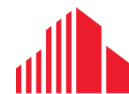




FORMER RESTAURANT SPACE | **FOR LEASE**

45 KING STREET MAIN FLOOR

London, ON N6A 2N8



CUSHMAN & WAKEFIELD

Southwestern Ontario

ABOUT THE PROPERTY

Former Rio restaurant space available for lease across from Budweiser Gardens:

Available Space	Approx. Square Feet	Net Asking Rent	Additional Rent
Main Floor	5,605 SF	\$19.95 PSF	\$6.55 PSF*

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

- **Zoning: DA2** - permits a wide range of uses
- **Parking:** Ample available on-site (attached evening parking)
- **Ceiling Height:** Approx. 9'5"-13"
- The space comes with an already built out kitchen complete with a walk in cooler and 12' range hood
- Gas and electric lines, fully sprinklered with stainless steel sink and wash bins
- CO2 and beverage lines run to existing bar
- Space could also convert to office or alternate retail style uses
- Current layout offers an existing server station and waiting area with built in seating, upper and lower lounge space and a bright open main floor dining area
- Located in one of London's best and busiest restaurant districts on King Street - kitty corner to Budweiser Gardens
- Prime corner visibility and centrally located to take advantage of arena event traffic and local office populations as well as dense residential high rise developments



David Jongerden
Sales Representative

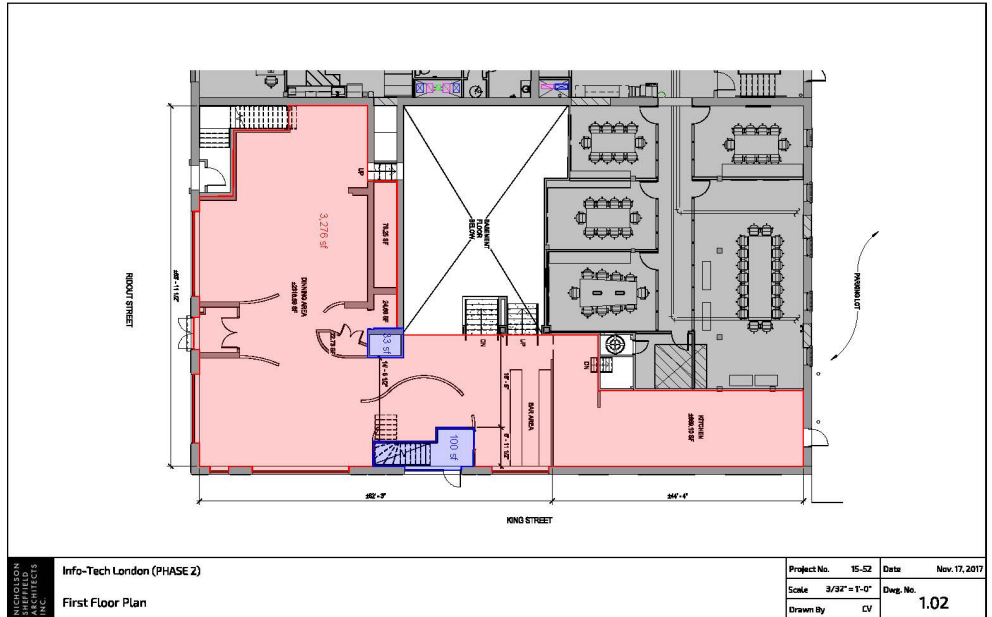
519 438 9125

david.jongerden@cushwakeswo.com

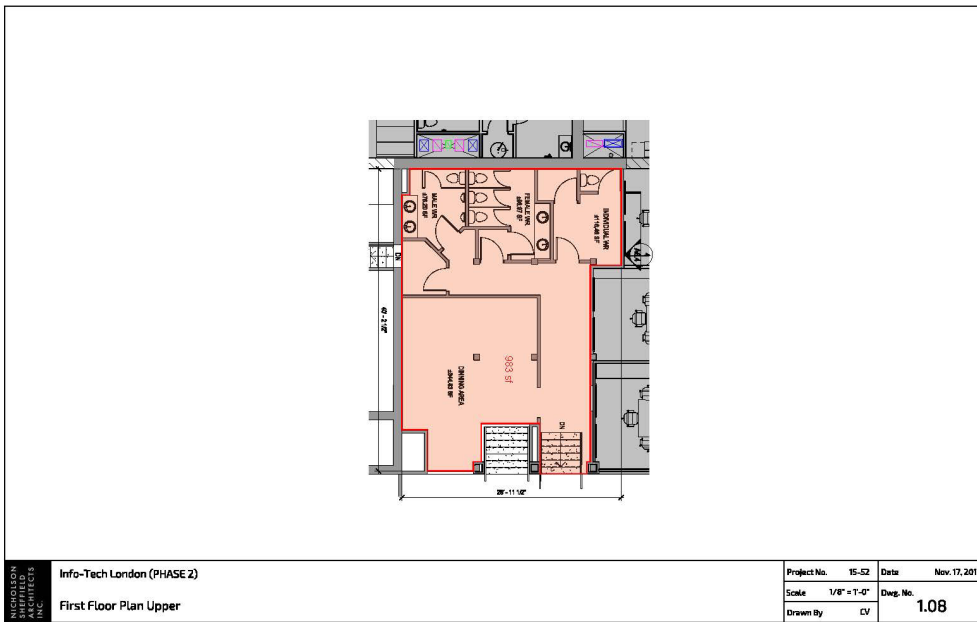
CUSHMAN & WAKEFIELD
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233 Hyman Street
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MAIN FLOOR



UPPER MAIN FLOOR



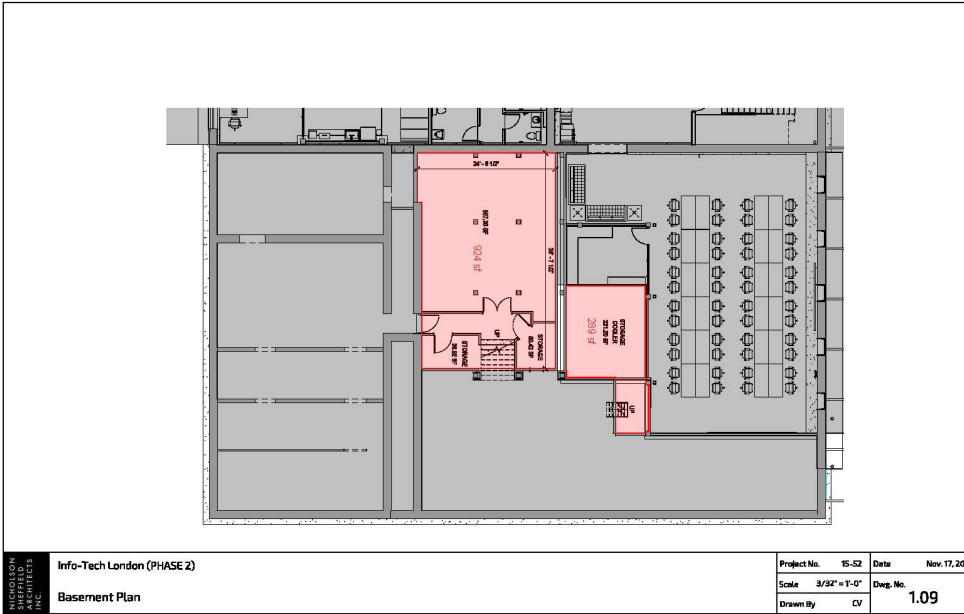
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FLOOR PLAN AND IMAGES

LOWER LEVEL



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