



Presenting...  
**The London Roundhouse**

An Exciting New Concept for the former  
**Great Western Railway  
ROUNDHOUSE**

**240 Waterloo Street**  
London, Ontario, Canada



## CONCEPT OVERVIEW

May 2008

- Historic Restoration of **Great Western Railway** Steam Locomotive Roundhouse (1860's era)
- Located in the Heart of the **SOHO** District of Downtown London Ontario Canada
- Interior Mall Concept with Multiple Retail & Office Tenants and Included Common Area Public and Staff Washrooms w/ Wheelchair Accessibility
- Grand Entrance Via Arched Conservatory w/Exposed Interior Brick and Glass Block Clerestory Windows for Elegant Light & Cathedral-like Gallery
- Wrought Iron Period Lighting around the entire site, including Sconce, Pendant & Post Lighting for Parking Areas
- New Brick and Glass Signal Tower and Entry
  - New Arched Perimeter Wall Windows and Doors
  - Fully Sprinklered Building w/Fire Alarm Panel and total site Security/Surveillance Systems
  - **600 Volt 3 Phase** Power w/Emergency Natural Gas Electric Generator Backup
  - Included rare Downtown Parking for 100+ Vehicles
  - Traffic 25,000 Vehicles/day (another 36,000/day at Wellington 1 block away)
  - LTC Public Transportation Right at the Door
- Easy Access to All of London, 401 & 402 Highways, Train Station, Bus Station, Hotel & Convention Centre District, John Labatt Centre



### Restaurant/Bar Features

- Restaurant/Bar 5,000 to 7,250 sq. ft. on Main Floor w/Additional Dedicated Public & Staff Washrooms on Lower Floor
- Exterior Main Floor Patio and Optional Rooftop Patio
- Licensing for 300+ Patrons for Restaurant/Bar Including New Private Dining Rooms
- Opportunity for Lower-Cost Fixturing Due to Existing Kitchen Infrastructure (Walk-In Coolers/Freezers, Stainless Single/Double/Triple Sinks, Commercial Dishwasher Line, Range Hood Exhaust), Fully-Equipped Bar, Washrooms, Patio Bar, Oversized Electrical Service, Emergency Natural Gas Electric Generator for Backup Power, Satellite Receivers and More...



### Retail & Office Features

- Units from 1,200 - 10,000 sq. ft.
- Common Area Washrooms including Wheelchair Accessibility
- Included Parking w/Horton Street Frontage
- High Ceilings w/Interior Exposed Brick and Wood Beam Construction
- Lower Level Storage Available

*For More Information about this Exciting Opportunity*

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