

# \$ - 101-105 - 123 St George Street, London

MLS® #X11965364

\$

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

East F, London, Ontario

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 \$12.00 per sq ft when combined with the main floor. ) Also available is the upper level of 3622 sq ft. Combing these units would create a 13,909 sf ft space (see MLS X9038693 for listing) . Additional rent for 2024 was estimated at \$8.50 / sq ft. Tenant responsible for utility costs. Very well cared for, professionally managed building. Possession date no earlier than April 2025. 3 business days notice required for all showings during weekday business hours only. 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
Sub-Type	Offices

## Community Information

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

## Amenities

Features	Elevator
----------	----------

## Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

## Exterior

Lot Description	156.64 x 412 FT
-----------------	-----------------

## Listing Details

Listing Office	PINHEIRO REALTY LTD
----------------	---------------------

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association.