

141

DUNDAS STREET
LONDON, ONTARIO

Premier Office Building in the Heart of Downtown London For Lease

\$15.00 Up to 20,031 SF
PSF GROSS

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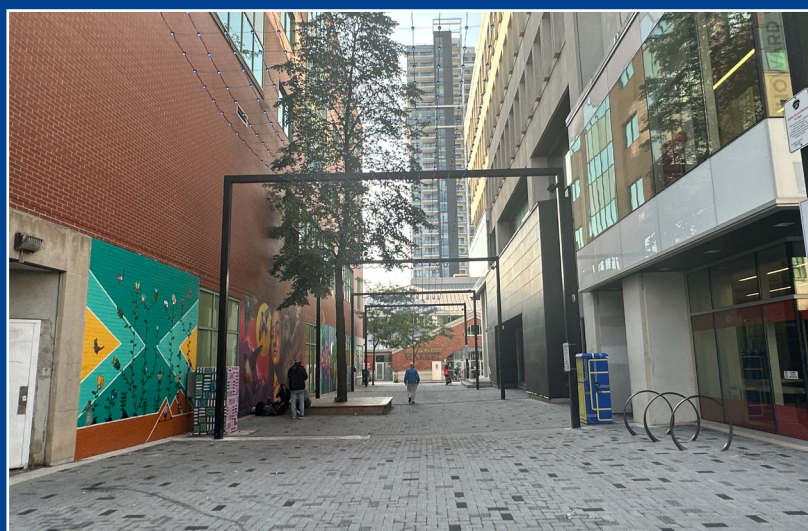


Property Details

Located beside Covent Garden Market & Fanshawe College on South side of Dundas St. @ Market Lane. Various sizes available, elevator access, controlled entry, on-site security. Operated by WILL-The Skill Centre providing synergy & a collaborative environment with many not-for-profit agencies. Large boardroom/ presentation facility on 6th floor with rooftop patio, barbecue & kitchen available to all Tenants as well as a few smaller boardrooms. Numerous restaurants, shopping and financial services, multiple City bus routes. Taxes, operating expenses and financial included + incr. in expenses (less than 700 SF is @ \$20.00 psf Gross).

Address	141 Dundas St, London
Min Rental Term	12 Months
Max Rental Term	120 Months
Lower Floor	Up to 5,204SF (MUST BE NON-PROFIT)
2nd Floor	Up to 3,791SF (MUST BE NON-PROFIT)
5th Floor	Up to 6,857 SF (MUST BE NON-PROFIT)
6th Floor	Up to 4,179SF (MUST BE NON-PROFIT)
Zoning	DA1 Downtown Area 1, h-3 (holding, wind impact assessment), D350 (Density)
Features	Fully accessible Elevator Modern amenities Prime downtown Location
Parking	Public Parking
Lease Price	\$15.00 psf gross

Property Photos



Property Photos



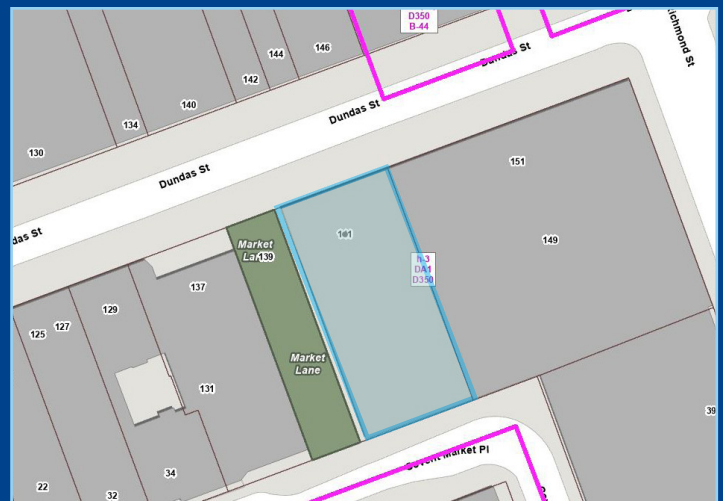
Property Zoning

DA1

All Tenants must be a non-profit organisation

The following are permitted uses in the DA1 Zone variation:

- Retail stores;
- Supermarkets;
- Amusement game establishments restricted to locations within shopping centres, entertainment complexes and hotels; (Deleted and replaced by Z.-1-96458 - O.M.B. File No. R 980046 - Order Issue Date: June 25, 1998)
- Apartment buildings with dwelling units restricted to the rear portion of the ground floor or on second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-94263)(Z.-1-98618)
- Apartment hotels with rooms 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.-1-94263) (Z.-1-98618)
- Art galleries;
- Assembly halls;
- Bake shops;
- Clinics;
- Commercial parking structures;
- Commercial recreation establishments;
- Convenience stores;
- Day care centres;
- Dry cleaning and laundry depots;
- Duplicating shops;
- 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.-1-98618)
- Emergency care establishments;
- Film processing depots;
- Financial institutions;
- Funeral homes;
- Group homes type 2;
- Hotels;
- Institutions;
- Laboratories;
- Laundromats;
- Libraries;
- Medical/dental offices;
- Museums;
- Offices, with the exception of service offices, restricted to the second floor and above;(Z.-1-00819)
- Patient testing centre laboratories;
- Personal service establishments;
- Place of Worship;
- Printing establishments;
- Private clubs;
- Repair and rental establishments;
- Restaurants;
- Restaurants, outdoor patio;
- Schools;
- Senior citizen apartment buildings with units restricted to the rear portion of the ground floor or on the second floor or above with any or all the other permitted uses in the front portion of the ground floor;(Z.-1-98618)
- Service and repair establishments;
- Service trades;
- Studios;
- Taverns;
- Theatres and cinemas;
- Video rental establishments;
- Lodging house class 2; (Z.-1-93172)
- Place of Entertainment. (Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- Accessory 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.-1-98618)
- Brewing on Premises Establishment. (Z.-1-021027)
- Artisan Workshop (Z.-1-172561)
- Craft Brewery (Z.-1-172561)



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 artefacts, 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
Renaissance Massage Therapy
Clinic & Spa Ltd.
Forest City Comicon
Pride London Festival

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

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

For more information about this property please contact:

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