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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 C104  
**824 sf - \$22.00 psf Net**

Unit C106  
**1,183 sf - \$22.00 psf Net**

Unit C109  
**1,519 sf - \$21.00 psf Net**

**LEASED**  
Unit C107  
**1,637 sf - \$21.00 psf Net**

**LEASED**  
Unit C108  
**1,883 sf - \$21.00 psf Net**

**LEASED**  
Unit C105  
**1,370 sf - \$22.00 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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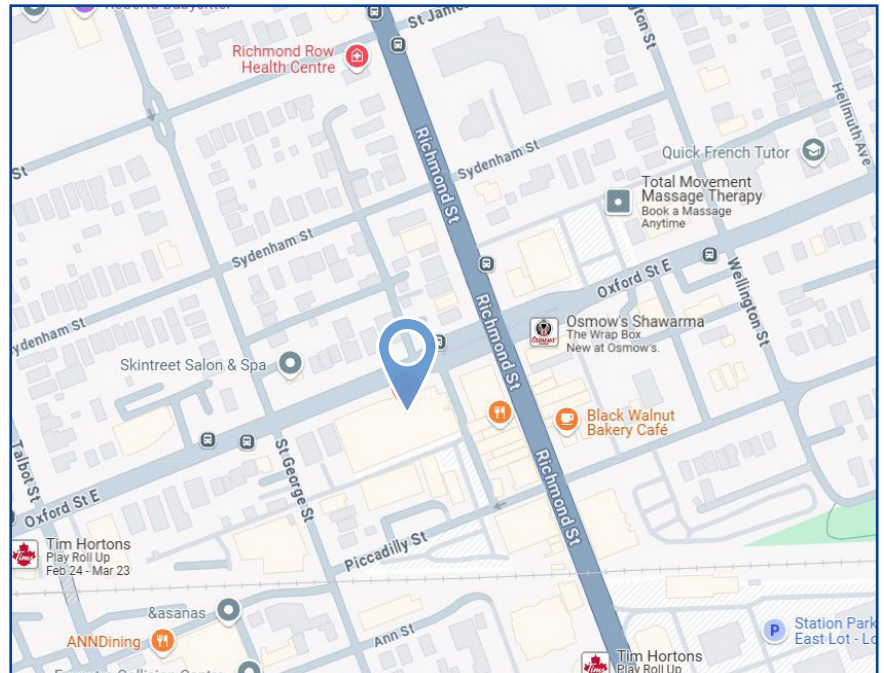
# Property Details

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 824 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)

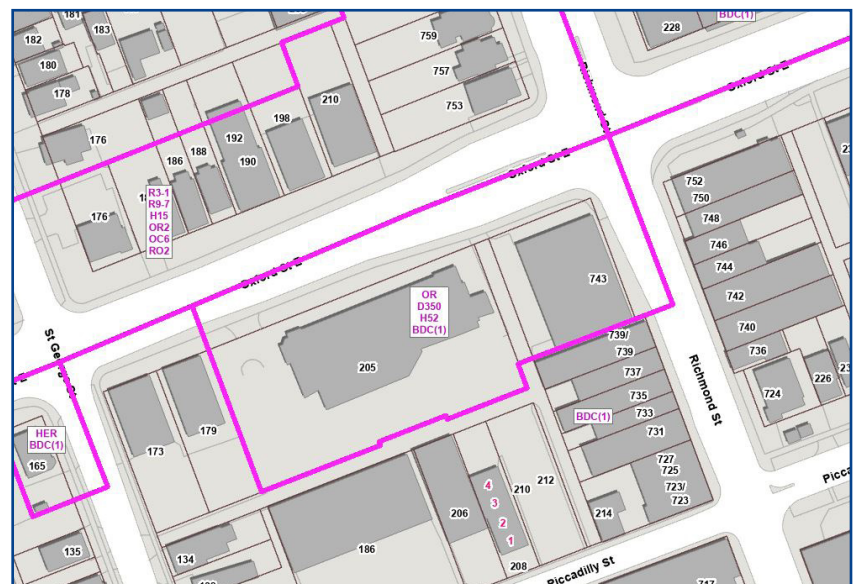
Bed and breakfast establishments; (Z-1-051390)

Antique store; (Z-1-051390)

Police stations; (Z-1-051390)

Artisan Workshop (Z.-1-172561)

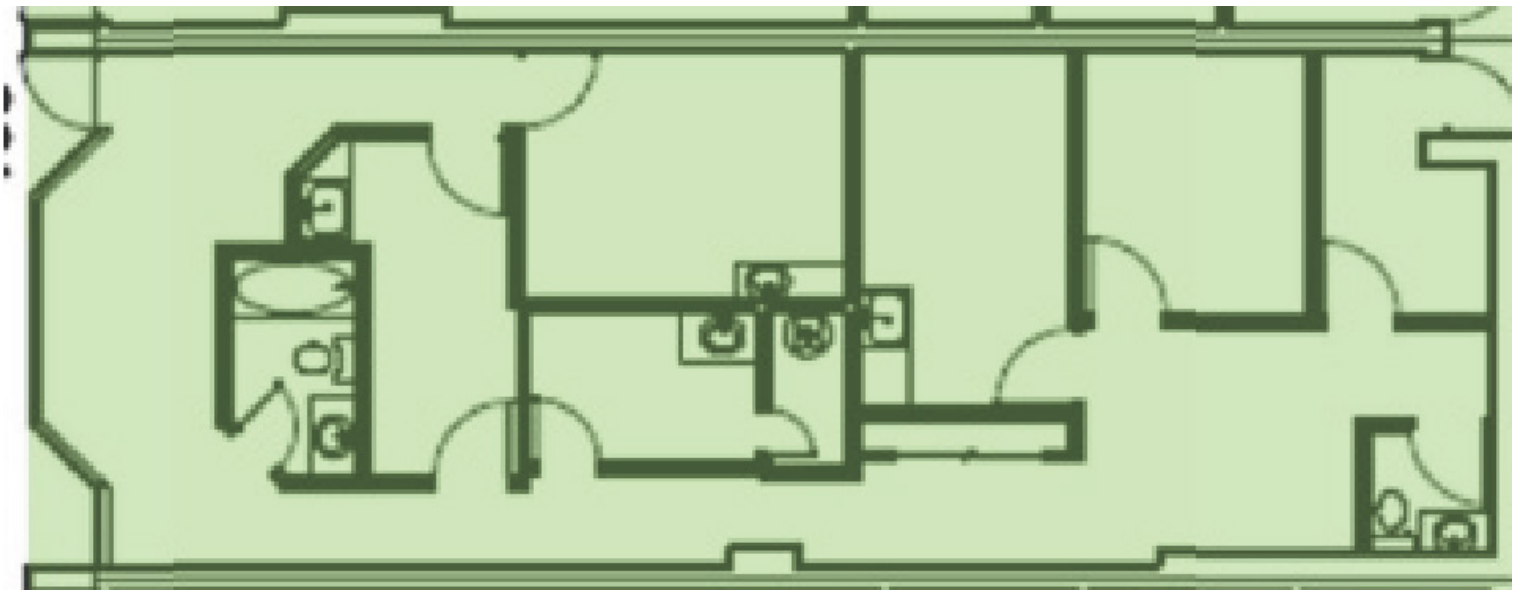
Craft Brewery (Z.-1-172561)



# Unit C105 **Leased** 1,370 SF - \$22.00 psf net



# Unit C106 1,183 SF - \$22.00 psf net



# Unit C109

1,519 SF - \$21.00 psf net



# Unit C107 **Leased**

1,637 SF - \$21.00 psf net



# Unit C108 **Leased**

1,883 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

### 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

### 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





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