

PRIME SECOND-FLOOR OFFICE/RECREATIONAL SPACE

ASKING RENT

\$6.95
PSF NET

ADDITIONAL RENT

\$3.00
PSF (EST.)

ZONING

C4

TYLER DESJARDINE

Sales Representative
519 438 5403
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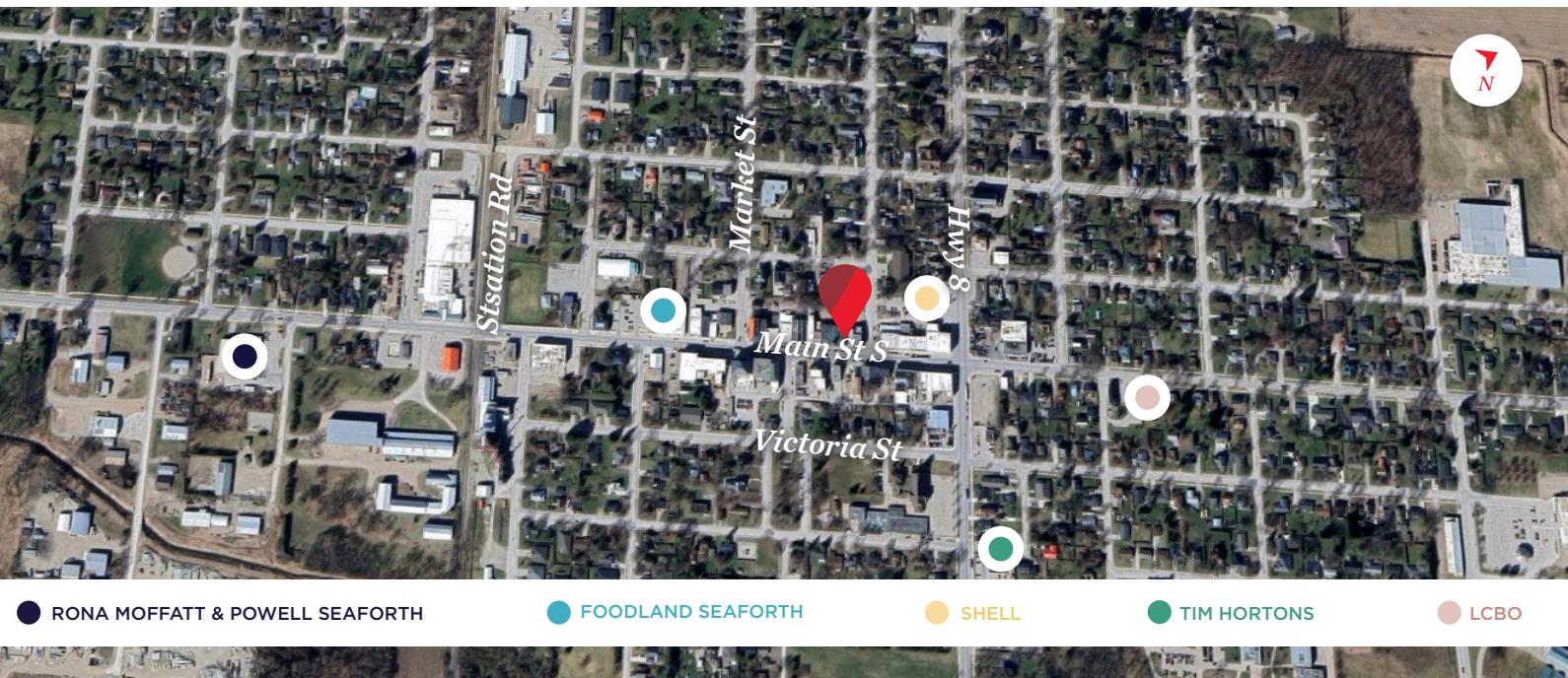
**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

ABOUT THE PROPERTY

Prime second-floor commercial/office/recreational space for lease in the heart of Seaforth. Rare opportunity to lease a unique and character-rich commercial space in the historic Cardno Building (est. 1877).

- **Zoning:** C4
- **Parking:** Street spaces available
- The premises feature very high ceiling heights, abundant natural light, and large windows throughout, creating a bright and inspiring environment. Rich architectural details and historic charm
- Formerly used as a theatre space and most recently as law offices, the space offers exceptional flexibility and would be well suited for office, theatre, fitness or recreational uses (yoga, pilates, gym), schools or learning centres, creative studios, and other cultural or community-oriented uses
- Prominently located at 39-47 Main Street South in the heart of Seaforth's heritage conservation district.
- This second-floor space sits above well-established main-street tenants including Dollar Haven, Meridian Credit Union, Orr Insurance, Seaforth Jewellers, and Britannia Lodge, offering excellent exposure and a strong downtown presence
- A rare chance to establish your business in a historic landmark building offering character, flexibility, and value on Seaforth's main street

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
2 nd Floor Unit A	2,500 SF	\$6.95 PSF Net	\$3.00 PSF (Est.)
2 nd Floor Unit B	3,500 SF	\$6.95 PSF Net	\$3.00 PSF (Est.)
2 nd Floor Unit C	5,000 SF	\$6.95 PSF Net	\$3.00 PSF (Est.)
2 nd Floor Entire	8,000 SF	\$6.95 PSF Net	\$3.00 PSF (Est.)



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PROPERTY IMAGES



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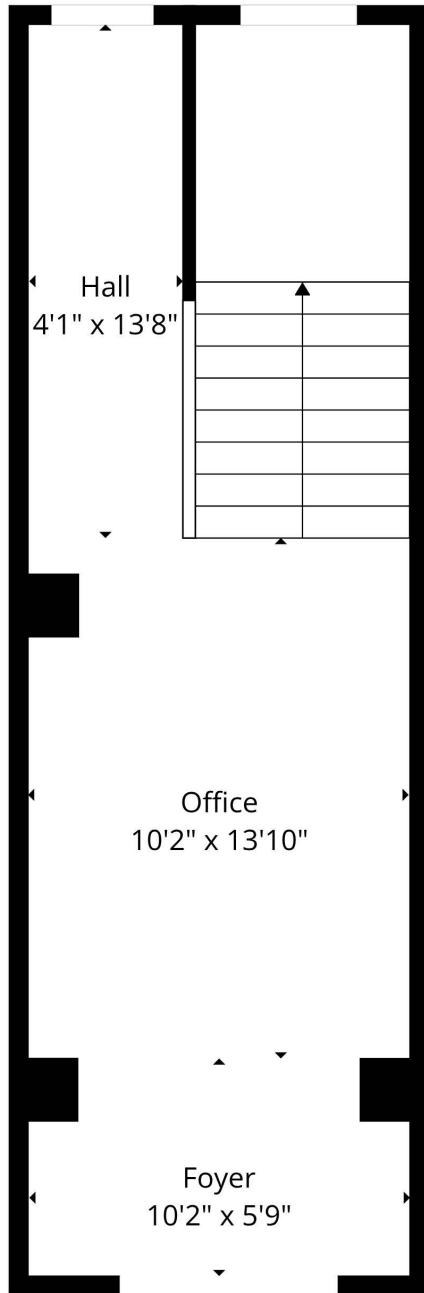
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FLOOR PLAN



TOTAL: 2349 sq. ft

Basement 1: 0 sq. ft, 1st floor: 2349 sq. ft, 2nd floor: 0 sq. ft
EXCLUDED AREAS: FOYER: 59 sq. ft, HALL: 184 sq. ft, OFFICE: 221 sq. ft,
ROOM: 5615 sq. ft, HALF BATH: 52 sq. ft, UNDEFINED: 30 sq. ft,
WALLS: 264 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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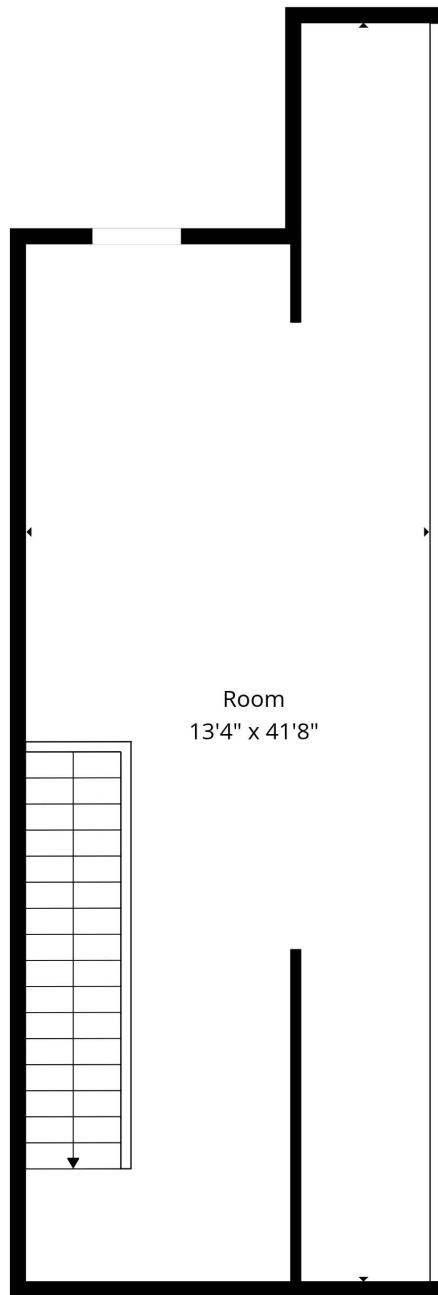
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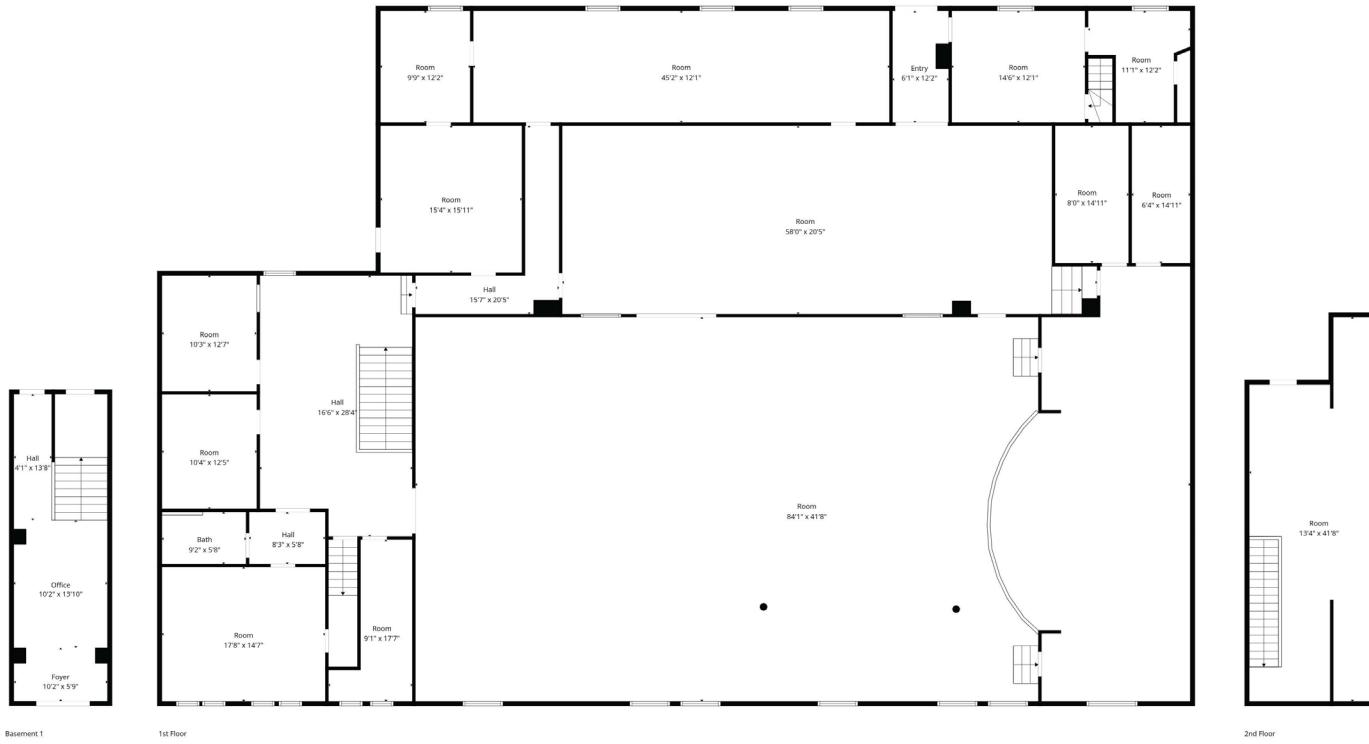
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