

LONDON CITY CENTRE



LANDMARK IN THE HEART OF LONDON

Welcome to the London City Centre. This prime complex features two towers offering over 550,000 square feet of modern office and ground-level retail space.

The towers at this Class-A complex stand 24 and 22-storeys tall. The strong identifiable location in the heart of London, as well as the instantly recognizable name make LCC a staple in the market.

LCC is one of TD Bank's largest office presences outside of Toronto, and also houses Siskinds LLP, the London office of CBRE, National Bank, FCT Default and Corus Radio.



MODERN ELEGANCE

The London City Centre has an attractive look with a well-maintained exterior façade that is instantly recognizable in the downtown London skyline.

The interior areas of the buildings have been modernized to showcase state-of-the-art lobbies, corridors, washrooms and elevators.

This professional complex is the perfect location to make an impression on your employees and visitors.



**THE LONDON CITY
CENTRE HAS BEEN
LEED CERTIFIED
AND RECEIVED
BOMA PLATINUM
STANDARD.**

◀ *Modern and elegant finishes are found in the main lobby and common areas, including elevators and washrooms.*

SUITES THAT EXCEED EXPECTATIONS

Whether you are looking for a convenient move-in ready solution or a customized space, Europro can make it happen. All of our suites have endless possibilities to make the space your own, including your brand's custom finishes showcased throughout.



LARGE WINDOW VIEWS



FITTED WITH MODERN FINISHES



FIBER INTERNET LINE



LED LIGHTING

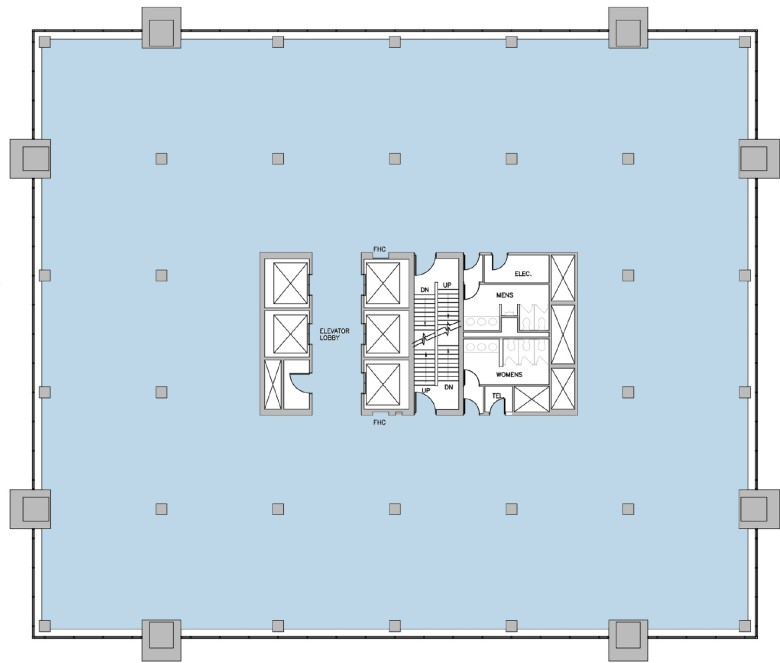


UNIT SECURITY



TALL CEILINGS

FULL FLOOR OPTIONS AVAILABLE



FLOOR PLATES ± 13,500 SF



MOVE-IN READY SUITES



CUSTOM BUILT SUITES

&

These suites are in move-in condition, with Europro's standard finishes showcased throughout.

Talk to us and see if one our move-in ready suites is right for you.

Customize your suite as you see fit. In-house design and construction services are available to help you create the perfect workspace for you.

SUITES AND DEAL TERMS THAT SUIT YOUR NEEDS

Turnkey solutions and custom builds are available at LCC. Flexible lease terms and customized solutions are also on the menu. At Europro we appreciate that no two companies are alike and as such, each deal is structured and each suite is designed with a particular user in mind.

AMENITIES FOR A BETTER EVERYDAY EXPERIENCE

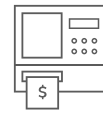
Tenants and visitors of the London City Centre can feel relaxed and cared for from the moment they step in the building. This amenity-rich building is equipped with various conveniences accessible by tenants and visitors, making every visit more pleasant than the last.



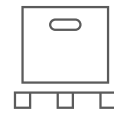
FOOD SERVICE OPTIONS



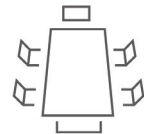
PYLON SIGNAGE



ATM



LOADING DOCK



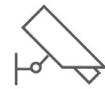
COMMON BOARDROOM



BIKE STORAGE AND SHOWERS



SECURE UNDERGROUND AND SURFACE PARKING



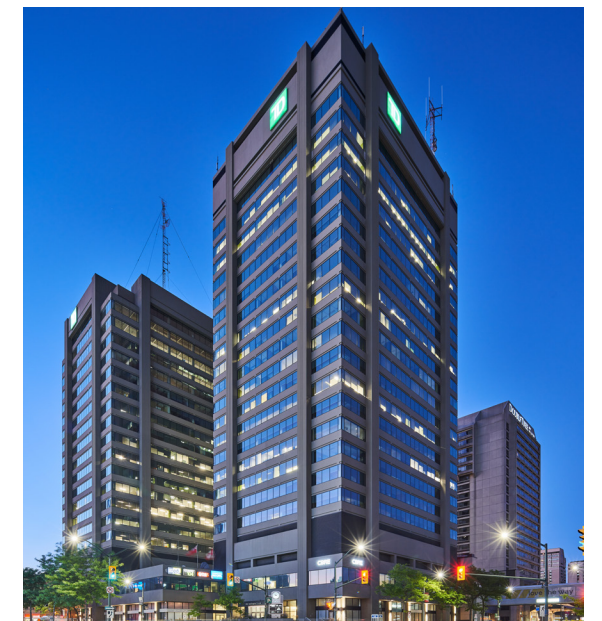
24/7 ON-SITE SECURITY

RECENTLY UPDATED BUILDING SYSTEMS

- Energy-efficient windows installed
- Garage received full LED retrofit for better visibility and lighting
- LED lights installed in stairwells, bathrooms and corridors to reduce carbon footprint
- Installed environmentally friendly Albarrie Oil Containment system



New illuminated pylon sign on the corner of Wellington St. & Dundas St.



SURROUNDED BY LOCAL AMENITIES

Located at the corner of Dundas and Wellington streets in downtown London, LCC is situated within walking distance to all of downtown London's premier amenities ranging from, local attractions, cultural spots, restaurants, shops and many other offerings.

The complex is also located in close proximity to public transit stops including the VIA Rail station and will be the future hub for London's BRT Downtown Loop.

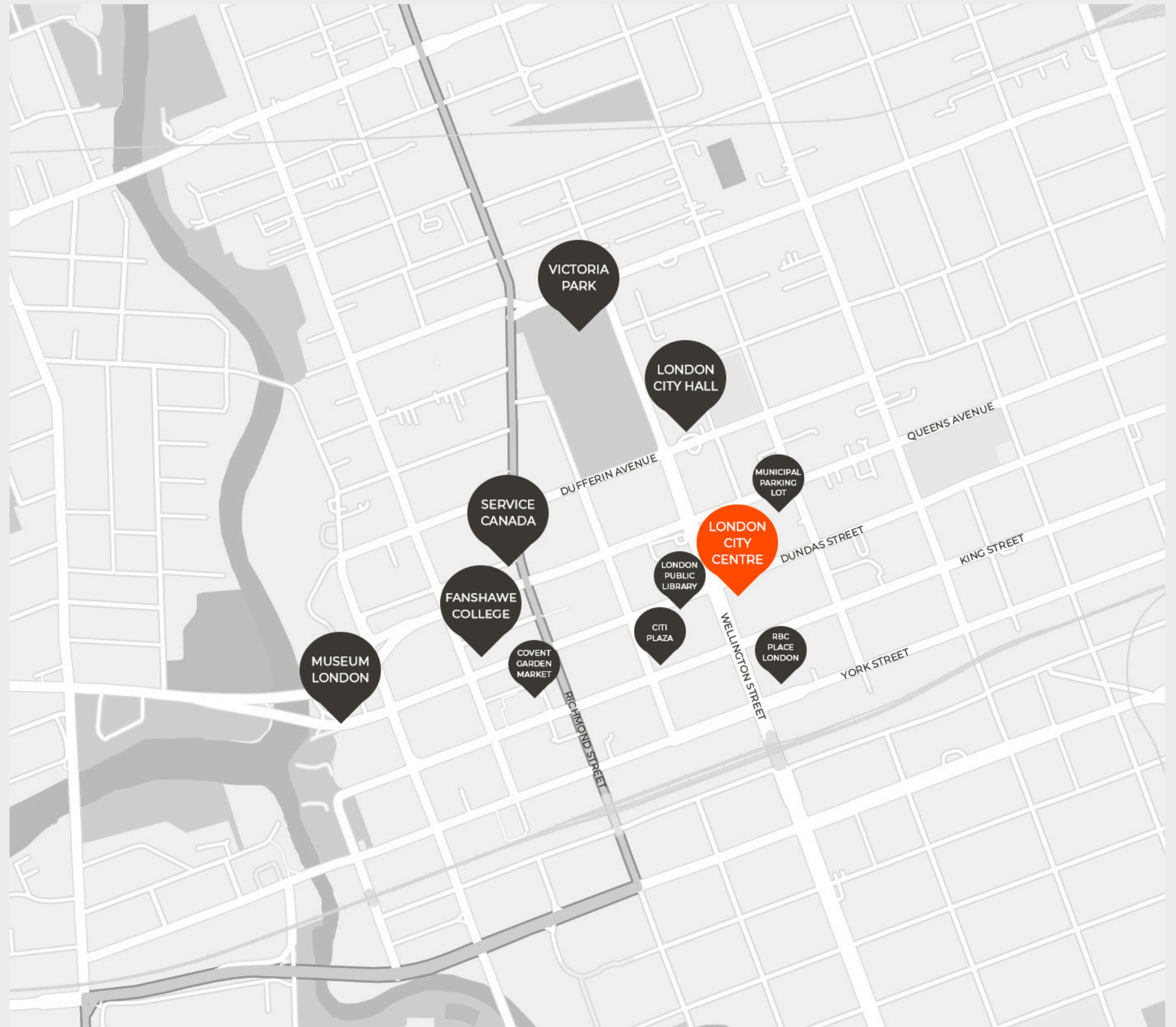
A WALK SCORE OF 96

TRANSIT SCORE OF 73

4 MAJOR BANKS

FUTURE BRT DOWNTOWN LOOP LOCATION

SHORT DRIVE TO HWY 401





OUR FAVORITE LOCAL SPOTS

Check out our favourite spots around the neighbourhood.

Steps from all downtown London amenities, including but not limited to, locally-owned shops, coffee bistros, banks, restaurants, pubs, art galleries, museums and much more!



ABRUZZI RISTORANTE

Abruzzi Ristorante serves Italian-inspired cuisine with a commitment to using local and sustainable foods.



SAKATA RAMEN

This authentic restaurant delivers Japanese cuisines that are sure to impress.



BUDWEISER GARDENS



WESTERN UNIVERSITY



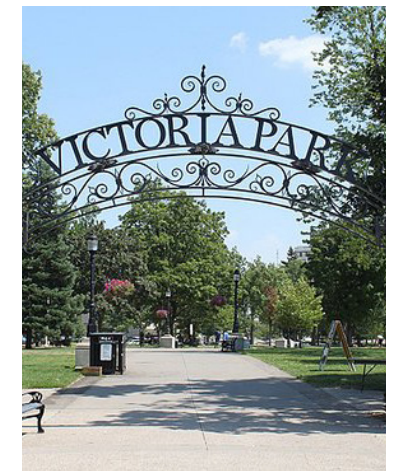
MUSEUM LONDON

Museum London is Southwestern Ontario's leading establishment for the collection and presentation of visual art and material culture.



COVENT GARDEN MARKET

Established in 1845, Covent Garden Market offers an abundance of food, services, and local farmers' market twice weekly.



VICTORIA PARK

This 18-acre park located in downtown London is one of the major centres of community events.





LCC IS THE PERFECT SPOT FOR YOU

London City Centre showcases 14,000 SF floor plates and suites ranging from 600 to 14,000 SF. Space requirement influx? Plans for future growth, but unsure of when? No problem! London is an exciting market and Europro knows the importance of flexibility to scaling companies. We work with tenants to structure deal terms that are tenant specific and allow for future growth.

BUILDING SPECS

PROPERTY SIZE

550,000 square feet of office and ground-level retail.

NUMBER OF FLOORS

Tower A - 22 floors
Tower B - 24 floors

PARKING

Secure underground and surface level parking is available with over 300 stalls. The underground garage has recently received an LED retrofit.

SECURITY

Manned security and concierge throughout the weekday with 24/7 mobile security assistance available all week long.

COMMON BOARDROOMS

Shared tenant boardrooms are available.

LIGHTING

LED lighting upgrades throughout the building mimic bright, white daylight.

ELEVATORS

Modern elevators for an enhanced experience while traveling through the building.

WINDOWS

Energy-efficient windows were installed. Windows offer unmatched view of the surrounding area.

COMMUNICATION

The building is wired for all major communication networks.



ABOUT EUROPRO

Headquartered out of Toronto, with regional offices around Ontario, the company's success is based on a personalized approach to fostering tenant relationships and a focus on creative and responsive solutions to real estate. Europro's portfolio spans multiple categories and property types including best in class office towers and regional shopping centers. Using an innovative approach, Europro brings a unique blend of versatility and creativity to shape the communities where they operate.

Leasing Inquiries:

Jesse Nathanson
Vice President, Asset Management & Investments
jnathanson@europro.ca
416 636 3164

EUROPRO LEADERSHIP



JOSEF JAKUBOVIC

Co-Founder

Combining his international experience and 17 years in the industry, Josef ensures that Europro has the personal touch of a family-run company. His influence drives the transparent, detailed-oriented business approach on which the company thrives.



MOSHE FAUST

Co-Founder

Moshe has in-depth knowledge and experience in property management, leasing, legal, investment, and acquisition practices. His influence on Europro has created an energetic and versatile company that has attracted a dynamic and close knit staff.



JESSE NATHANSON

Vice President, Asset Management & Investments

Through Jesse's passion for real estate and his relationship-oriented style, he provides a guiding hand to Europro's growth strategy, helping enhance the already impressive portfolio of properties.



EUROPRO

**SHAPING
THE FUTURE
OF SPACES**

FOR MORE INFORMATION ON
AVAILABLE SUITES VISIT EUROPRO.CA





GVA
96
LONDON

COUNTRY



380 Wellington Street, Suite 300
London, Ontario
N6A 5B5
519 672 5940

europo.ca