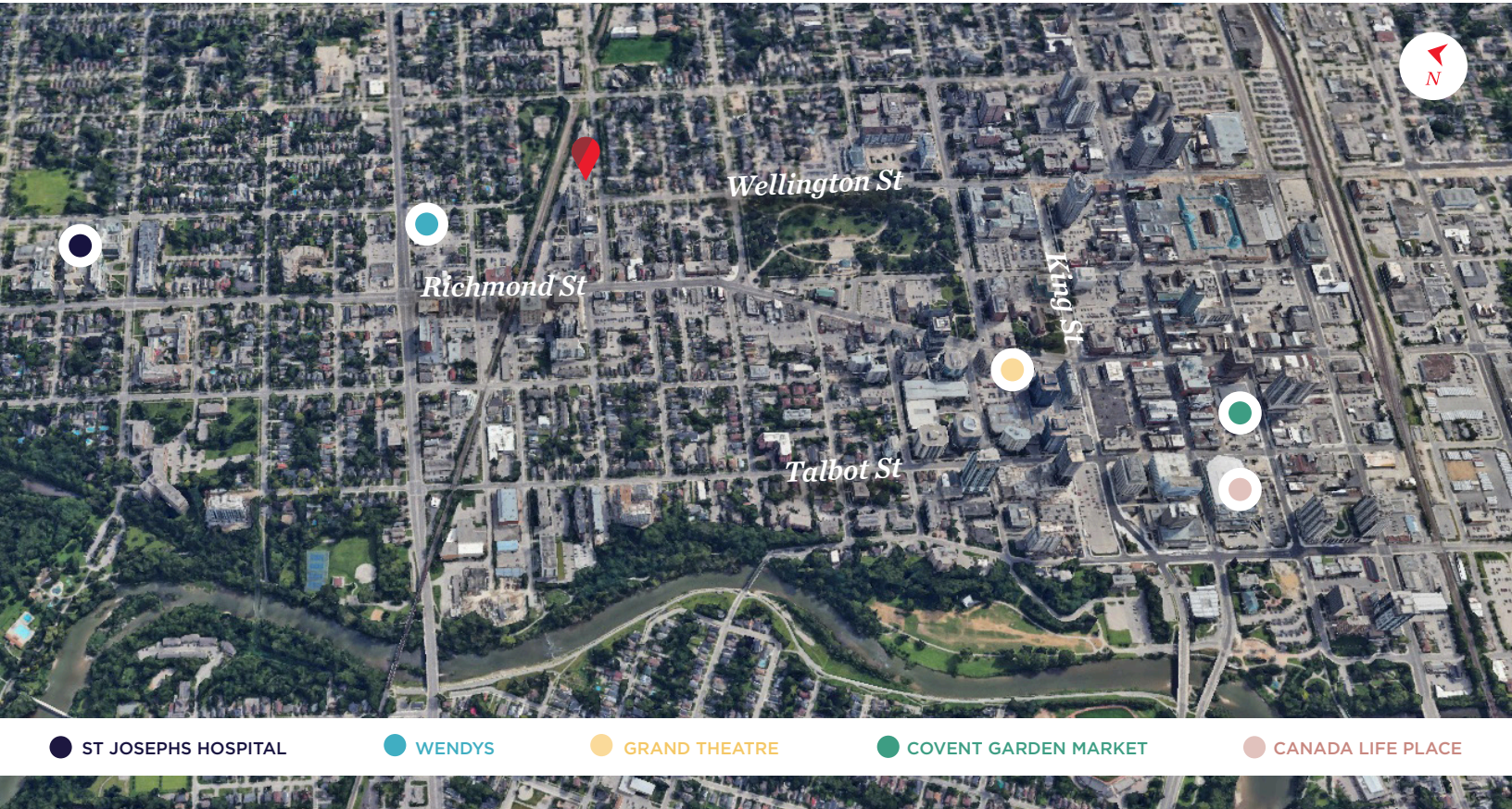
# ABOUT THE PROPERTY

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

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
104	974 SF	\$14.00 PSF Net	\$14.08 (Projected 2024)*
202	990 SF	\$14.00 PSF Net	\$14.08 (Projected 2024)*
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



● ST JOSEPHS HOSPITAL    
 ● WENDYS    
 ● GRAND THEATRE    
 ● COVENT GARDEN MARKET    
 ● CANADA LIFE PLACE

**DAVID JONGERDEN**

Sales Representative  
519 438 9125

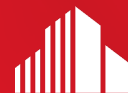
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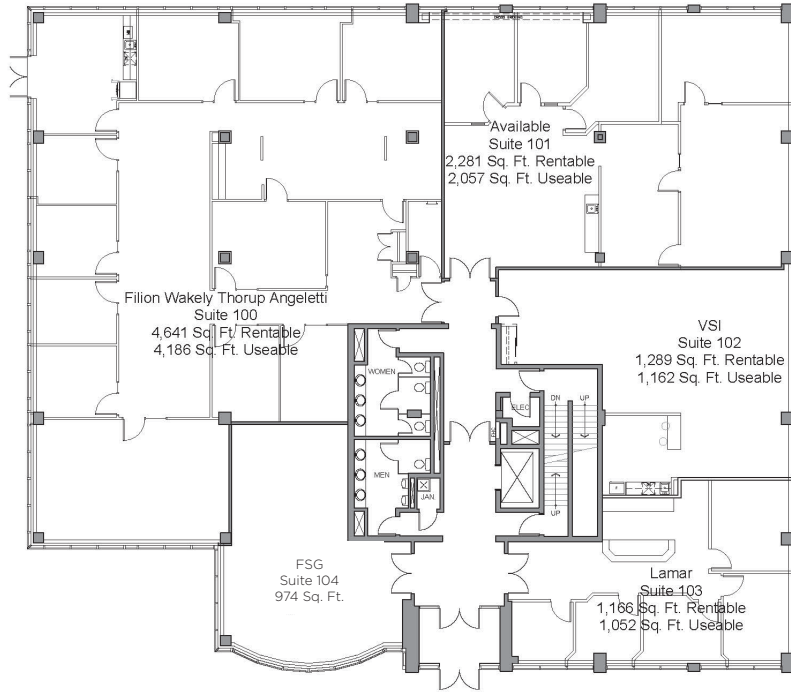
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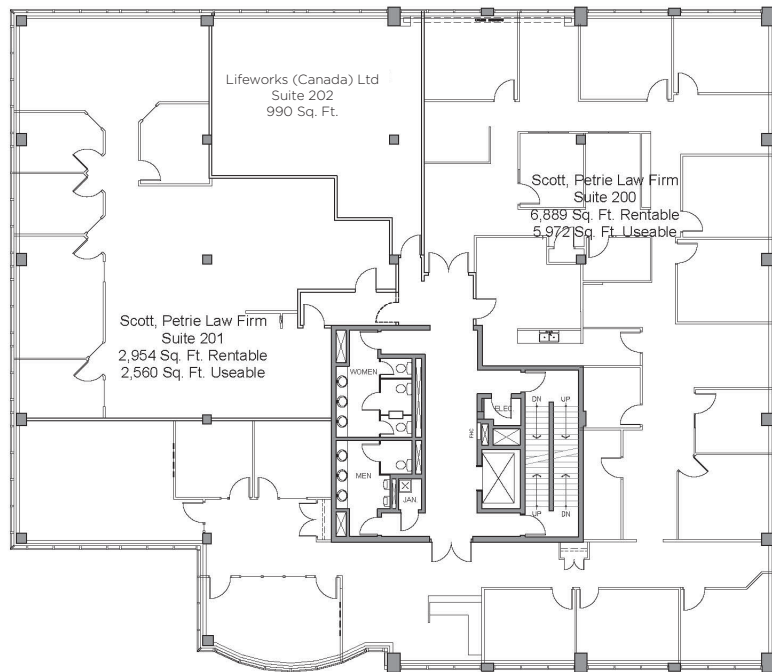
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# FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR



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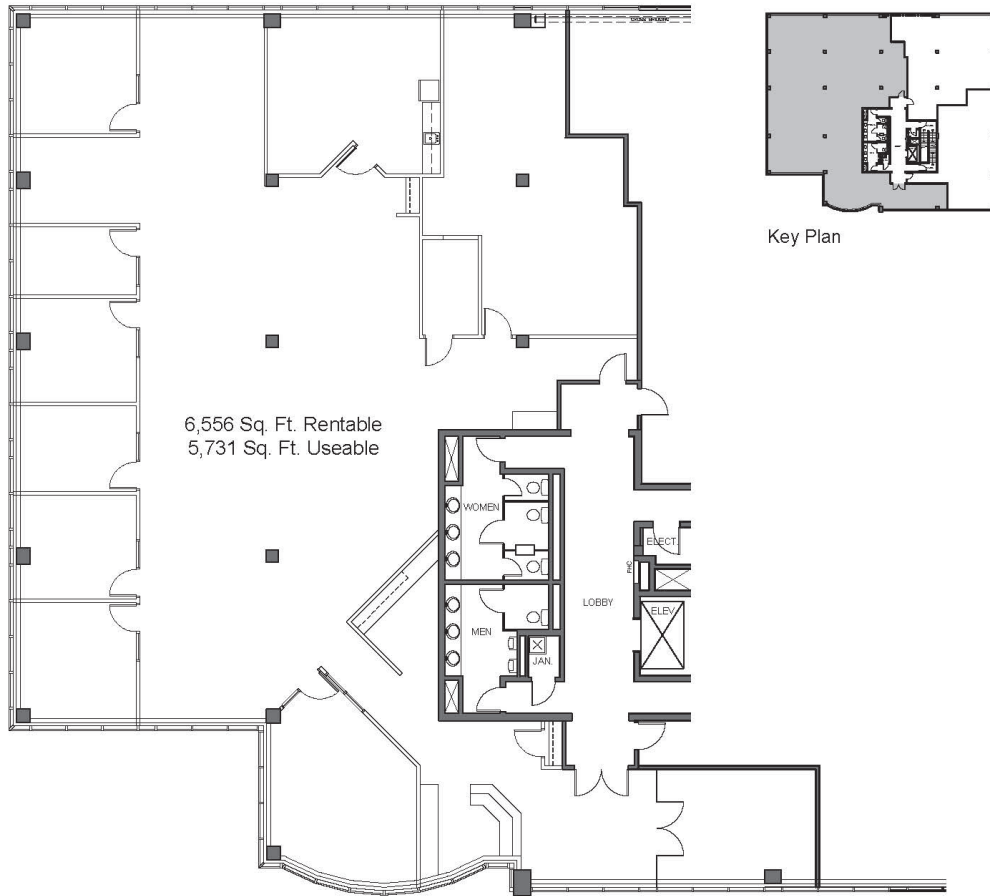


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Southwestern Ontario

# FLOOR PLAN

## UNIT 302



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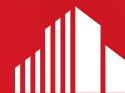
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