



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

254 PALL MALL STREET SUITE 300

London, ON



DOWNTOWN LOW-RISE PROFESSIONAL OFFICE BUILDING

ASKING RENT

\$14.00
PSF NET

ADDITIONAL RENT

\$19.00 PSF
(Est. 2026)

AVAILABLE SPACE

7,673
SF

DAVID JONGERDEN

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TYLER DESJARDINE

Sales Representative
519 438 5403

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CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO

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London, Ontario N6G 5G6

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ABOUT THE PROPERTY

Downtown low-rise professional office building with 3rd floor availability.

- **Additional rent is inclusive of utilities and in-suite janitorial (Mon-Fri)**
- **Zoning: OF1, H24** - permits general office uses as well as medical/dental offices
- **Parking:** Available on-site at preferred tenant rates below market
- Suite is a mix of private offices, open space, boardroom and kitchen
- Attractive 3-storey office building
- Landlord will consider demising to smaller suite sizes
- Close to Richmond Row, Station Park Inn, Tim Hortons and a variety of downtown restaurants and amenities

Permitted Uses OFFICE (OF1) ZONE
Medical/dental offices
Offices



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