

130 Merton Street

4,500–18,692 SF Premier Midtown Office Space Available for Lease

For Lease: Office



Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

130 Merton Street

Office Space available for lease at Merton Street & Yonge Street in Midtown Toronto.



Available Space

4,500 – 18,692 SF

Suite 200: 9,346 SF

Suite 300: 9,346 SF (Divisible)



Net Rent

\$16.84 PSF

Additional Rent

\$23.16 PSF

Gross Rent

\$40.00 PSF



Availability

Immediately



Listing Agents

Cole Soprovich
Sales Representative

416.915.5275
csoprovich@lennard.com

*Sales Representative **Broker

William J. Dempsey, SIOR**
Partner

416.649.5940
wdempsey@lennard.com

Peter DeGuerre*
Senior Vice President

416.649.5903
PDeGuerre@lennard.com

Property Highlights

- Excellent built-out space opportunity spanning across two floors with a separate private entrance and interconnecting staircase included.
- Building amenities include on-site property management, underground and surface parking (with heated ramp & EV charging stations), newly modernized elevator cabs, KEYSCAN security card access system, and more.
- Bustling street with a mix of commercial, retail, and residential properties that offers great potential for branding exposure with building signage.
- Only minutes away from the Davisville subway station and proximity to other public transportation.

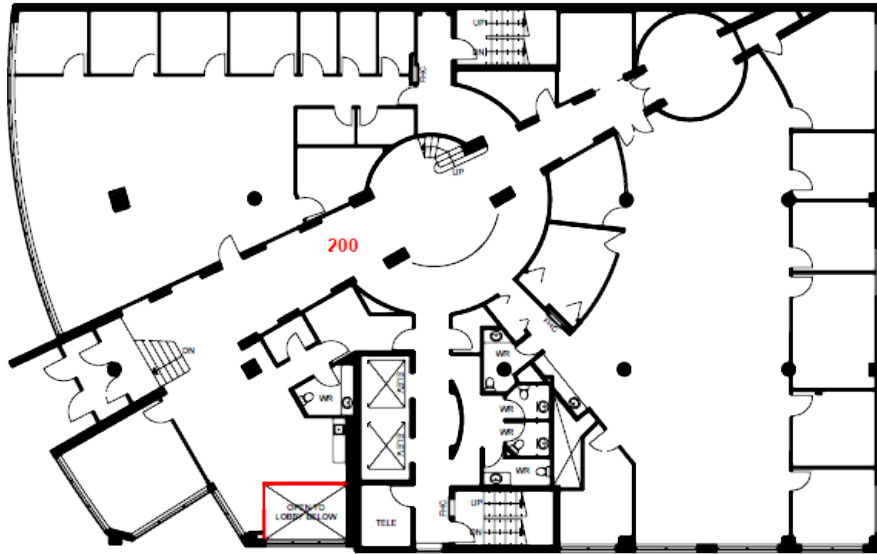
Lennard:

lennard.com

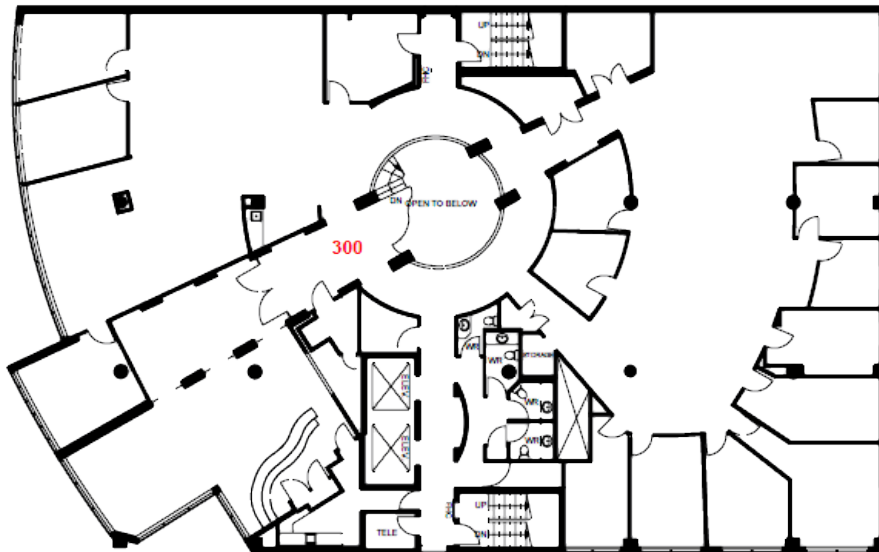
130 Merton Street

Floor Plans

2nd Floor: 9,346 SF



3rd Floor: 9,346 SF (Divisible)



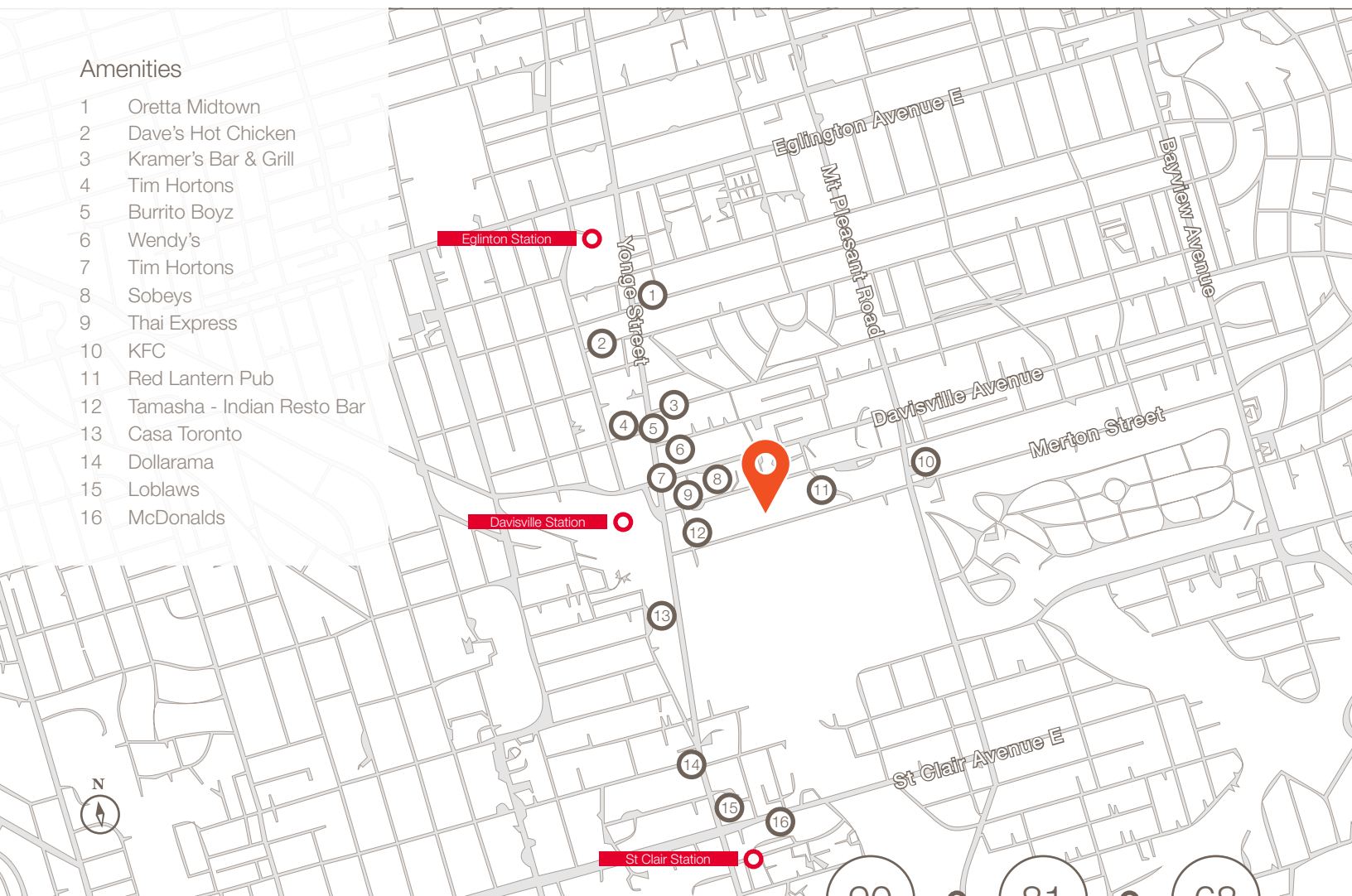
130 Merton Street

The Area

The area around 130 Merton Street provides a well-rounded blend of residential and commercial amenities. Along Merton Street, the neighborhood offers a range of essential services and local shops, contributing to the convenience of residents. Davisville's residential character ensures a comfortable living environment, with nearby access to grocery stores, fitness facilities, pharmacies and more. Meanwhile, Yonge Street, as a major thoroughfare, adds a dynamic urban flavor to the area. Lined with diverse commercial establishments, including shops, restaurants, and cafes, it fosters a vibrant atmosphere. The presence of parks and green spaces enhances the overall quality of life for residents, providing recreational opportunities within the community.

Amenities

- 1 Oretta Midtown
- 2 Dave's Hot Chicken
- 3 Kramer's Bar & Grill
- 4 Tim Hortons
- 5 Burrito Boyz
- 6 Wendy's
- 7 Tim Hortons
- 8 Sobeks
- 9 Thai Express
- 10 KFC
- 11 Red Lantern Pub
- 12 Tamasha - Indian Resto Bar
- 13 Casa Toronto
- 14 Dollarama
- 15 Loblaws
- 16 McDonalds



130 Merton Street

90

Walk Score

81

Transit Score

68

Bike Score

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

Lennard:

lennard.com

130 Merton Street

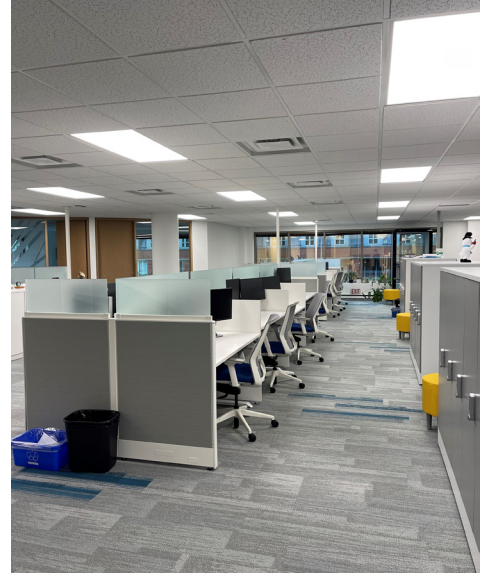


Lennard:

lennard.com

130 Merton Street

Conceptual Renderings





Cole Soprovich, Sales Representative
416.915.5275 | csoprovich@lennard.com

William J. Dempsey, Sior**, Partner
416.649.5940 | wdempsey@lennard.com

Peter DeGuerre*, Senior Vice President
416.649.5903 | PDeGuerre@lennard.com

*Sales Representative

**Broker

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

Lennard: