



For Lease: Industrial Condo

1444 Dupont Street

2 Storey Modern Industrial Hard Loft with Soaring Ceilings & Good Natural Light

Lennard:

Here is where your business will *grow*.

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1444 Dupont Street

Spectacular purpose-built photo studio in the Junction on Dupont Street & Campbell Avenue.



Suite

21 - 3,031 SF



Net Rent

\$23.00 PSF

Additional Rent

\$8.34 PSF (2024 Estimate)

(Tenant pays utilities)



Clear Height

20 FT



Drive-In Shipping Doors

1



Parking Spaces

1 Reserved Surface



Availability

March 1st, 2024



Zoning

I3-D2



Listing Agent

Carolyn Laidley Arn*

Senior Vice President

416.649.5923

claidleyarn@lennard.com

*Sales Representative

Property Highlights

- Includes cyclorama (24'w x 25'd x 13'-10"h), 200 amp x 3 phase E series, south facing glass door, blackout capable, drive in door
- Includes most kitchen appliances, washer & dryer
- Ground floor has separate entry
- Upper level overlooks studio and has washroom with shower, lounge and office and can be multipurpose
- Additional storage on upper level
- 3 Minute walk to bus stop
- Surrounded by many Parks and Amenities within walking distance

1444 Dupont Street

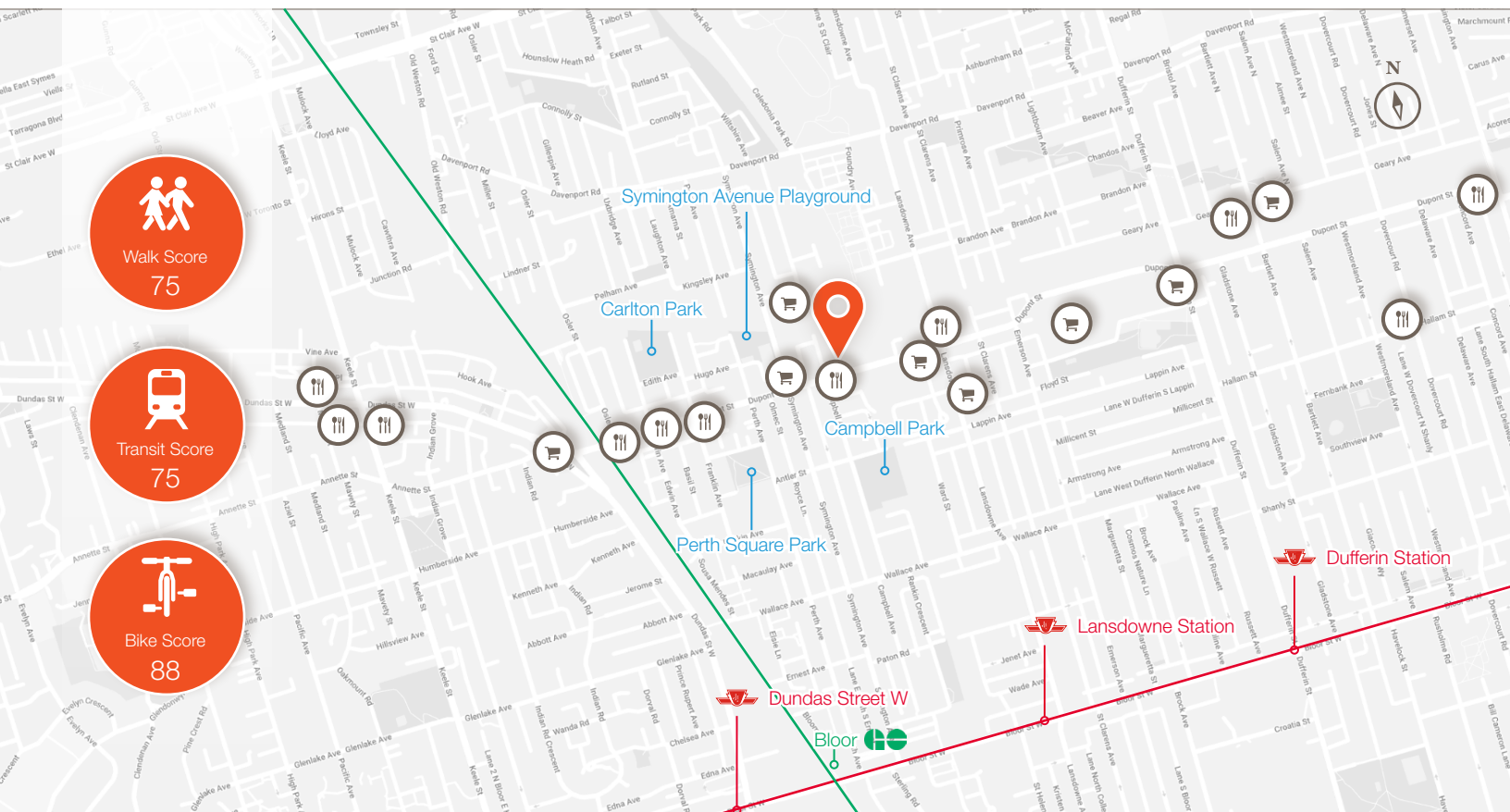
Transit

1444 Dupont Street is located in The Junction at Dupont Street & Campbell Avenue, and there are several transit options available in the area, including bus routes such as the 26 Dupont, 127 Davenport, and 161 Rogers Road, as well as the Dupont and St. Clair West subway stations on Line 1 of the Toronto subway system. The 512 St. Clair streetcar also runs along St. Clair Avenue West, which connects to Dupont Station. Additionally, cycling and car-sharing programs such as Bike Share Toronto, Zipcar, and Enterprise CarShare are also available for getting around the area.

Amenities

1444 Dupont Street has many amenities within close proximity, including several grocery stores, a variety of restaurants and cafes, parks and recreational facilities such as Earls Court Park and Dufferin-St. Clair Library, medical facilities like West Toronto Diabetes Education Program and Dufferin Family Care Centre, shopping centers like Galleria Shopping Centre and Dufferin Mall, and schools such as St. Luigi Catholic School and Regal Road Junior Public School. These amenities cater to a diverse range of needs, making it a convenient location for residents and visitors alike.

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.



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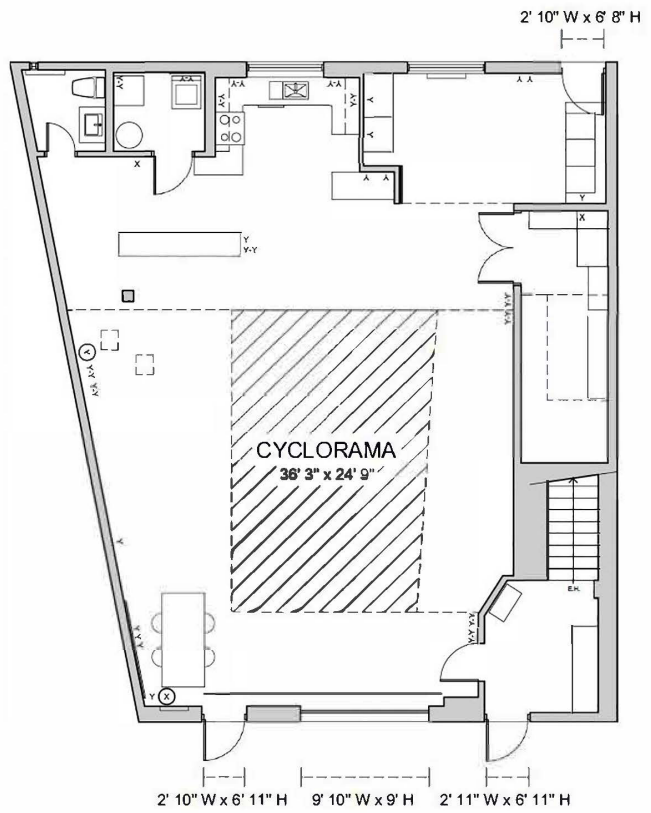
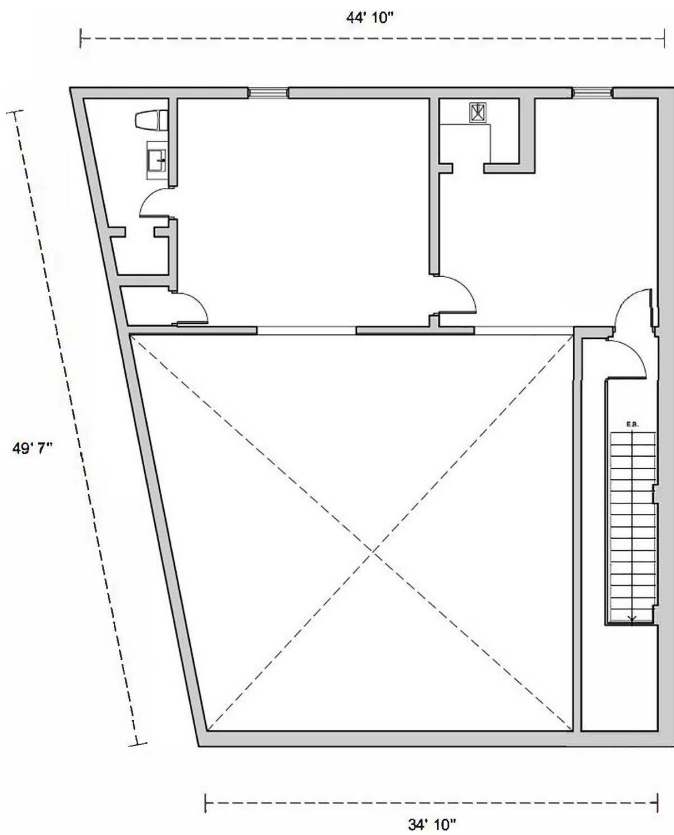
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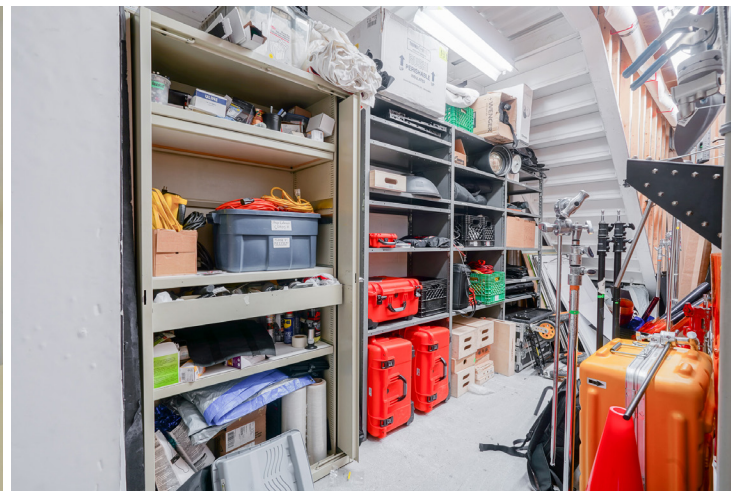
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