



Colliers

For Lease

***Versatile office/retail space at Oxford
& Richmond - Prime location!***
205 Oxford Street E, London, Ontario

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FOR LEASE

Versatile office/ retail space at Oxford & Richmond - Prime location!

Address
**205 Oxford Street
London, ON**

Unit C105
1370 sf - \$22.00 psf Net

Unit C109
1516 sf - \$21.00 psf Net

CONDITIONALLY LEASED
Unit C107
1637 sf - \$21.00 psf Net
Unit C108
1883 sf - \$21.00 psf Net

Zoning
BDC(1)

Min Rental Term
60 Mths

Max Rental Term
120 Mths

Features
**Public Transit Route
High foot-traffic area
Available Immediately
Reserved Parking for
Commercial Tenants**

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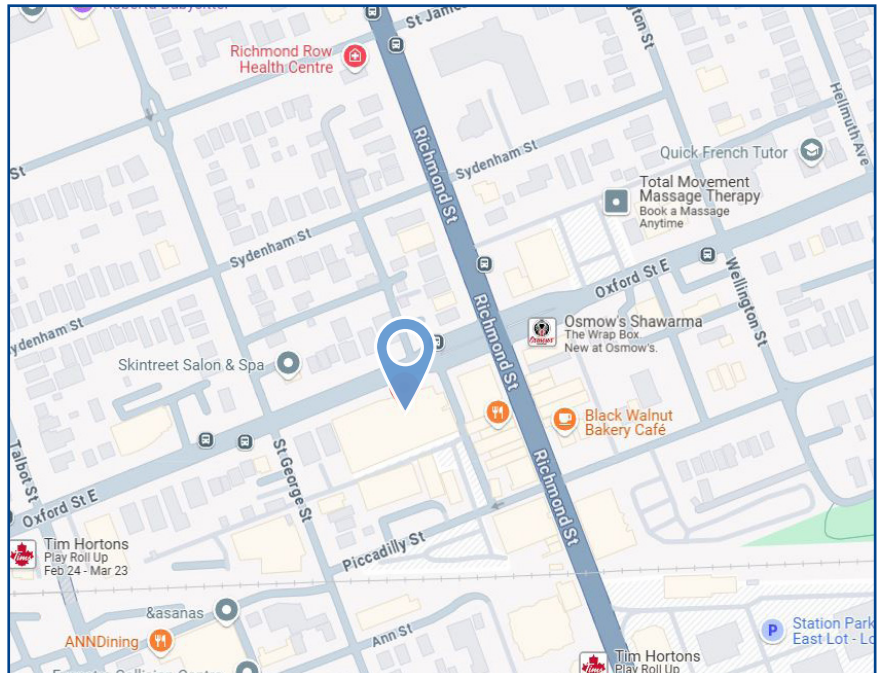
Property Details

Colliers

Discover exceptional commercial spaces in one of London's busiest retail and office corridors, located at Oxford & Richmond beneath a thriving student apartment complex. With units ranging from 1,370 SF to 1,883 SF, these spaces offer street-front exposure to over 37,000 vehicles daily and heavy foot traffic from students and professionals alike.

Each unit features flexible layouts, making them ideal for retail, office, medical, wellness, or food service uses. Some spaces have been fully reset, providing a blank canvas for customization to suit your business needs. Additionally, several adjacent units are contiguous, allowing for the possibility of a larger occupier to lease multiple spaces and create a larger footprint.

Located along one of London's busiest commercial corridors, these spaces offer exceptional visibility and brand exposure in a high-demand location.



Market Overview

205 Oxford St E, London Ontario
3 km radius



Total Population
90,201



Total Households
44,212



HH Average Income
\$81,471



Labour Employment Rate
88.2%

Property Zoning



BDC(1) Richmond Street, between Kent Street and Oxford Street

Permitted Uses:

i) Any use permitted in the BDC2 Zone variation.

BDC2

The following are permitted uses in the BDC2 Zone variation:

Any use permitted in the BDC Zone variation;

Assembly halls;

Places of Worship;

Community centres;

Funeral homes;

Institutions;

Schools.

Fire halls. (Z-1-051390)

BDC

The following uses are permitted in the BDC Zone variation:

Animal hospitals;

Apartment buildings, with any or all of the other permitted uses on the first floor;(Z.-1-94236)

Bake shops;

Clinics;

Commercial recreation establishments;

Commercial parking structures and/or lots;

Converted dwellings;

Day care centres;

Dry cleaning and laundry depots;

Duplicating shops;

Emergency care establishments;

Existing dwellings;

Financial institutions;

Grocery stores;

Laboratories;

Laundromats;

Libraries;

Medical/dental offices;

Offices;

Personal service establishments;

Private clubs;

Restaurants,((Z.-1-96439); (Z.-1-081795)

Retail stores;

Service and repair establishments;

Studios;

(Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)

Video rental establishments;

Lodging house class 2.(Z.-1-93172)

Cinemas ;(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)

Brewing on Premises Establishment.(Z.-1-021027)

Food Store; (Z-1-051390)

Animal Clinic; (Z-1-051390)

Convenience Store; (Z-1-051390)

Post Office; (Z-1-051390)

Convenience service establishments; (Z-1-051390)

Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z-1-051390)

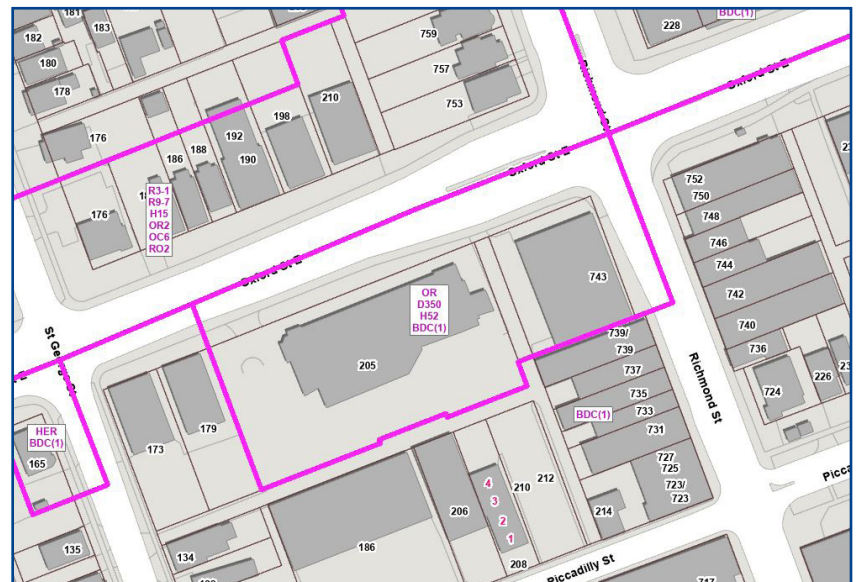
Bed and breakfast establishments; (Z-1-051390)

Antique store; (Z-1-051390)

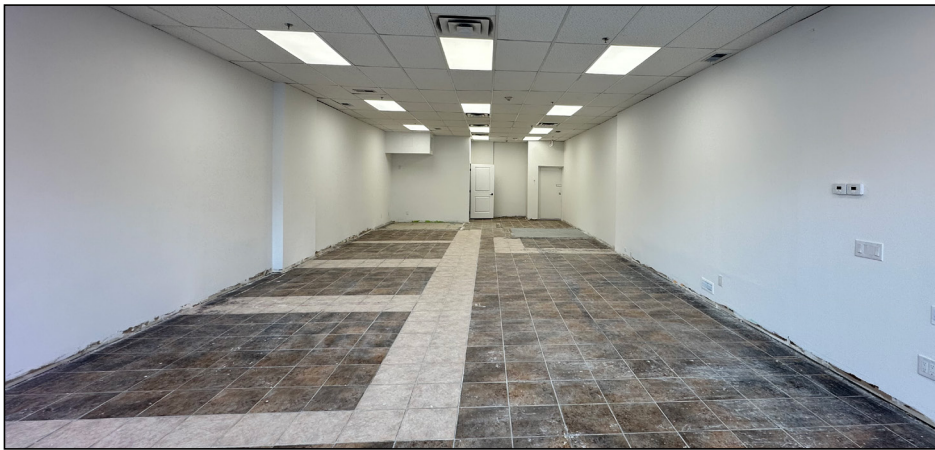
Police stations; (Z-1-051390)

Artisan Workshop (Z.-1-172561)

Craft Brewery (Z.-1-172561)



Unit C105 1370 SF - \$22.00 psf net



Unit C107 1637 SF - \$21.00 psf net



Unit C108 1883 SF - \$21.00 psf net



Unit C109 1519 SF - \$21.00 psf net





Downtown Area

London, Ontario, is a bustling and vibrant hub that combines historical charm with modern urban energy. As the cultural and commercial heart of the city, it boasts an eclectic mix of historic architecture, contemporary buildings, and scenic green spaces. Richmond Row, a lively stretch of shops, cafes, and restaurants, offers everything from local boutiques to international cuisine, making it a hotspot for both residents and visitors.

The downtown area is also rich in arts and culture, with venues like Canada Life Place hosting concerts, sports events, and entertainment. Museum London showcases regional art and history, while theaters like the Grand Theatre provide captivating live performances. Victoria Park, a central green space, serves as the venue for year-round festivals and a peaceful retreat for city-goers.

Whether you're exploring its thriving food scene, catching a show, or enjoying its charming streets, downtown London has something for everyone.

SHOPPING & ENTERTAINMENT:

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

ARTS & MUSEUMS:

Jonathon Bancroft-Snell Gallery
Wolf Performance Hall
London Public Library
Forest City Film Festival
Tap Centre for Creativity
Renaissance Massage
Therapy Clinic & Spa Ltd.
Forest City Comicon
Pride London Festival

ACCOMODATION:

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

DINING & BARS:

Joe Kool's
Moxies
The Church Key Bistro-Pub
Waldo's On King Bistro & Wine Bar
The Tasting Room
The Early Bird
The Morrissey House
The Black Trumpet
The Works Craft Burgers & Beer
The Root Cellar





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