

Brand New Character Retail Space For Lease in the Downtown East





Virtual Tour

Available



# Perfect for Medical Office & Art Studio

### Property Highlights

#### Premium retail space for lease in the heart of Downtown East

- Unit has its own private dedicated entrance off both Church Street & Dalhousie Street
- Potential combined space on 2nd & 3rd Floor
- Amazing location surrounded by amenities that are minutes away
- Perfect for medical office and art studio uses



| Available Retail Space |          |
|------------------------|----------|
| First Floor            | 2,044 SF |
| Lower Level*           | 1,416 SF |
|                        |          |
| Available Office Space |          |
| Second Floor           | 4,324 SF |
| Third Floor            | 6,275 SF |
|                        |          |

Available Combined OptionFirst + Second Floor6,368 SF

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Lease Information 2nd & 3rd Floor office space available for lease as well

Floors can be leased separately

\*Lower level/clean storage space that would be at a reduced rate



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Net Rent Contact Listing Agents

Parking Stalls 10 Underground Parking Units



### Listing Agents

## Will Angus

Vice President, Broker Lennard Commercial Realty, Brokerage

416.451.9048 will.angus@lennard.com



## First Floor: 2,044 SF Click Here for Virtual Tour

Lower Level: 1,416 SF
<u>Click Here for Virtual Tour</u>

Second Floor: 4,324 SF Click Here for Virtual Tour

Third Floor: 6,275 SF

Click Here for Virtual Tour

## Morgan Oliver

Sales Representative Colliers International 416.816.0708 morgan.oliver@colliers.com

## The Area

#### Travel Time

- 3 Minute walk to Dundas Square
- 1 Minute walk to 505 Streetcar Stop

#### Transit

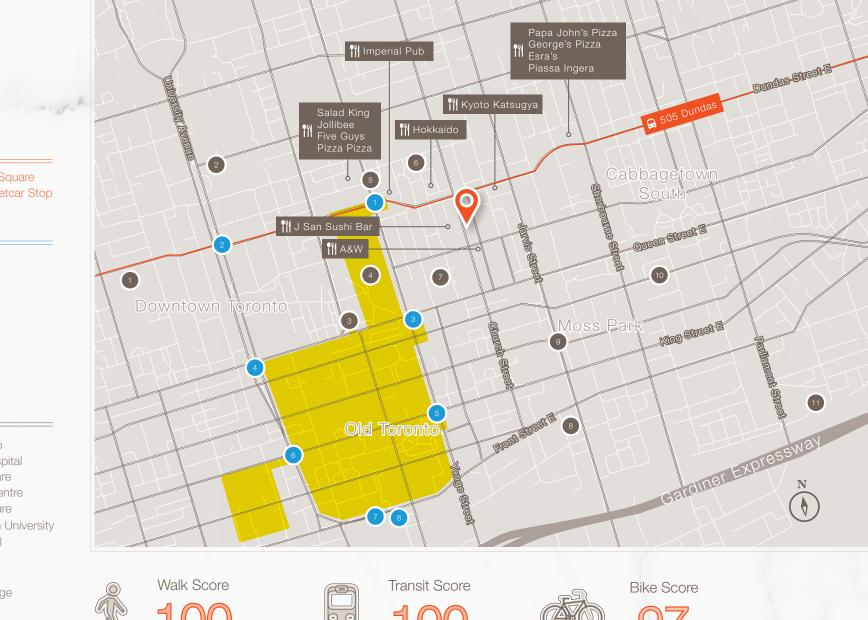
- 1 Dundas Station
- 2 St Patrick Station
- 3 Queen Station
- 4 Osgoode Station
- 5 King Station
- 6 St Andrew Station
- 7 Union Station
- 8 Union GO Station

#### Local Amenities

- 1 Art Gallery of Ontario
- 2 Toronto General Hospital
- 3 Nathan Phillips Square
- 4 CF Toronto Eaton Centre
- 5 Yonge-Dundas Square
- 6 Toronto Metropolitan University
- 7 St Michael's Hospital
- 8 St Lawrence Market
- 9 Moss Park Arena
- 10 George Brown College
- 11 Distillery District





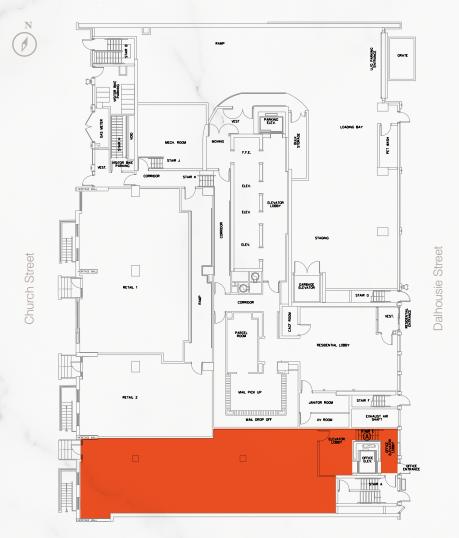


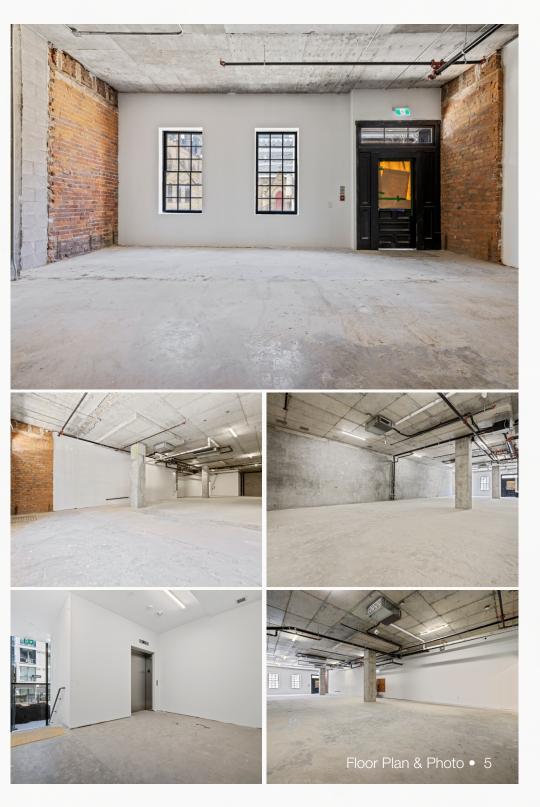
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First Floor: 2,044 SF



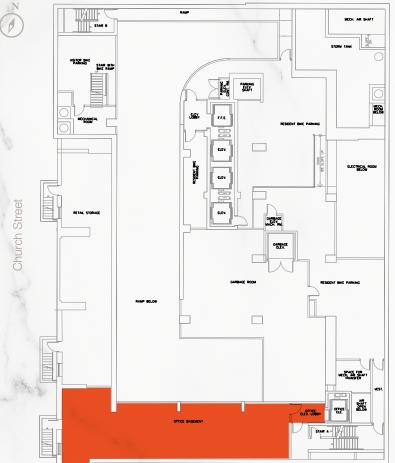
The space is currently in shell condition ready to receive improvements





#### Lower Level: 1,416 SF

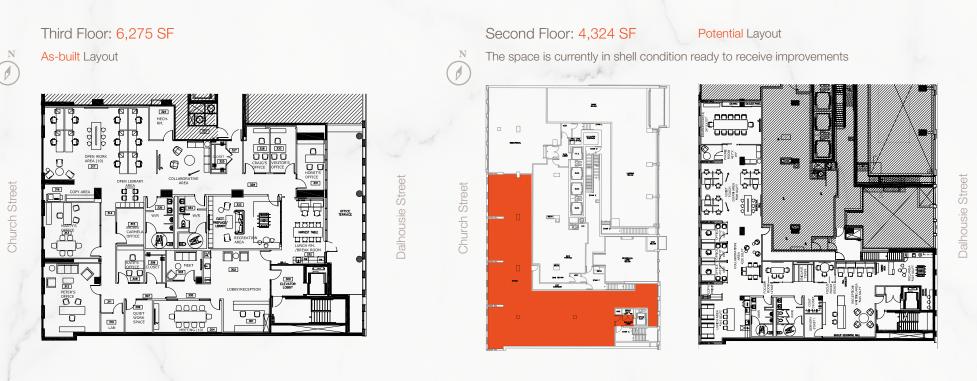
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Dalhousie Street











Office Space options available on 2<sup>nd</sup> & 3<sup>rd</sup> Floor Please visit here for more details





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