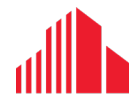
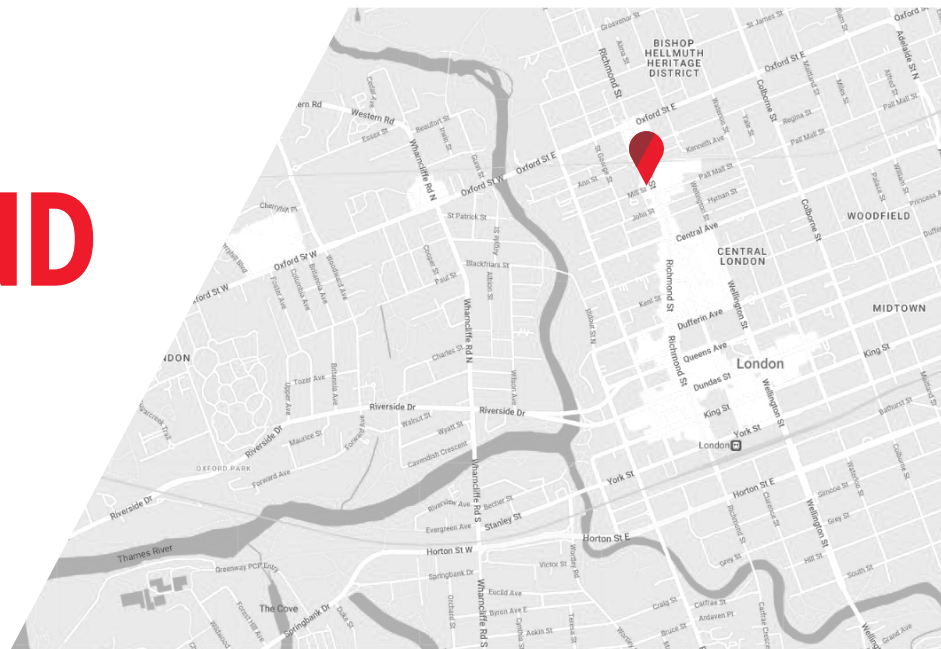




PRIME DOWNTOWN PROFESSIONAL OFFICE SPACES | FOR LEASE

# 685 RICHMOND STREET

*London, ON N6A 5M1*



**CUSHMAN & WAKEFIELD**

Southwestern Ontario

# ABOUT THE PROPERTY

High profile Downtown office space available for lease in the heart of Richmond Row

Unit	Available Space	Asking Rent	Additional Rent
2 <sup>nd</sup> Floor	Approx. 11,434 SF	\$12.50 PSF Net	\$11.02 PSF*
3 <sup>rd</sup> Floor	Approx. 11,063 SF	\$12.50 PSF Net	\$11.02 PSF*
4 <sup>th</sup> Floor	Approx. 9,315 SF	\$13.50 PSF Net	\$11.02 PSF*

\*Inclusive of building insurance, common area maintenance and property taxes

- **Zoning:** OR & BDC(1)
- **Signage:** Opportunity for signage on the North South, East, and West facades
- **Parking:** Underground parking available and additional surface parking nearby
- Situated at the corner of Richmond Street and Mill Street on busy Richmond Row
- Bright space with an abundance of natural light
- Modern office building in an outstanding location
- Centrally located near several financial institutions and retail shops, restaurants and other downtown amenities
- Public transit nearby
- Professionally managed and maintained building
- Move-in ready, professional, nicely finished office space
- Extensive individualized electronic building security
- Leasing incentives available



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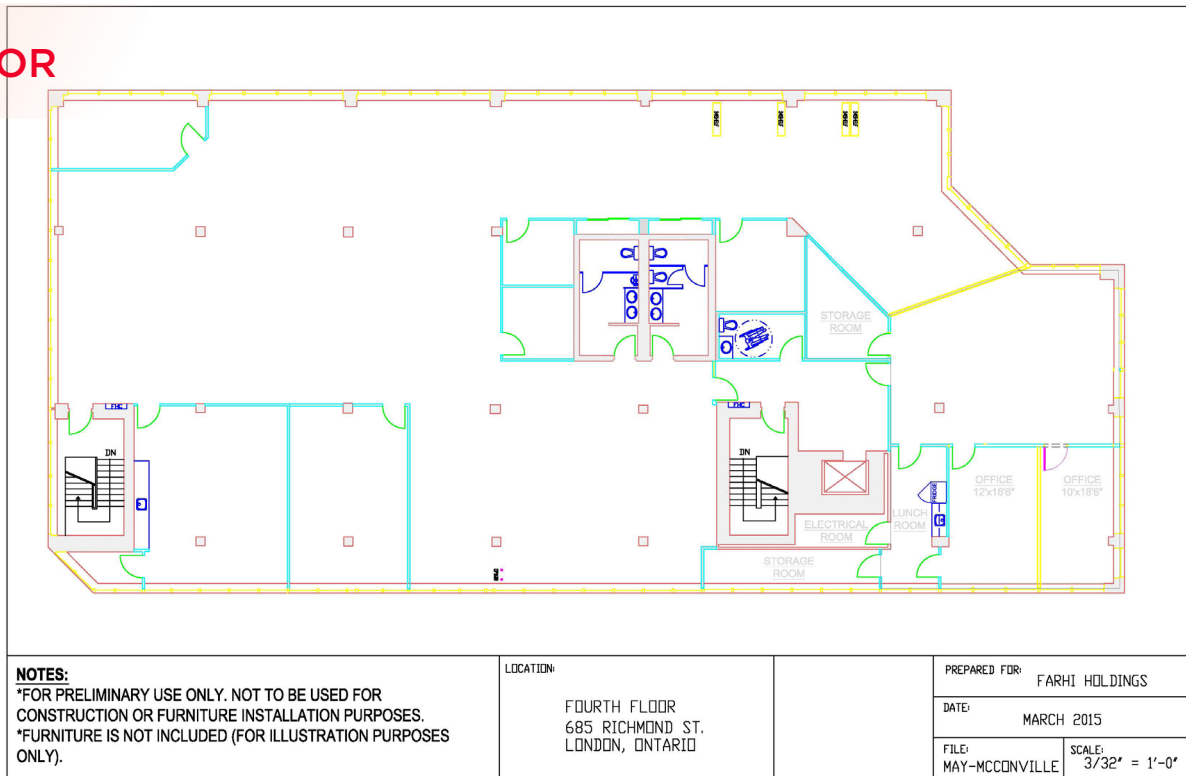


# FLOOR PLANS

## 3<sup>RD</sup> FLOOR



## 4<sup>TH</sup> FLOOR



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# PERMITTED USES

## Permitted Uses | Business District Commercial (BDC (I)) Zone

Animal hospitals	Studios
Apartment buildings, with any or all of the other permitted uses on the first floor;(Z.-1-94236)	(Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
Bake shops	Video rental establishments
Clinics	Lodging house class 2.(Z.-1-93172)
Commercial recreation establishments	Cinemas ;(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
Commercial parking structures and/or lots	Brewing on Premises Establishment.(Z.-1-021027)
Converted dwellings	Food Store; (Z-1-051390)
Day care centres	Animal Clinic; (Z-1-051390)
Dry cleaning and laundry depots	Convenience Store; (Z-1-051390)
Duplicating shops	Post Office; (Z-1-051390)
Emergency care establishments	Convenience service establishments; (Z-1-051390)
Existing dwellings	Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z-1-051390)
Financial institutions	Bed and breakfast establishments; (Z-1-051390)
Grocery stores	Antique store; (Z-1-051390)
Laboratories	Police stations; (Z-1-051390)
Laundromats	Artisan Workshop (Z.-1-172561)
Libraries	Craft Brewery (Z.-1-172561)
Medical/dental offices	Assembly halls
Offices	Places of Worship
Personal service establishments	Community centres
Private clubs	Funeral homes
Restaurants,((Z.-1-96439); (Z.-1-081795)	Institutions
Retail stores	Schools
Service and repair establishments	Fire halls. (Z-1-051390)

## Permitted Uses | Office Residential (OR) Zone

Office-apartment buildings	Offices;(Z.-1-01908)
Group Home Type 2	Medical/dental offices.(Z.-1-01908)
Lodging House Class 2; (Z.-1-93172)	

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# PROPERTY IMAGES | 2<sup>ND</sup> FLOOR



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