



CBRE

130 DUFFERIN AVENUE

SPACE AVAILABLE FOR LEASE

LONDON, ONTARIO

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PROPERTY *Information*

Rare opportunity to lease office space in London's only Energy Star certified office building. The property features a renovated lobby, new building automation system, new elevators, secure underground parking, rear courtyard and daycare onsite.

SUITE DETAILS

UNIT 202

Total Size: 5,831 Sq. Ft.

Net Rent: \$15.00 Per Sq. Ft.

Comments:

- Currently Data Centre, but being decommissioned and will be shell office space. Vacant possession late 2026

UNIT 1001

Total Size: 8,212 Sq. Ft.

Net Rent: \$14.50 Per Sq. Ft.

Comments:

- Space in shell condition ready for tenant improvements. Can be demised to 2 units

UNIT 1204

Total Size: 1,323 Sq. Ft.

Net Rent: \$15.00 Per Sq. Ft.

Comments:

- Great condition office space unit with 1 office, storage room and open cubicle space

UNIT 1212

Total Size: 5,812 Sq. Ft.

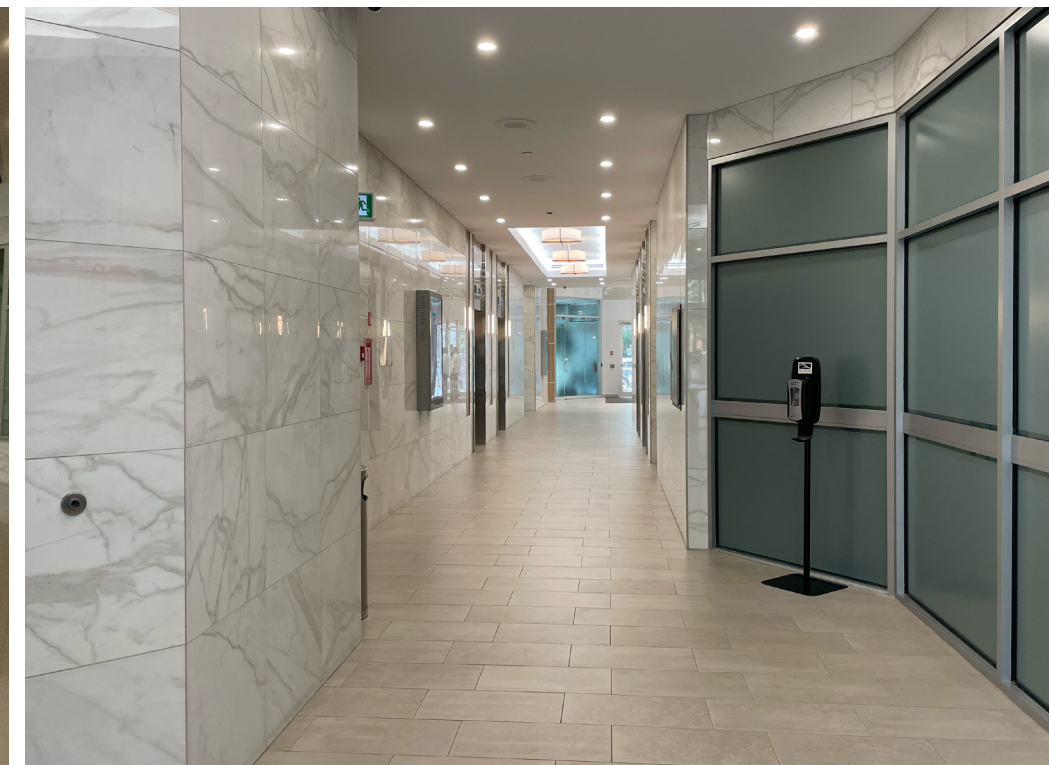
Net Rent: \$15.00 Per Sq. Ft.

Comments:

- Updated, bright office space with 6 glass front offices, board room and open space

Additional Rent: \$17.25 Per Sq. Ft.
(2025)
(Incl. Utilities and Cleaning)

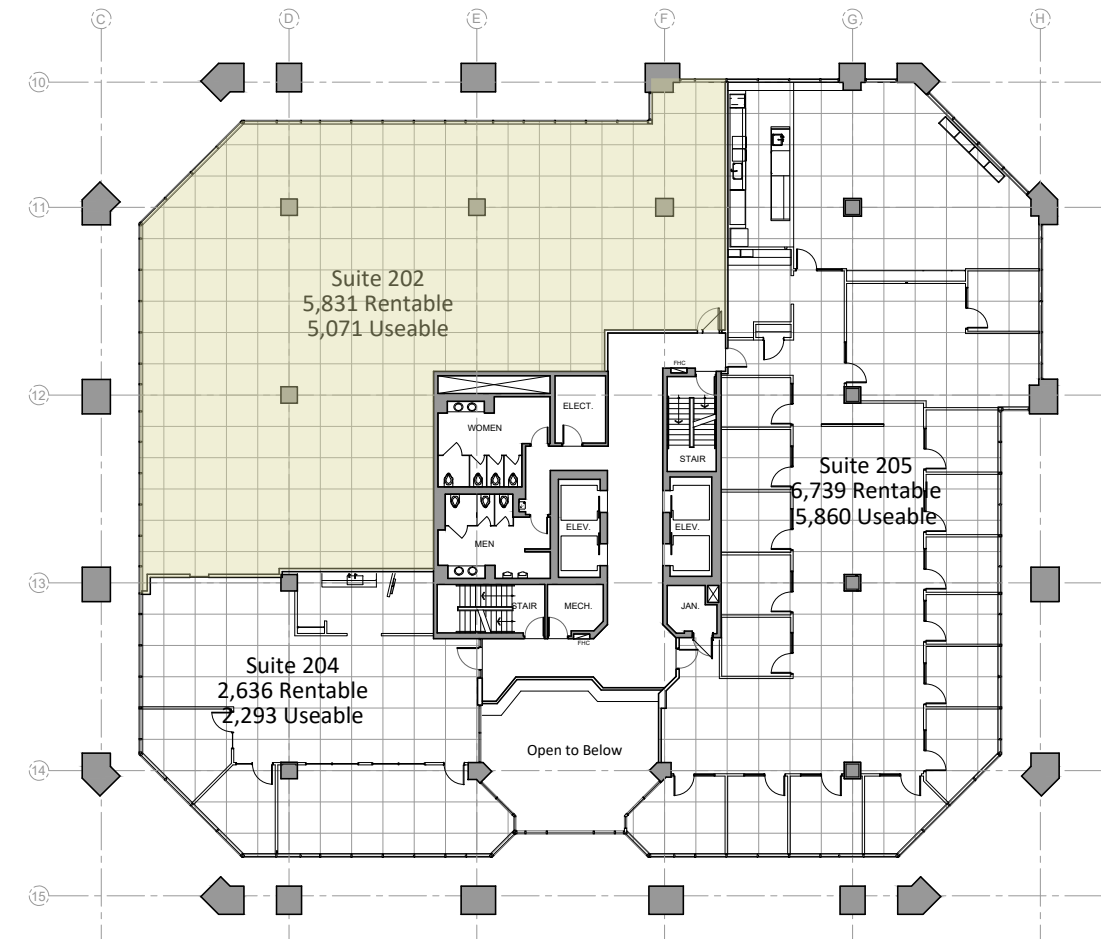
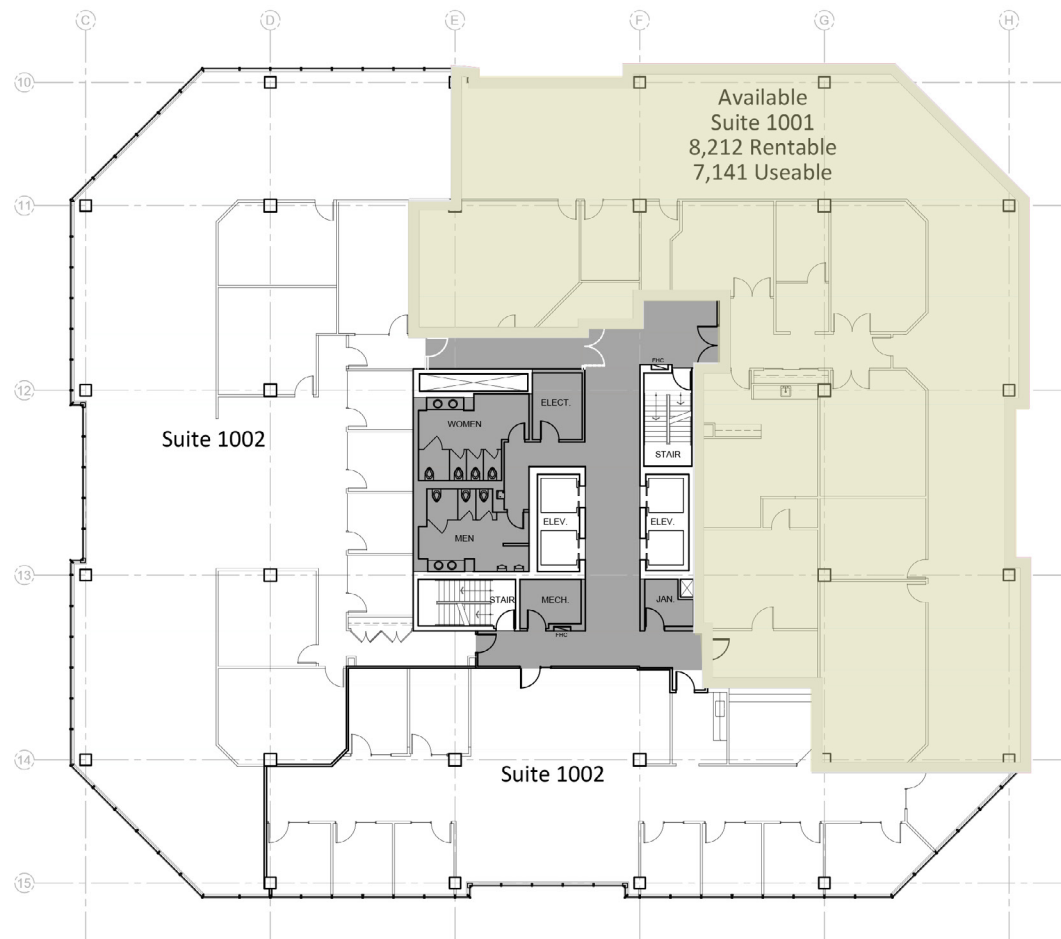
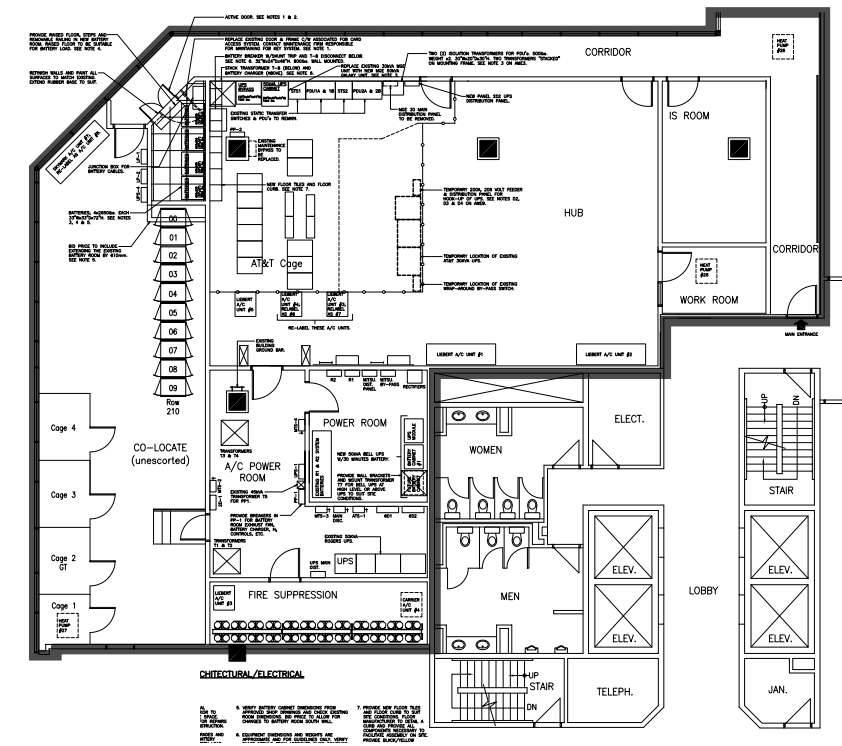
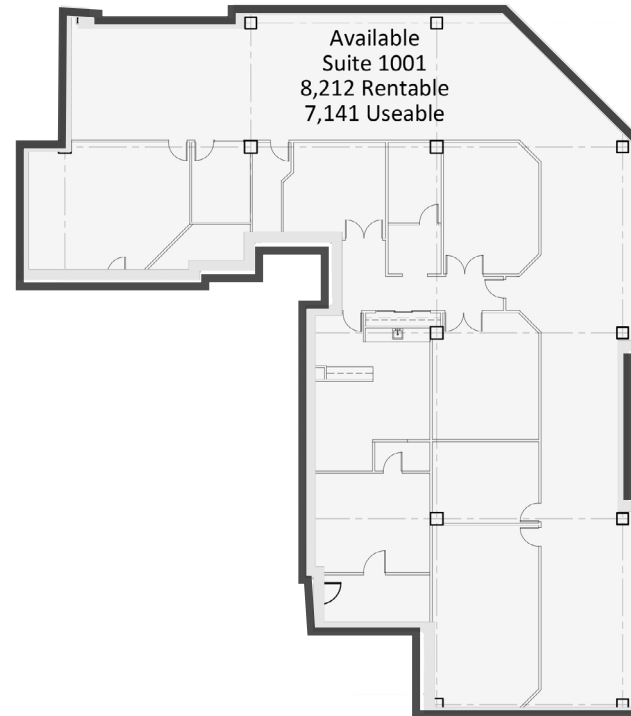
Parking: 3:1000 Sq. Ft.
((\$165 per space per month))



FLOOR Plans

UNIT 1001

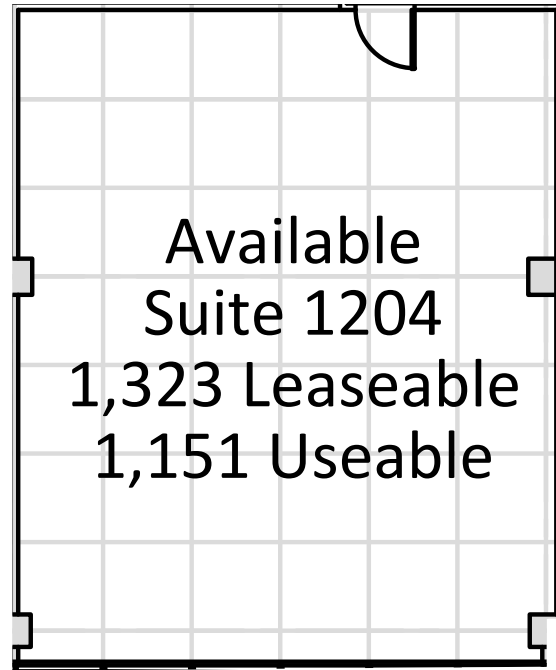
- Shell space with existing lunch room
- Ability to demise into 2 smaller units
- North and East facing windows



FLOOR *Plans*

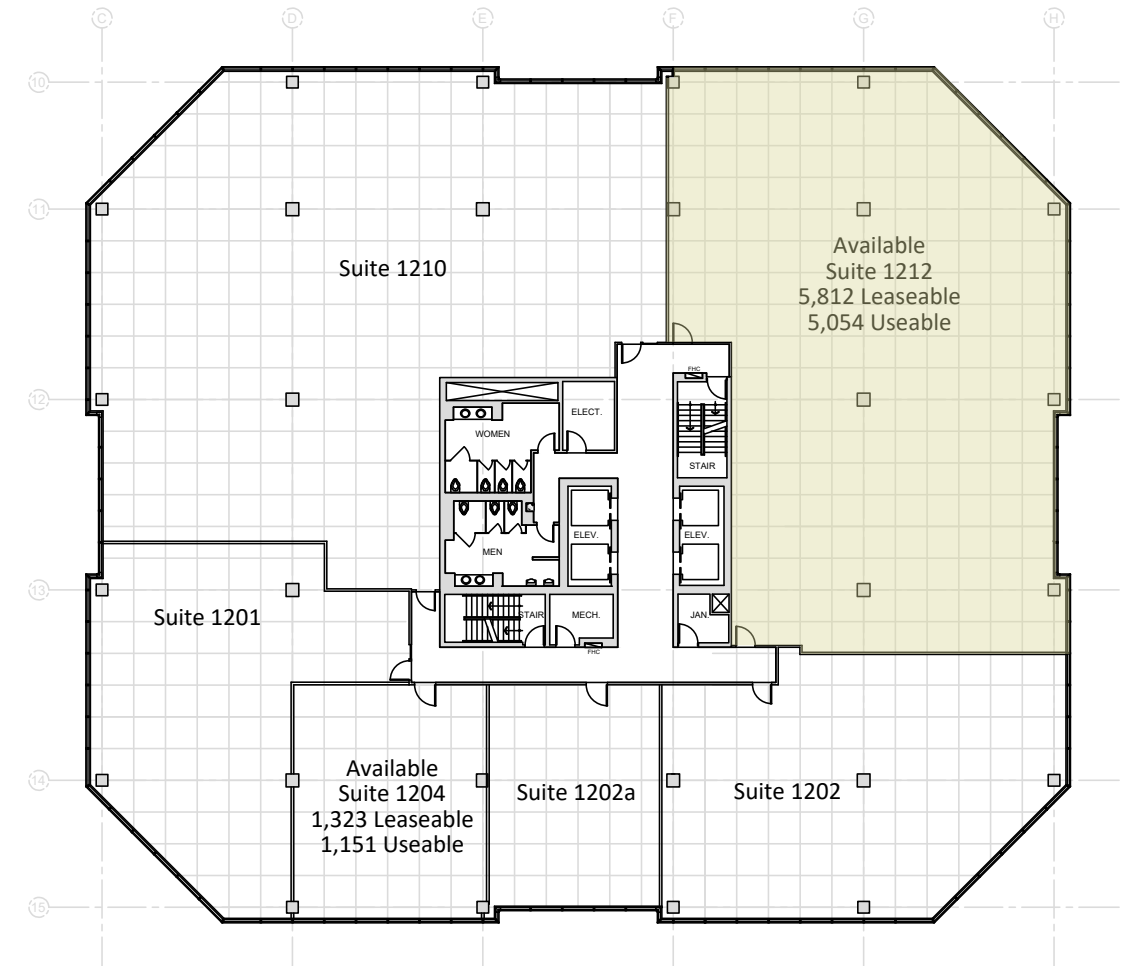
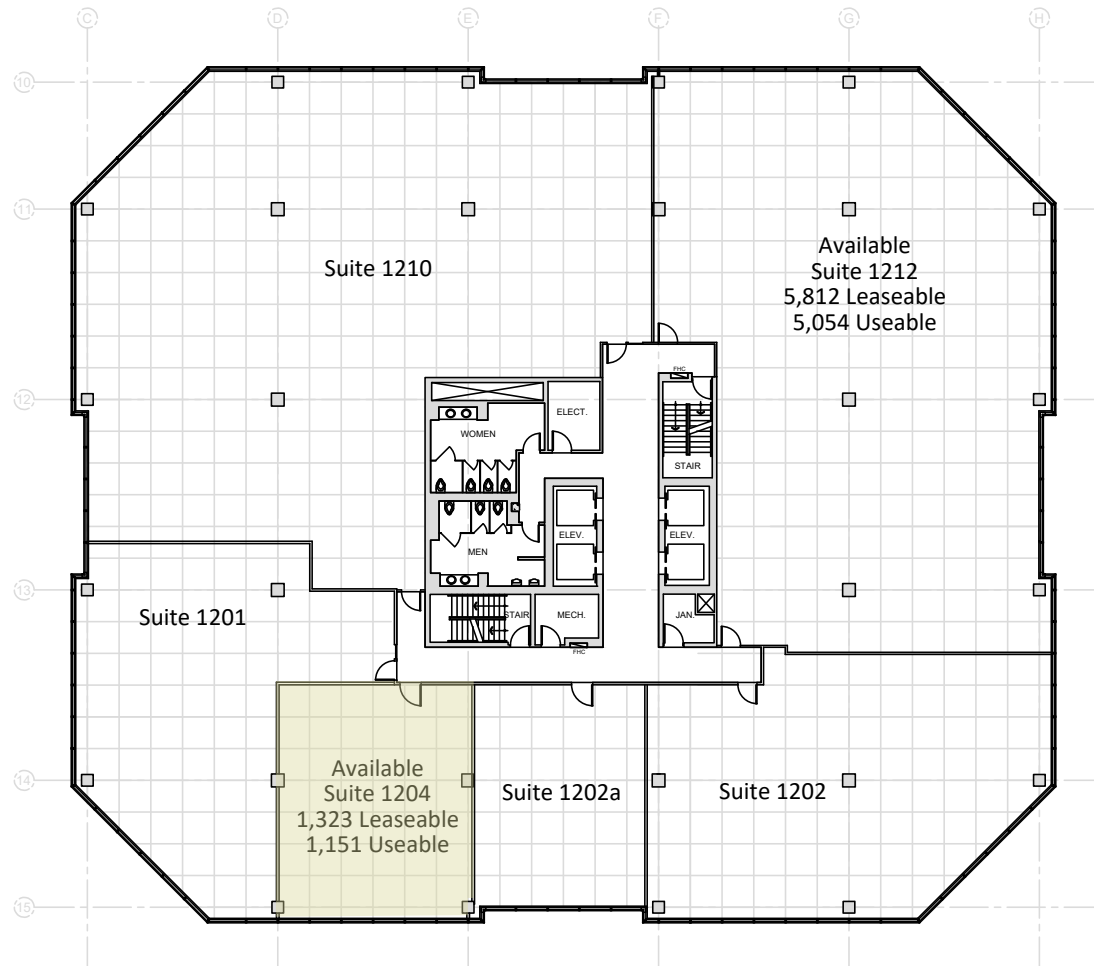
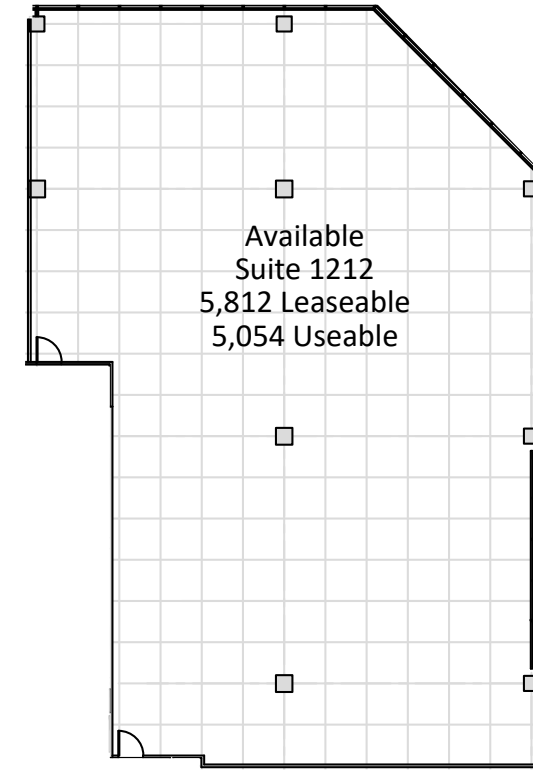
UNIT 1204

- Open Space with one office and storage room

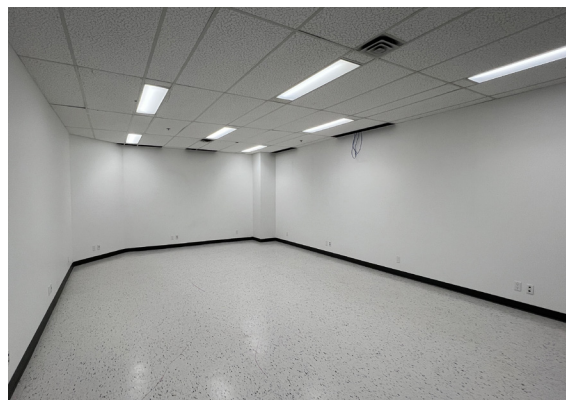


UNIT 1212

- 6 Offices
- Boardroom
- Open Space



UNIT 1001 *Photos*



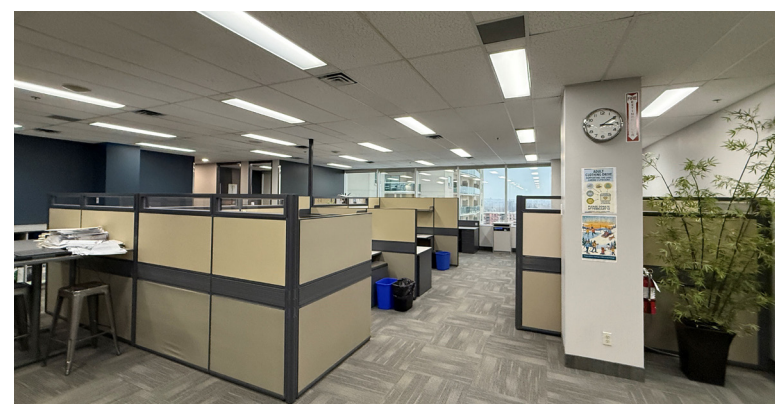
UNIT 202 *Photos*



UNIT 1204 *Photos*



UNIT 1212 *Photos*



DUFFERIN CORPORATE CENTRE

Highlights

The Dufferin Corporate Centre is a modern, energy-efficient, and award-winning office tower in the heart of London. With RHFAC certification, BOMA BEST Silver Certified, ENERGY STAR performance, and proactive building systems management, we deliver comfort, safety, and sustainability that support both tenants' people and their ESG commitments.

SUSTAINABILITY & CERTIFICATIONS

- ENERGY STAR® Certified: 7 consecutive years of recognition for top energy performance.
- BOMA BEST Silver Certified
- Rick Hansen Foundation Accessibility Certified (RHFAC) – commitment to inclusive design
- Tenant Green Team initiatives empower occupants to lead sustainability efforts
- Organics, E—waste and Battery Recycling Programs, annual waste audits
- GHG Reporting & Tenant Support: Tenants engaged with transparent reporting and resources to meet ESG goals
- Transparency: Regular reporting of building's energy and carbon performance through ENERGY STAR Portfolio Manager
- Award-Winning: BlueStone is a 2025 Climate Action Leadership Award winner from the London Chamber's Business Achievement Awards
- EV Level 3 Fast Charging Stations: unique opportunity for tenants and visitors. Project underway to install a 120 kW unit in the P2 parking level and a 180 kW unit in the surface parking lot. Each charger will be equipped with two connectors, providing added flexibility and convenience for multiple EV drivers. This project contributes to strengthening the EV infrastructure in downtown London—making sustainable transportation more accessible to the community.



DUFFERIN CORPORATE CENTRE

Highlights

TECHNICAL SYSTEMS & COMFORT

- Closed-Loop, Water-Based Heat Pump System paired with a year-round operational cooling tower, Legionella management plan with monthly testing for enhanced safety
- State-of-the-Art Building Automation System monitors HVAC, lighting, and water systems, spotting issues before tenants notice.
- Occupant control over space temperature with new upgraded thermostats
- High-Efficiency Equipment: condensing boilers (96% efficiency), upgraded heat pumps, and LED lighting throughout the building and parking garage.
- Proactive Maintenance: Comprehensive preventative program tracked in Yardi Elevate, covering boilers, cooling towers, air handling units, electrical systems, and fire protection.
- Multiple Comfort Features: Heat recovery wheel, variable frequency drives on pumps/fans, and other high-efficiency investments.

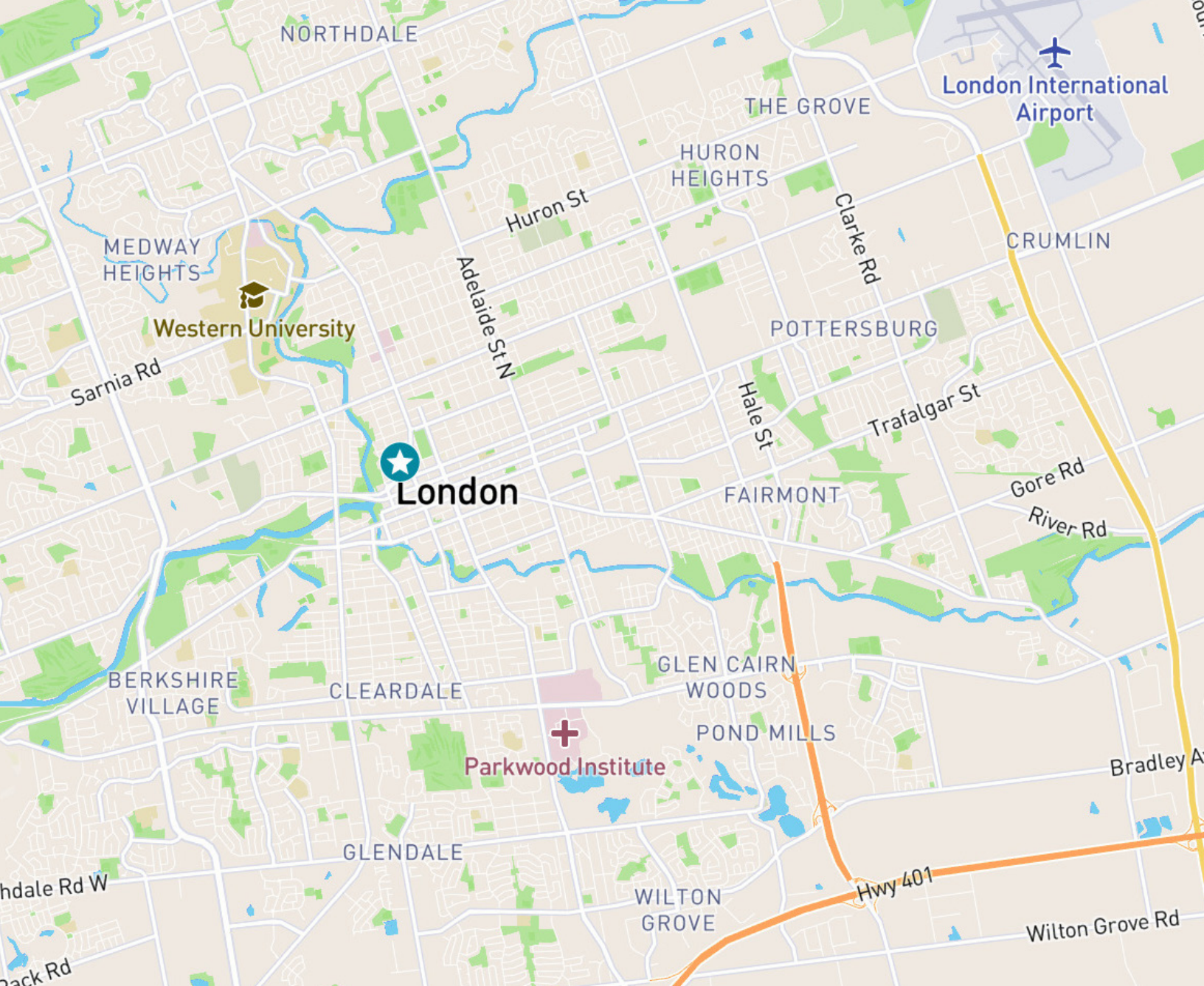
HEALTH, SAFETY & OPERATIONS

- Green Cleaning Practices using environmentally preferable products.
- 24/7 Security Service with monitored building access.
- Secure Underground Parking Garage with modernized lighting and monitoring.
- Emergency Preparedness: Regularly updated plan, including fire warden training and coordinated fire drills with the London Fire Department.
- Tenant Safety: Ongoing testing and inspection of fire panels, extinguishers, sprinklers, and life-safety systems.



TENANT & COMMUNITY VALUE

- Central downtown London location, close to transit, trails, and urban amenities.
- Commitment to tenant engagement through feedback, sustainability programs, and energy-saving partnerships.
- Mixed-tenant base (government, law firms, engineering, daycare, consulting) provides a strong professional ecosystem.



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