

Colliers

284
DUNDAS STREET

LONDON, ONTARIO

Suite#100, 200, 300 &
Combined 200 & 300

For Lease

Prime Downtown Mixed-Use Commercial Building

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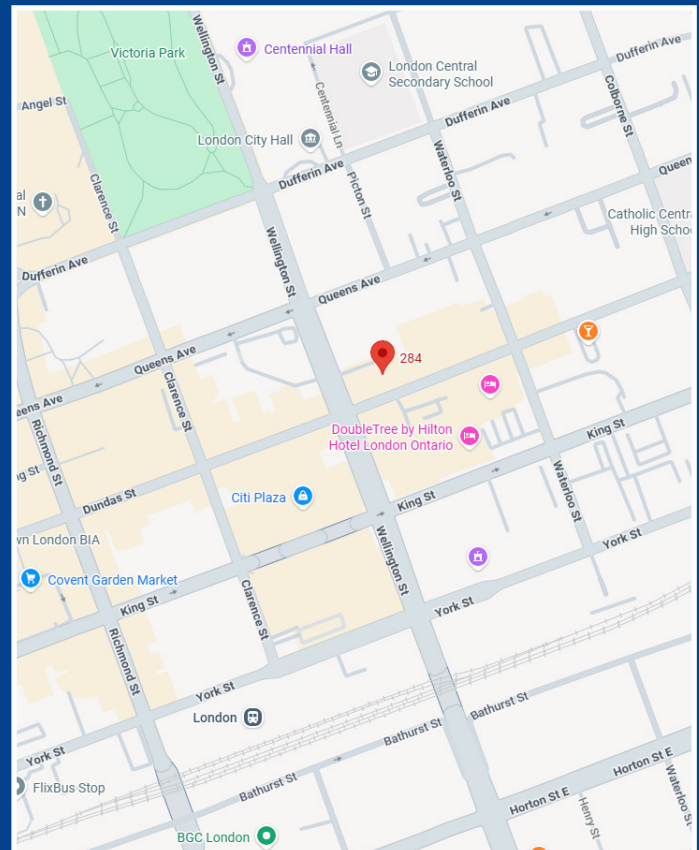
Accelerating success.

Property Details

Downtown core commercial property. Formerly home to Nicholas and Elizabeth Bridal! This building is located on Dundas Street across from London City Centre (TD) office towers at Wellington Street, and in close proximity to Citi Plaza, One London Place, Delta Hotels London Armouries and numerous downtown amenities. The building offers beautifully built office space, move-in ready for an owner-occupier or possible tenants, and large main floor retail. All floors have separately metered utilities with elevator access to the second and third floors.

Address	284 Dundas St, London East
ARN	393602001010600
PIN	082650030
Zoning	DA2, TSA5
Lot Front	40.1 FT
Lot Size	0.17 Acres
Total Building Area	8,865 SF
Parking	Paid Rear Parking/Public Paid Street Parking
Legal Description	PT LT 2 NE DUNDAS ST AS IN 440475; S/T LC68683 LONDON
Annual Taxes	\$35,448.27 (2026)

Suite #	Size	Asking Net (PSF)
100	3,323 SF	\$15.00
200	2,821 SF	\$11.00
300	2,821 SF	\$15.00
Combined 200 \$ 300	5,642 SF	\$13.00



Property Photos



The following are permitted uses in the DA2 Zone variation:

- a) Retail stores;
- b) Supermarkets;
- c) Amusement game establishments;
- d) Apartment buildings; (Z.-1-98577) (Z.-1-94263)
- e) Apartment hotel; (Z.-1-98577) (Z.-1-94263)
- f) Art galleries;
- g) Assembly halls;
- h) Bake shops;
- i) Clinics;
- j) Commercial parking structures;
- k) Commercial recreation establishments;
- l) Convenience stores;
- m) Day care centres;
- n) Dry cleaning and laundry depots;
- o) Duplicating shops;
- p) Dwelling units; (Z.-1-98577)
- q) Emergency care establishments;
- r) Film processing depots;
- s) Financial institutions;
- y) Funeral homes;
- u) Group home type 2;
- v) Hotels;
- w) Institutions;
- x) Laboratories;
- y) Laundromats;
- z) Libraries;
- aa) Medical/dental offices;
- bb) Museums;
- cc) Offices;
- dd) Patient testing centre laboratories;
- ee) Personal service establishments;
- ff) Places of Worship;
- gg) Printing establishments;
- hh) Private clubs;
- ii) Repair and rental establishments;
- jj) Restaurants;
- kk) Restaurants, outdoor patio;
- ll) Schools;
- mm) Senior citizen apartment buildings; (Z.-1-98577)
- nn) Service and repair establishments;
- oo) Service trades;
- pp) Studios;
- qq) Taverns;
- rr) Theatres and cinemas;
- ss) Video rental establishments;
- tt) Lodging house class 2; (Z.-1-93172)
- uu) Place of Entertainment. (Z.-1-96458 - O.M.B. File No. R 980047 -
- Order Issue Date: June 25, 1998)
- vv) Artisan Workshop (Z.-1-172561)
- ww) Craft Brewery (Z.-1-172561)

The following are permitted uses in the TSA5 Zone variation:

- a) Apartment buildings;
- b) Group home type 2;
- c) Handicapped persons apartment buildings;
- d) Lodging house class 2;
- e) Senior citizens apartment buildings;
- f) The following uses are permitted in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings:
 - i) Animal clinics;
 - ii) Antique stores;
 - iii) Art galleries;
 - iv) Artisan workshops;
 - v) Assembly halls;
 - vi) Bake shops;
 - vii) Boutique;
 - viii) Brewing on premises establishment;
 - ix) Catalogue stores;
 - x) Cinemas;
 - xi) Clinics;
 - xii) Commercial parking structures;
 - xiii) Commercial recreation establishments;
 - xiv) Commercial schools;
 - xv) Convenience service establishments;
 - xvi) Convenience stores;
 - xvii) Craft brewery;
 - xviii) Day care centres;
 - xix) Delicatessens;
 - xx) Dry cleaning and laundry depots;
 - xxi) Duplicating shops;
 - xxii) Film processing depots;
 - xxiii) Financial institutions;
 - xxiv) Florist shops;
 - xxv) Funeral homes;
 - xxvi) Gift shops;
 - xxvii) Grocery stores;
 - xxviii) Hair dressing establishments;
 - xxix) Hotels;
 - xxx) Institutions;
 - xxxi) Laboratories;
 - xxxii) Laundromats;
 - xxxiii) Liquor, beer and wine stores;
 - xxxiv) Libraries;
 - xxxv) Medical/dental offices;
 - xxxvi) Museums;
 - xxxvii) Offices;
 - xxxviii) Personal service establishments;
 - xxxix) Place of entertainment;

Property Location



Nearby Amenities



London is a Canadian city in southwestern Ontario, just north of Lake Erie and the U.S. border. It's home to the University of Western Ontario. Among the city's range of museums are Museum London, a showcase for regional art and historical artifacts, and the interactive Children's Museum. The city centre features numerous parks and greenways along the Thames River. The city hosts a number of musical and artistic exhibits and festivals, which contribute to its tourism industry, but its economic activity is centered on education, medical research, manufacturing, financial services, and information technology.

What's in Downtown London?

Canada Life Place
Victoria Park
Covent Garden Market
London Convention Center
Museum London
London Music Hall
Centennial Hall
Grand Theatre

Jonathon Bancroft-Snell
Gallery
Wolf Performance Hall
London Public Library
Forest City Film Festival
Citi-Plaza
Tap Centre for Creativity
Forest City Comicon
Pride London Festival

DoubleTree by Hilton
Hotels by Marriott
Delta Hotels
London Armouries
Sandman Hotel & Suites
Hotel Metro
Residence Inn by Marriott
The Park Hotel

The Scots Corner
Crabby Joe's
Che RestoBar
Happiness Cafe
Grace Restaurant
Armouries Grille
Frank and Furter's Restau-
rant & Bar
Massey's Fine Indian
Cuisine



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For more information about this property please contact:

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