

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

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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

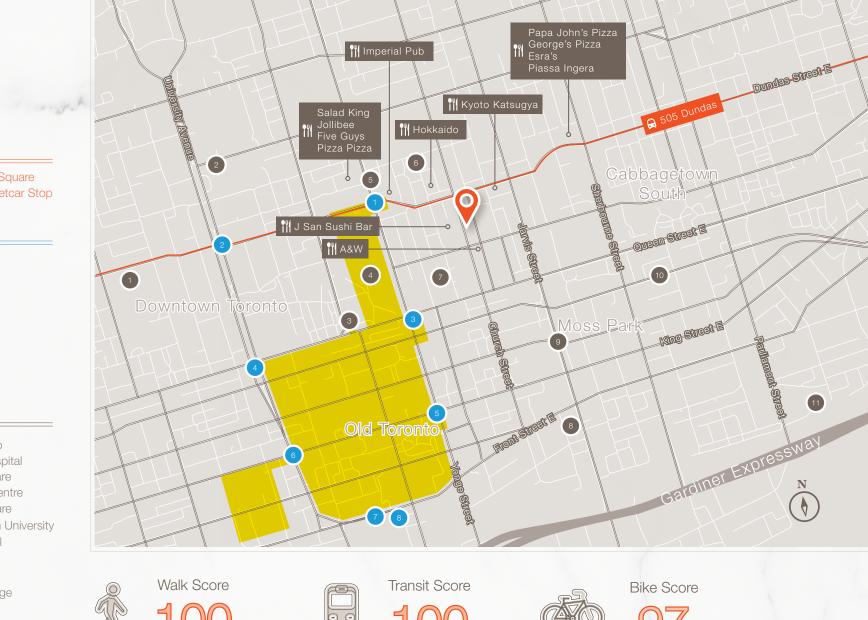
- 1 Dundas Station
- 2 St Patrick Station
- 3 Queen Station
- 4 Osgoode Station
- 5 King Station
- 6 St Andrew Station
- 7 Union Station
- 8 Union GO Station

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





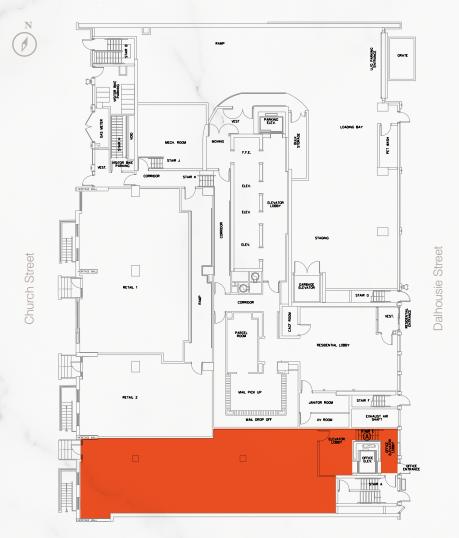


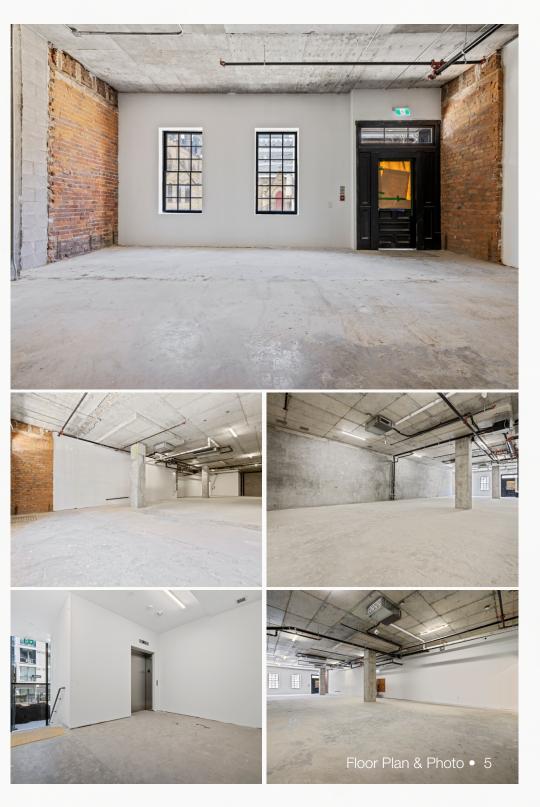
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First Floor: 2,044 SF



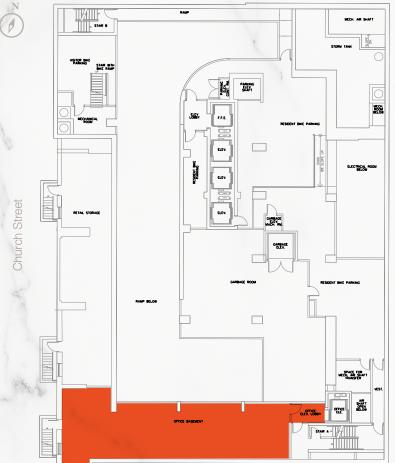
The space is currently in shell condition ready to receive improvements





Lower Level: 1,416 SF

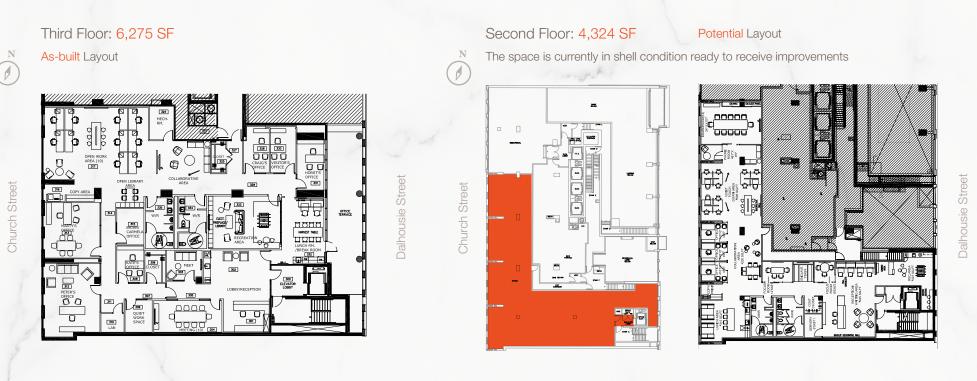
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Dalhousie Street











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





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