

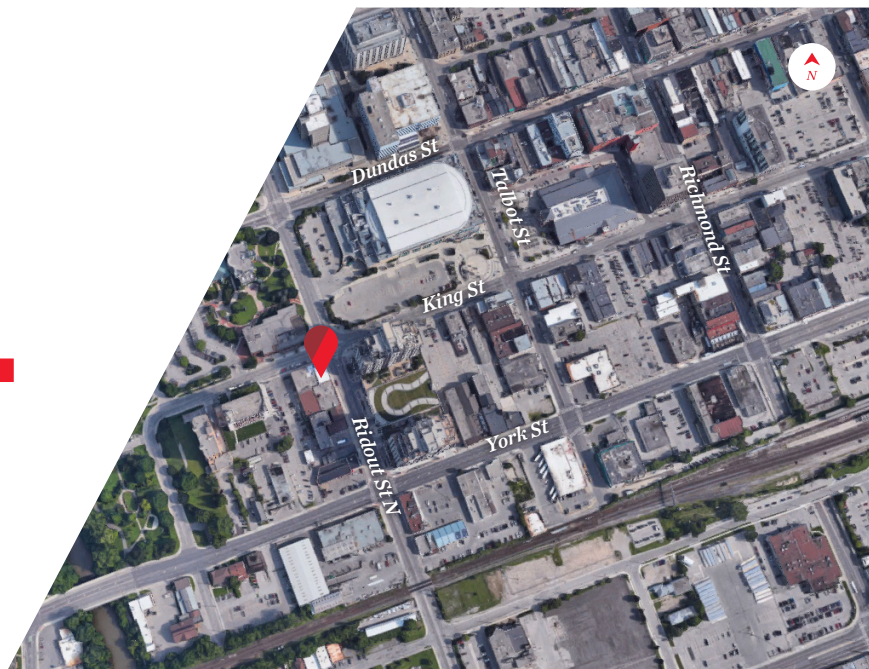


NEWLY RENOVATED DOWNTOWN OFFICE SPACE | **FOR LEASE**

SUITE 300

45 KING STREET

London, ON N6A 2N8



 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

Newly renovated, turn-key, brick and beam office space unlike any in the city of London

Unit	Available Space	Net Asking Rent	Additional Rent	Additional Comments
300	Approx. 2,398 SF	\$19.00 PSF	\$9.85 PSF*	<ul style="list-style-type: none"> 29 adjustable wired workstations included The space has a large glass enclosed boardroom/executive office and 2 private stall bathrooms
*Inclusive of building insurance, common area maintenance, property taxes and utilities				

- Zoning: DA2** - permits a wide range of uses
- Parking:** On-site and neighbourhood parking at below market rates
- Great location in the downtown area with multiple access points, great surrounding restaurants and on-site amenities like no other
- Centrally located across from Budweiser Gardens and within walking distance to the Courthouse
- The space comes fully built out, to the highest standard
- Hardwood floors and carpet tile, exposed brick and beam, glass wall enclosure of private office and boardroom areas with virtual conference capabilities and ultra fast, low latency, tier one, redundant, internet connectivity
- Additional perks include use of an attached Rooftop Patio, Games Room and Gym facilities



● LCBO
 ● BUDWEISER GARDENS
 ● COVENT GARDEN MARKET
 ● VIA RAIL
 ● LONDON PUBLIC LIBRARY CENTRAL BRANCH

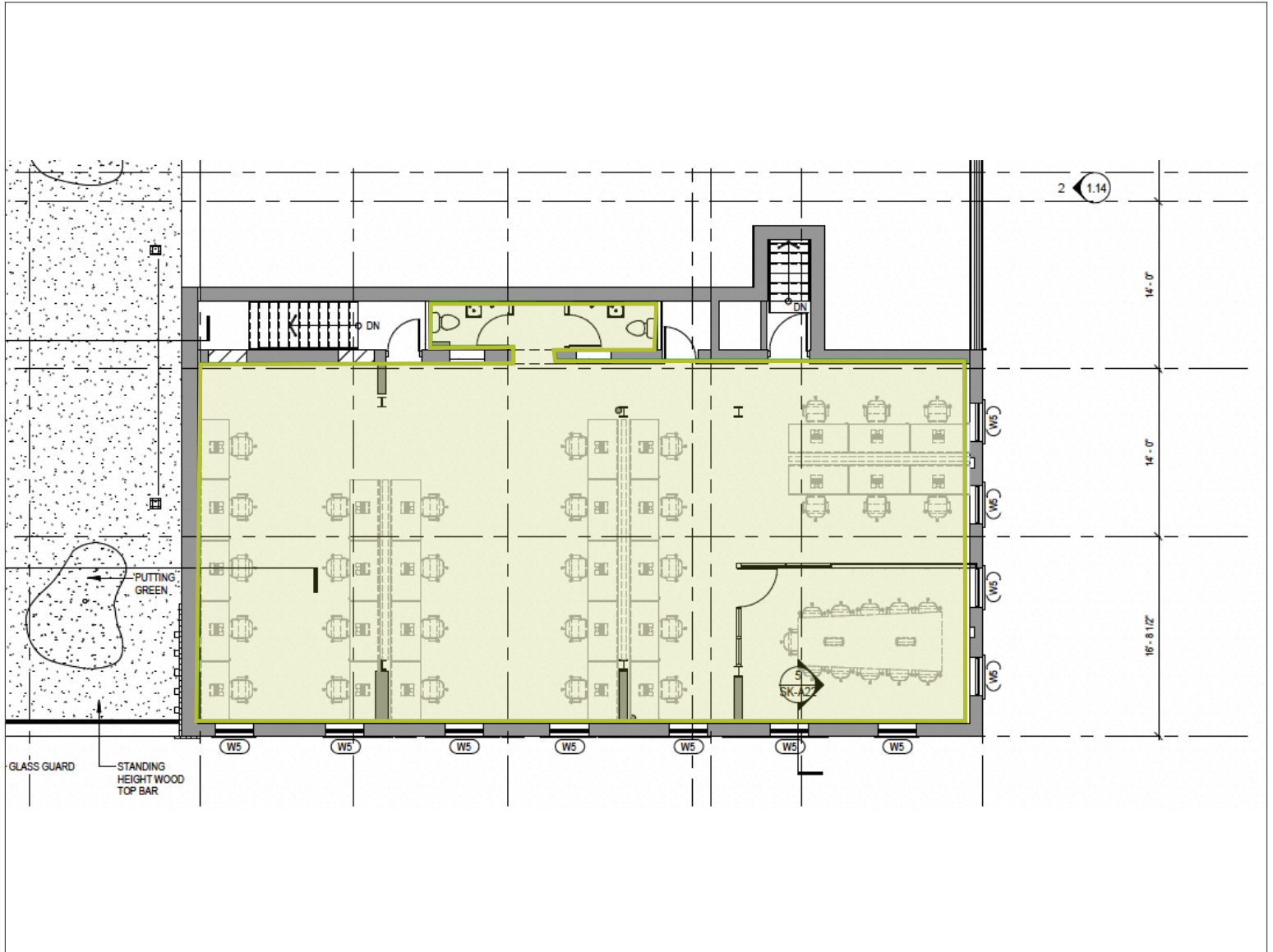
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 Sales Representative
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SUITE 300 2,128 SF



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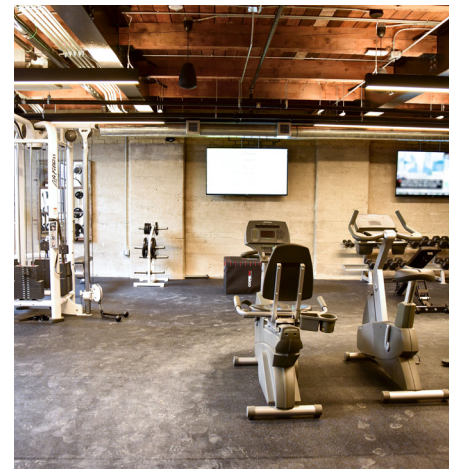
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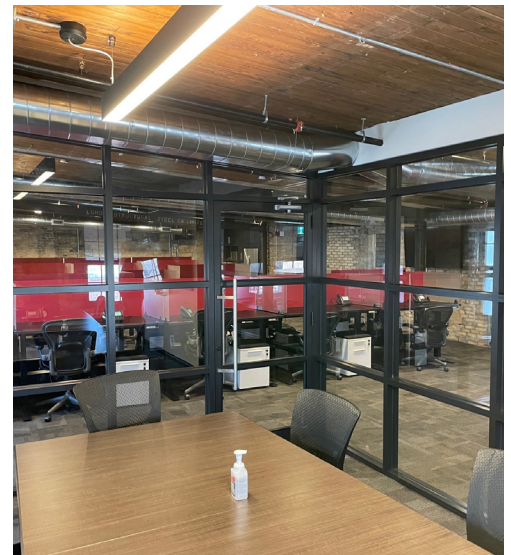
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IMAGES



Suite 300



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