



## SECOND FLOOR OFFICE SPACE

### FOR LEASE | 650 Colborne Street, London ON

Second floor office space in Central London at Colborne & Pall Mall. 1,700 Square feet available. Price includes common area kitchen, washrooms, security, utilities and on-site parking.

#### ZONING: R02 (RESTRICTED OFFICE ZONE)

The following are permitted uses in the R02 (15) Zone variation:

- a) Clinics in existing buildings
- b) Medical/dental offices in existing buildings
- c) Medical/dental laboratories in existing buildings
- d) Offices in existing buildings

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#### Charissa Greidanus

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FOR LEASE

\$15.00

PSF  
(NET LEASE)



Accelerating success.

## DEMOGRAPHICS



POPULATION

**33,141**

IN A 3 KM RADIUS



HH INCOME

**\$68,132**

PER YEAR



HOUSEHOLDS

**281**

IN A 3 KM RADIUS



EMPLOYMENT

**75%**

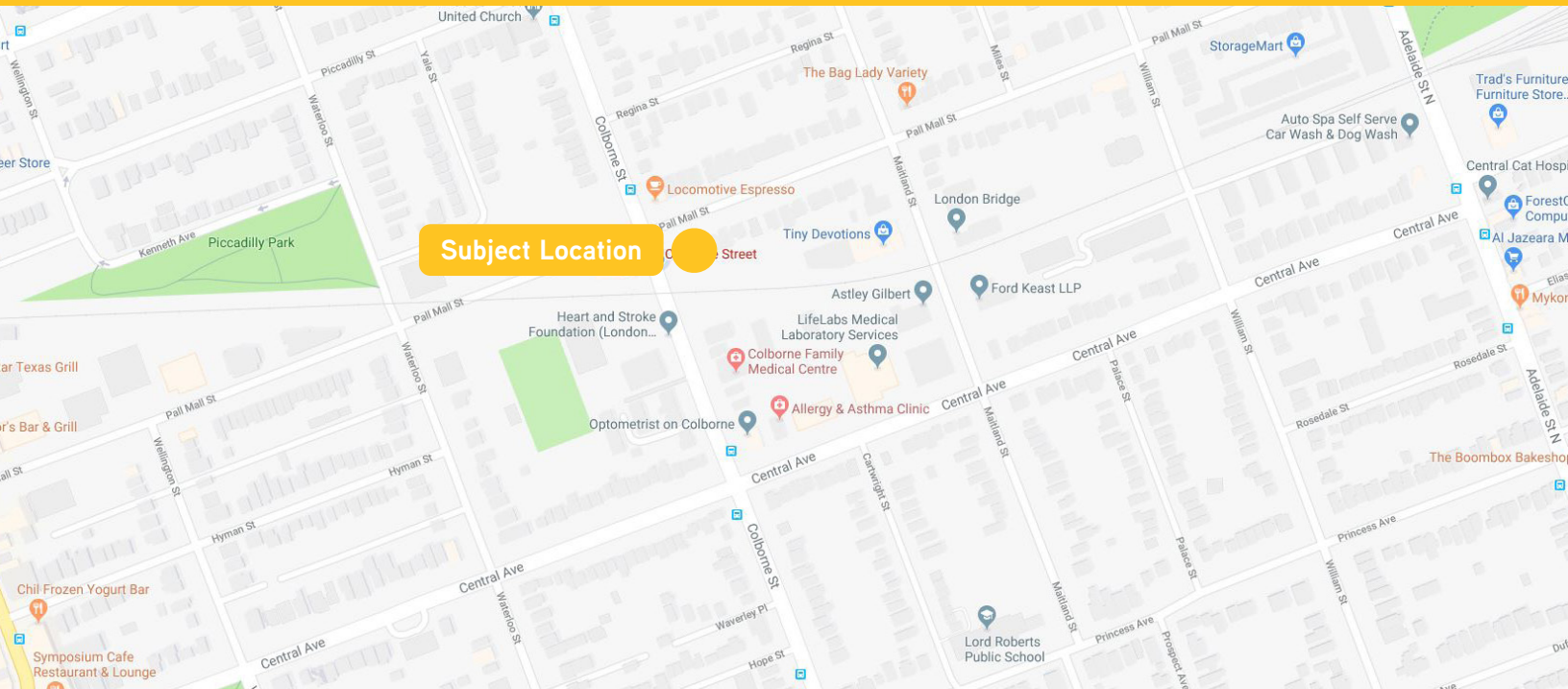
EMPLOYED



EDUCATION

University: **22%**  
College: **27%**  
High School: **29%**  
Other: **22%**

## SURROUNDING AMENITIES



Locomotive Espresso

The Bag Lady Variety

Palasad Social Bowl

Siskinds LLP

Goodlife Fitness

Wendy's

Shoppers Drug Mart

Tim Hortons

Subway

Valu Mart

Allergy & Asthma Clinic

Optometrists on Colborne

Colborne Family Medical Centre

Astley Gilbert

The Boombox Bakeshop



## PROPERTY PHOTOS



## PROPERTY HIGHLIGHTS

- Bright second floor office space with plenty of natural light
- Modern finishes with wood features in the boardroom and large office
- Walking distance to many downtown amenities
- 1,700 SF available
- On-site parking

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