

\$ - 101-105 - 123 St George Street, London East (east F)

MLS® #X11965364

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0 Bedroom, 2.00 Bathroom, 10,287 sqft
Office on 0.00 Acres

East F, London East (east F), Ontario

*** \$12.00 per sq ft for first two years of a five year term and THREE MONTHS FREE GROSS RENT OFFERED TO TENANTS ON A FIVE YEAR LEASE TERM*** Turn Key, completely renovated, professional office space located near Oxford St. & Richmond St. for lease. Approx. 10,287 sq ft on the main and lower level. (#101 & #105 = 6520 sq ft main, #L20 = 3767 sq ft lower). Multiple private offices, board rooms, open areas for different cubicle configuration, copying station, server room, file storage, kitchen area and coffee bars. Welcoming reception area entrance directly off back parking lot. Internal staircase between the main and lower level allows for great flow through the unit. Lots of natural light w/ windows on east, west and south sides of main floor. Building has elevator access to all floors and is fully sprinklered. Also available with this unit is a large lower level storage room (1800 sq ft +/-) for a small monthly fee. Approx. 22 onsite parking spaces in a controlled private lot included in rent.** Easy access to transit, downtown and UWO. (Lower level of the space is offered at \$10.00 per sq ft when combined with the main floor.) Also available is the upper level of 3622 sq ft. Combining these units would create a 13,909 sq ft space (see MLS X9038693 for listing) . Additional rent for 2025 is \$8.80 / sq ft. Tenant responsible for utility costs. Very well cared for, professionally managed building. Possession date can be immediate depending on tenants needs. A minimum of 24



hours notice is required for all showings as Listing Agent needs to be present. Do not go direct, all inquiries and tours through listing agent. (id:6289)

Essential Information

Listing #	X11965364
Bathrooms	2.00
Square Footage	10,287
Acres	0.00
Type	Office

Community Information

Address	101-105 - 123 St George Street
Subdivision	East F
City	London East (east F)
Province	Ontario
Postal Code	N6A3A1

Amenities

Features	Elevator
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	156.64 x 412 FT
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Listing Details

Listing Office	PINHEIRO REALTY LTD
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