

OFFICE SPACE FOR LEASE



LANGUAGE  
Learning Centre

396

396  
CLARENCE ST  
LONDON, ON

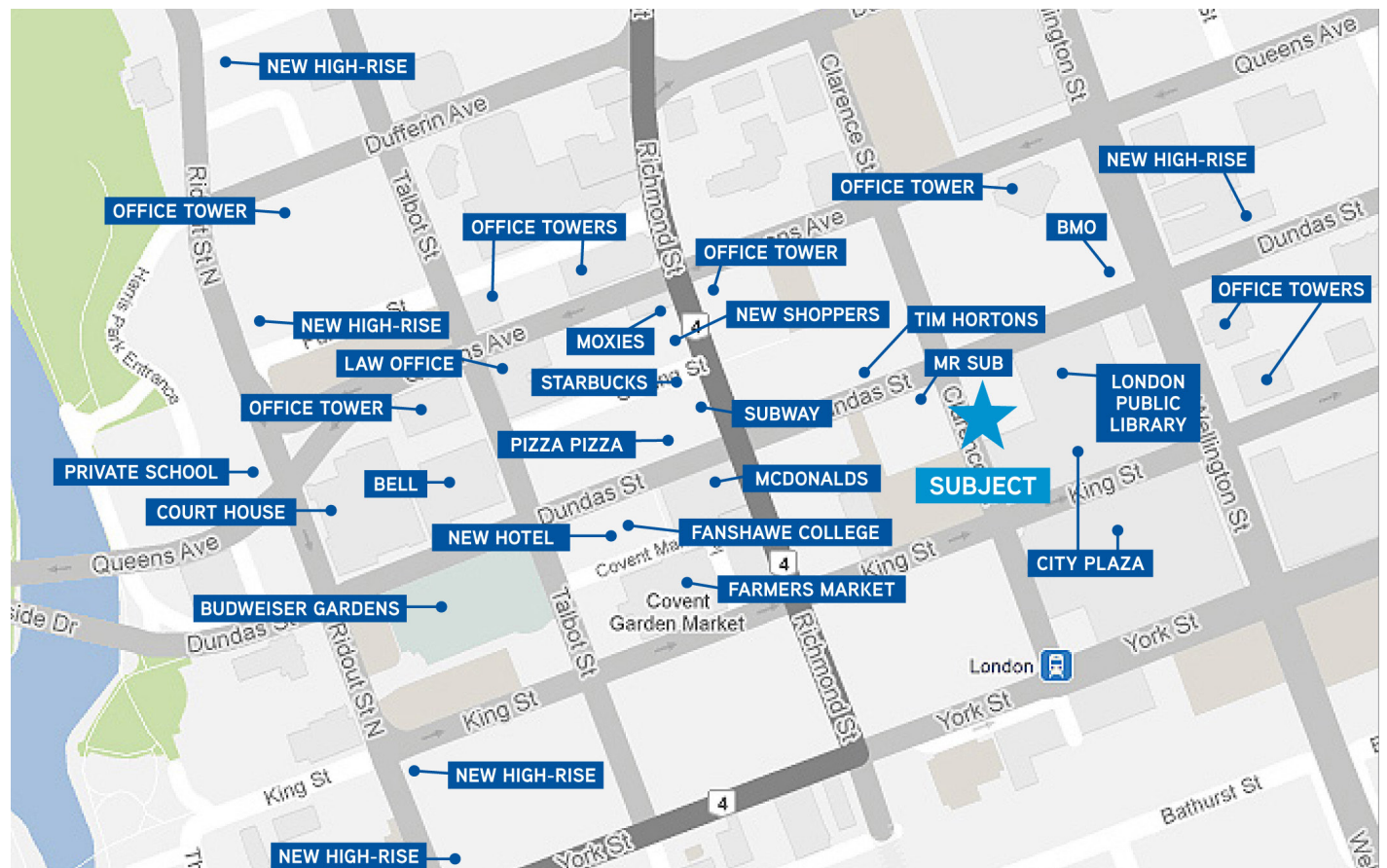


## PROPERTY FEATURES

- › \$6.00 net rent, \$8.00 additional
- › 2,100 SF of office space
- › Street-front exposure adjacent to CitiPlaza
- › 5 built-out offices
- › Reception area with kitchen/ break room
- › Updated flooring & bright paint
- › Professional building with established tenants

Wonderful opportunity in downtown London to lease office space with street front exposure on Clarence St., adjacent to CitiPlaza. Updated flooring and bright paint greet you as you enter this stunning unit.

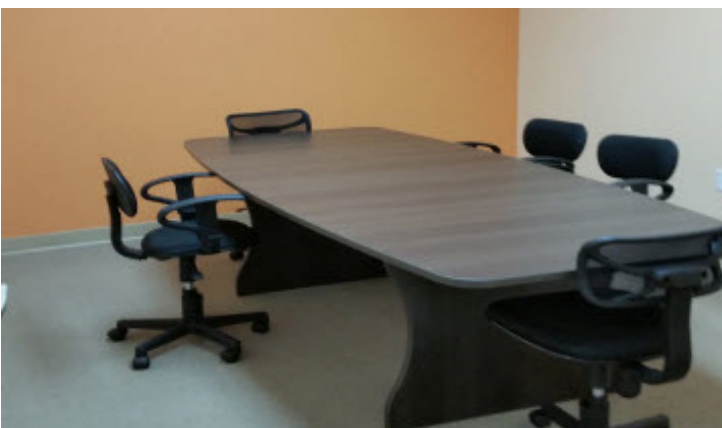
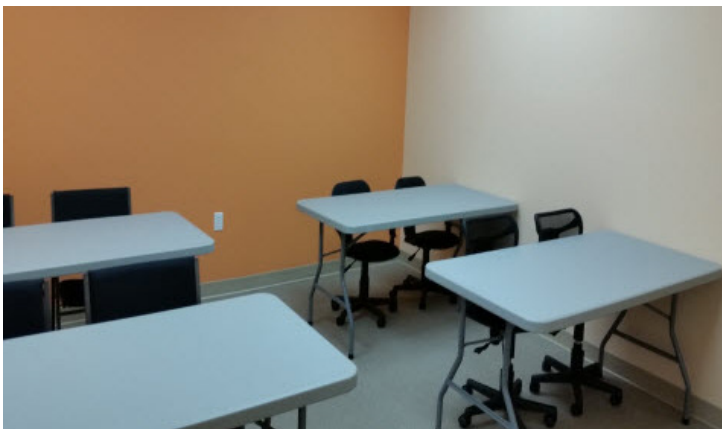
This is a professional building with tenants that include the Catholic School Board, M&T Printing and Tanning Salon. Landlord willing to enter into a new longer term lease. Currently set up as a semi gross sublease for an ESL School, but would be an excellent location for a legal firm, accounting firm, or retail store with frontage.





## PROPERTY FEATURES

- › Downtown London is home to numerous successful national and local destination retailers.
- › Downtown London is the cultural, dining and entertainment heart of the city.
- › Over 13,000 parking spots are available
- › Approximately 5,000 residents live within a short walk of Downtown London, and nearly 100,000 residents within a 3 kilometer radius.
- › Our office employee population exceeds 30,000.
- › Available locations range in size from 1,000 square feet to 18,000 square feet.



## CONTACT US

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