



Office & Retail Space For Lease

355 Wellington St & 250 York St

London, Ontario

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CITI  PLAZA

Property Highlights

Citi Plaza is recognized as one of the most vibrant centres in downtown London and offers a unique mix of office, business and consumer services, education providers, recreation facilities and retail. It's unique architecture offers an abundance of natural light in an open environment.

Highlights:

- Multiple street access points
- Serviced by multiple bus routes
- Close proximity to London's Via Rail Station
- Two parking facilities with a parking ratio of 2 per 1,000 sf that accommodates over 1,400 vehicles
- Fiber optic service offered by 3 providers
- Parker Pete program in place that can assist with fuel, locked vehicle, dead battery, flat tire, etc.
- Notable retailers; Dollarama, Ardene, CIBC, Goodlife Fitness, Fox and Fiddle, Booster Juice and Subway
- Notable office tenants; IBM, CIBC, PWC, City of London
- Daily count of employees (pre-COVID), estimated at 2,000

Our Goal

Rich with history, our goal is to revivify the retail and restore its impact in the downtown core. Create a place where people look to connect, create a 'hub', with options for food and relaxation. Whether you are grabbing a quick bite, attending an event downtown or bringing home a hot ready to eat meal and/or staying for entertainment (quick beverage with colleagues, movie, date or full family outing); Citi Plaza offers it all!

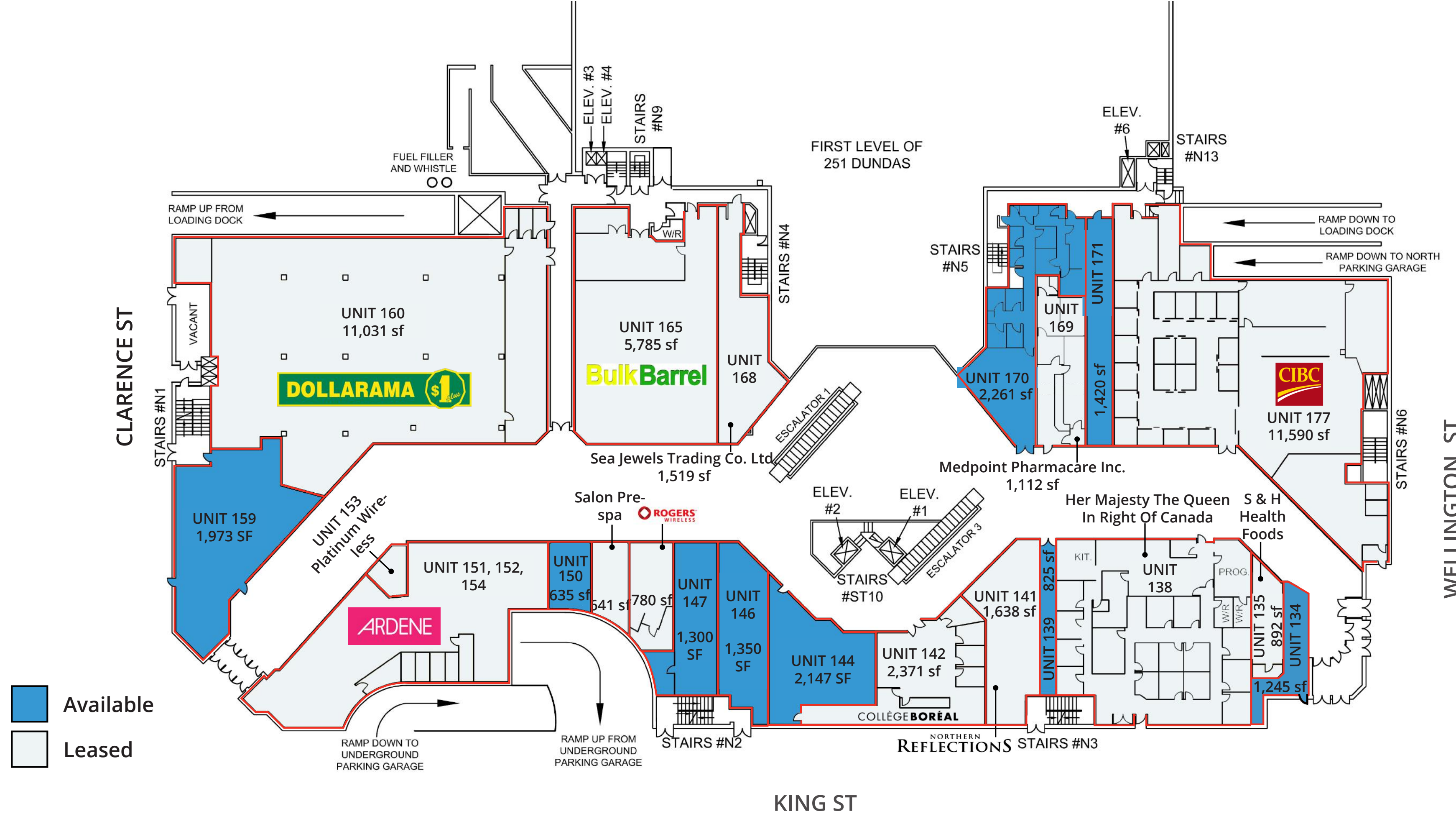


Available Space

North Ground Floor

Current Availability

Suite	Area (Sf)	Net Rent	Additional Rent
134	1,245	\$12.00	\$16.56 (Retail), \$13.76 (Office)
139	825	\$12.00	\$16.56 (Retail), \$13.76 (Office)
144	2,147	\$12.00	\$16.56 (Retail), \$13.76 (Office)
146	1,350	\$12.00	\$16.56 (Retail), \$13.76 (Office)
147	1,300	\$12.00	\$16.56 (Retail), \$13.76 (Office)
150	635	\$12.00	\$16.56 (Retail), \$13.76 (Office)
159	1,973	\$12.00	\$16.56 (Retail), \$13.76 (Office)
170	2,261	\$12.00	\$16.56 (Retail), \$13.76 (Office)
171	1,420	\$12.00	\$16.56 (Retail), \$13.76 (Office)

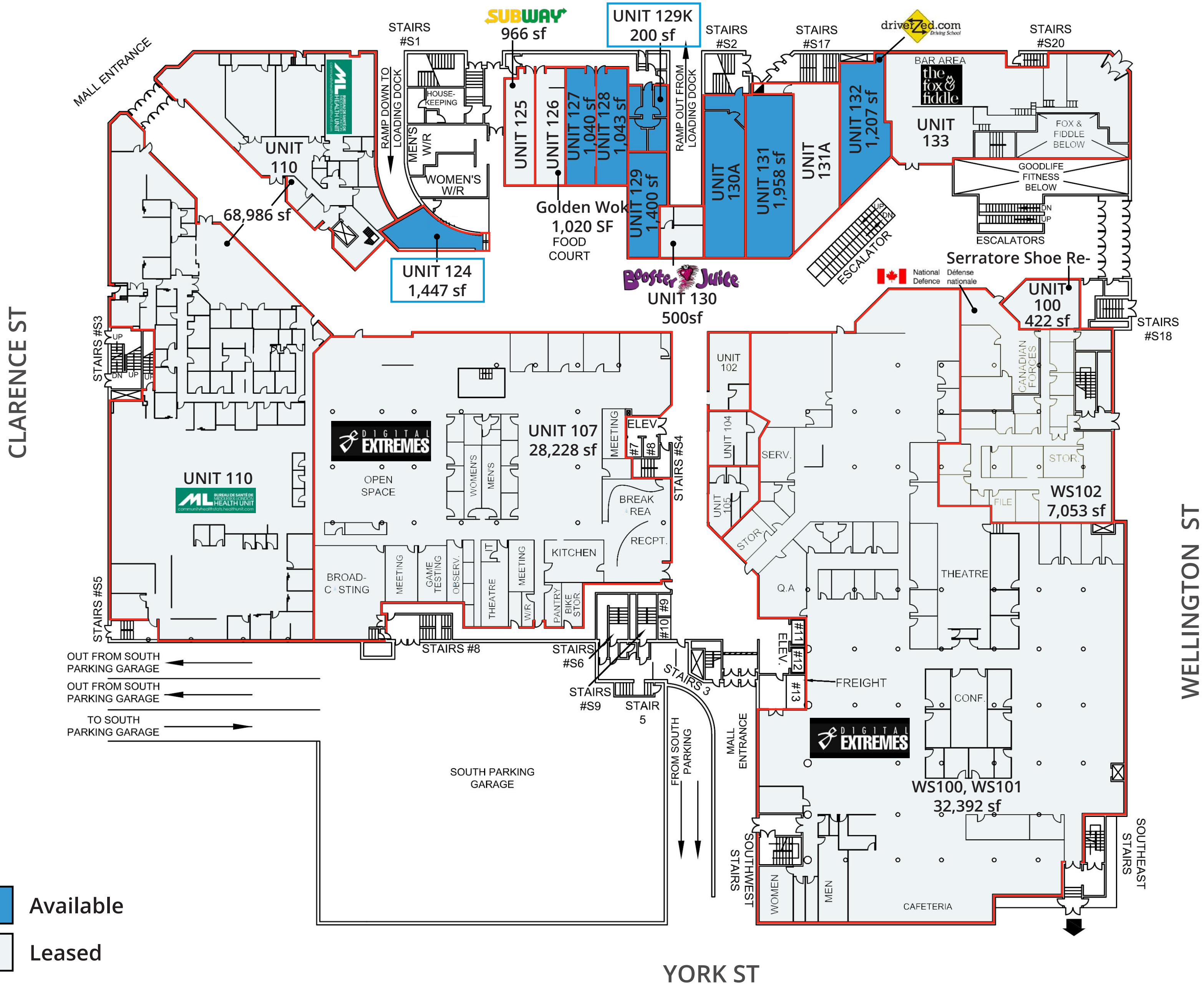


Available Space

South Ground Floor

Current Availability

Suite	Area (Sf)	Net Rent	Additional Rent
124	1,447	\$12.00	\$16.56 (Retail), \$13.76 (Office)
127	1,040	\$12.00	\$16.56 (Retail), \$13.76 (Office)
128	1,043	\$12.00	\$16.56 (Retail), \$13.76 (Office)
129	1,400	\$12.00	\$16.56 (Retail), \$13.76 (Office)
129K	200	\$12.00	\$16.56 (Retail), \$13.76 (Office)
130A	2,359	\$12.00	\$16.56 (Retail), \$13.76 (Office)
131	1,958	\$12.00	\$16.56 (Retail), \$13.76 (Office)
132	1,207	\$12.00	\$16.56 (Retail), \$13.76 (Office)



Available
 Leased

Available Space

250 York Street

Current Availability

Suite	Area (Sf)	Net Rent	Additional Rent
301	14,143	\$12.00	\$15.43



Colliers Canada

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