

FOR LEASE

Geary Factory Lofts

**Workspace
with Character**

**300
Geary Avenue**

Lennard:



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**Ready for
Tenant
Fixturing**

Design Your Own Workspace

Welcome to Geary Factory Lofts, a big, bold project that welcomes entrepreneurs – genuine community building at its grassiest roots. Four floors of 40 post-industrial office lofts, raw by intent, yours to finish, are ready for lease on Geary Avenue – an eclectic community rooted in entrepreneurial spirit for over a century.

In the heart of this unique neighbourhood at Dufferin and Dupont, you can nurture your own creativity among your peers – boutique ad and media agencies, film and video production, photographers, tech companies, interior designers, architects – in an individually-curated workspace that you can design to make your own.

Lease a shell unit and design it your way, making the most of the natural light and air flow from windows that open and private balcony space. The building's industrial vibe and open-concept stairway access to all four floors ignite a feeling that here is where you can do your best work.



Amenities



Outdoor courtyard area



Massive operable windows



Bicycle parking



Gym & Shower Facilities



Smart parcel room



Event Space & Meeting Room

300 Geary Avenue

Available Suite

2nd Floor Units

Suite 201 - 1,183 SF	Suite 211 - 911 SF
Suite 202 - 1,882 SF	Suite 212 - 807 SF
Suite 203 - 839 SF	Suite 213 - 1,622 SF
Suite 204 - 954 SF	

3rd Floor Units

Suite 302 - 1,444 SF	Suite 309 - 808 SF
Suite 304 - 1,385 SF	Suite 310 - 1,620 SF
Suite 308 - 911 SF	Suite 311 - 2,018 SF

4th Floor Units

Suite 402 - 1,439 SF
Suite 404 - 1,500 SF
Suite 407 - 1,574 SF

Asking Net Rent

2nd Floor Units - \$27.00 PSF
3rd Floor Units - \$28.00 PSF
4th Floor Units - \$29.00 PSF

Additional Rent

\$12.00 PSF (2024)
*Excludes utilities and in-suite janitorial

Property Highlights

- Units are ready for tenant fixturing
- Plumbing is roughed in for bathroom(s) and kitchenette
- Short bus ride to Dufferin Subway Station
- On-site parking available
- Tenant amenity space on ground level



Ground Floor



*All unit sizes are gross floor area estimates which include the estimated net usable area of the unit plus an added percentage share of common areas.

Second Floor

* Remaining second floor suites combine for 8,220 SF

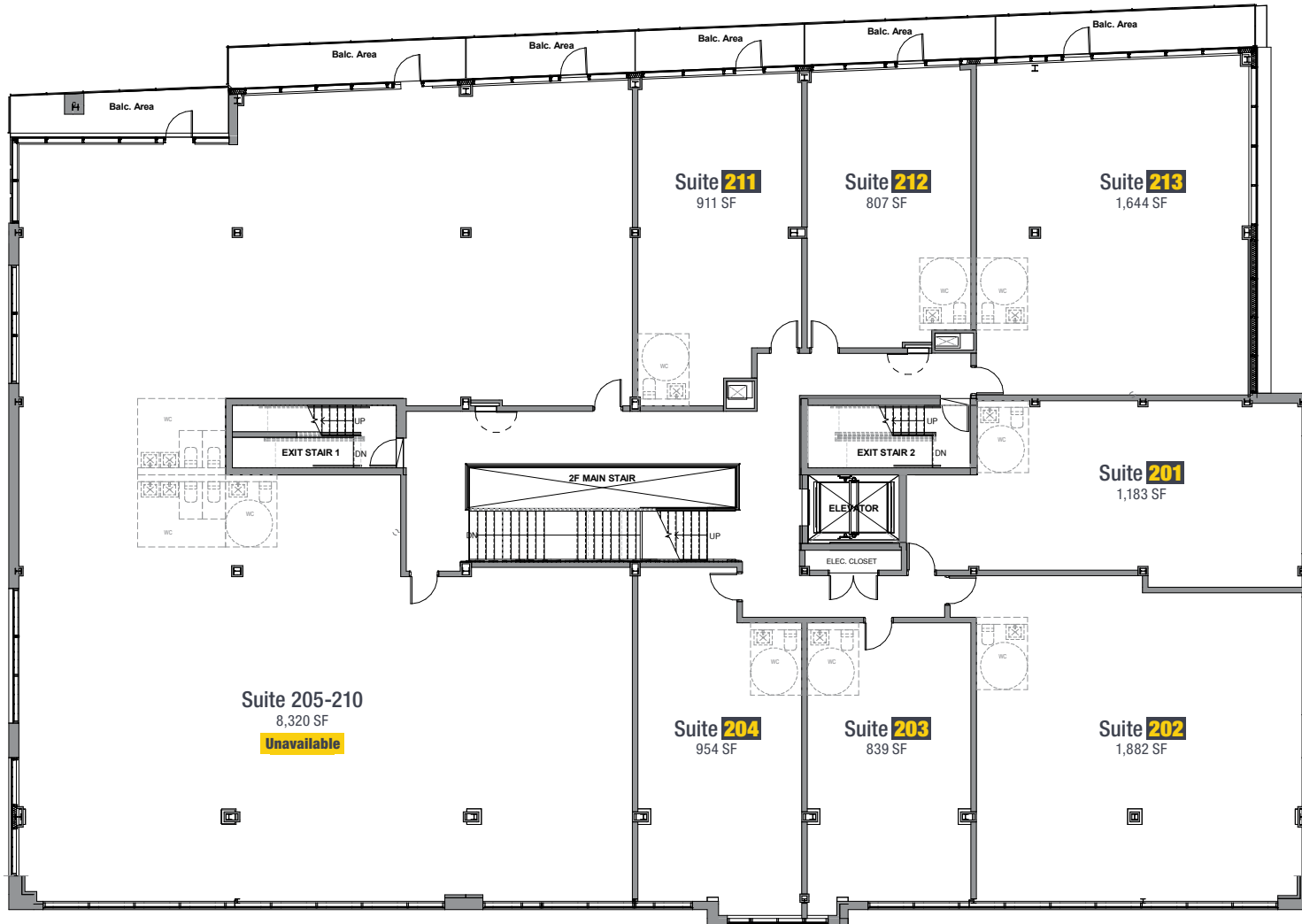
Net Rent

\$27.00 PSF

Additional Rent

**\$12.00 PSF
(2024)**

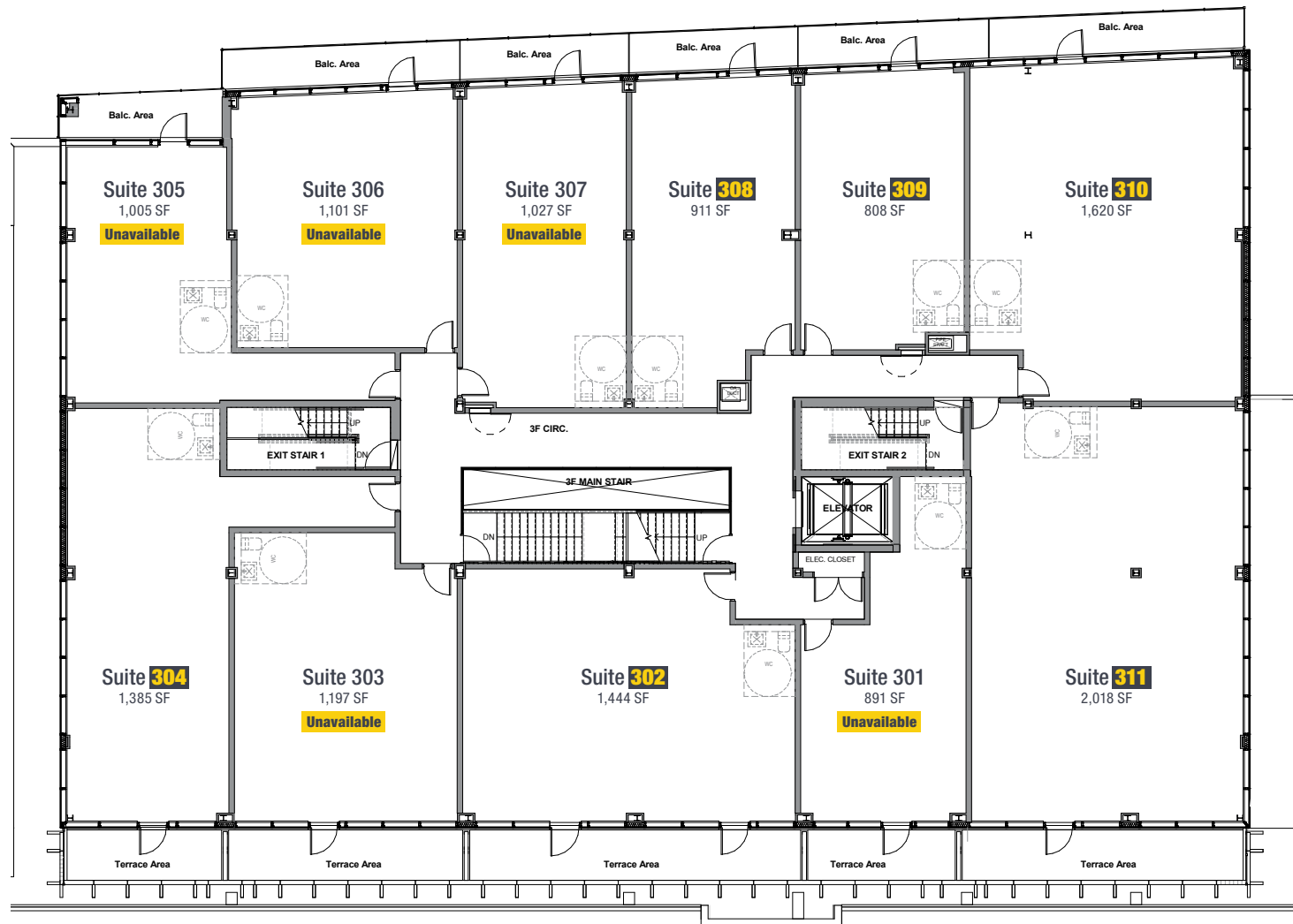
* Excludes utilities and in-suite janitorial



*All unit sizes are gross floor area estimates which include the estimated net usable area of the unit plus an added percentage share of common areas.

Third Floor

* Suites 308-311
combine for 5,356 SF



Net Rent

\$28.00 PSF

Additional Rent

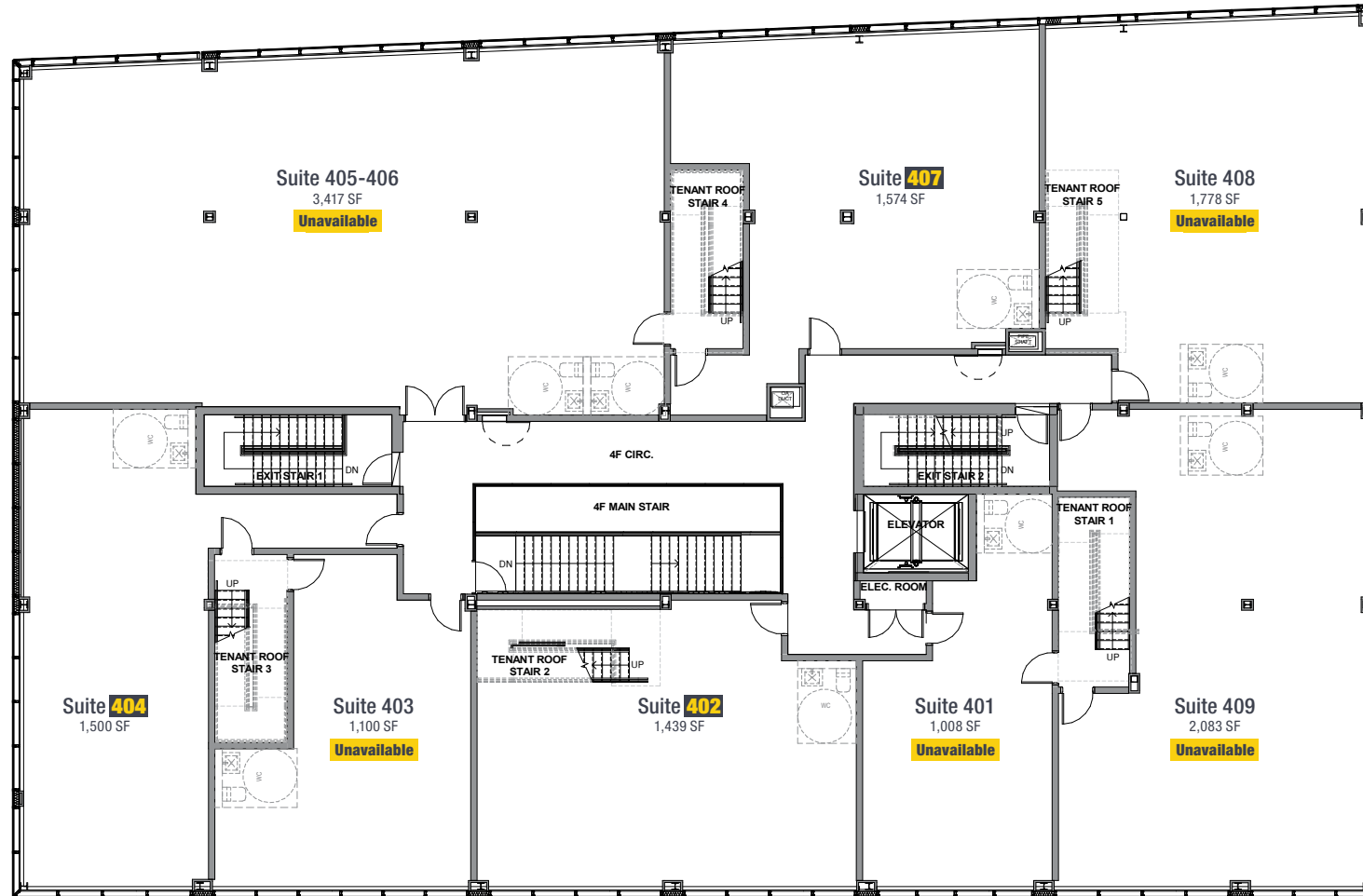
**\$12.00 PSF
(2024)**

* Excludes utilities and in-suite janitorial

*All unit sizes are gross floor area estimates which include the estimated net usable area of the unit plus an added percentage share of common areas.

Fourth Floor

* All fourth floor units include a private rooftop terrace



Net Rent

\$29.00 PSF

Additional Rent

**\$12.00 PSF
(2024)**

* Excludes utilities and in-suite janitorial

*All unit sizes are gross floor area estimates which include the estimated net usable area of the unit plus an added percentage share of common areas.



Renderings & Virtual Tour





Renderings & Virtual Tour





Renderings & Virtual Tour

A magnet for distinctive ventures – video and animation studios, artist galleries, boutique agencies, architect firms, interior designers, tech startups and more – this is where the creative juices flow. Immerse yourself in a community neighbourhood that values the entrepreneur's individuality and supports the notion that what you do is fueled by who you are.

Be a part of the Community

With more residents coming into the area to live at the new Galleria On the Park, the neighbourhood is exploding with opportunities, and becoming a hub of convenience and personality. Be among the first to walk, run, or bike along the proposed “Green Line,” a 5 km linear park that will stretch from Lansdowne and Davenport to Spadina and Dupont as part of a provincially-funded revitalization project.

A Few of Our Favourite Places

The Geary vibe is obvious. Chic grit. Real food. Take a break at one of the many restaurants, cafes, and eateries that dot the neighbourhood.

Restaurants

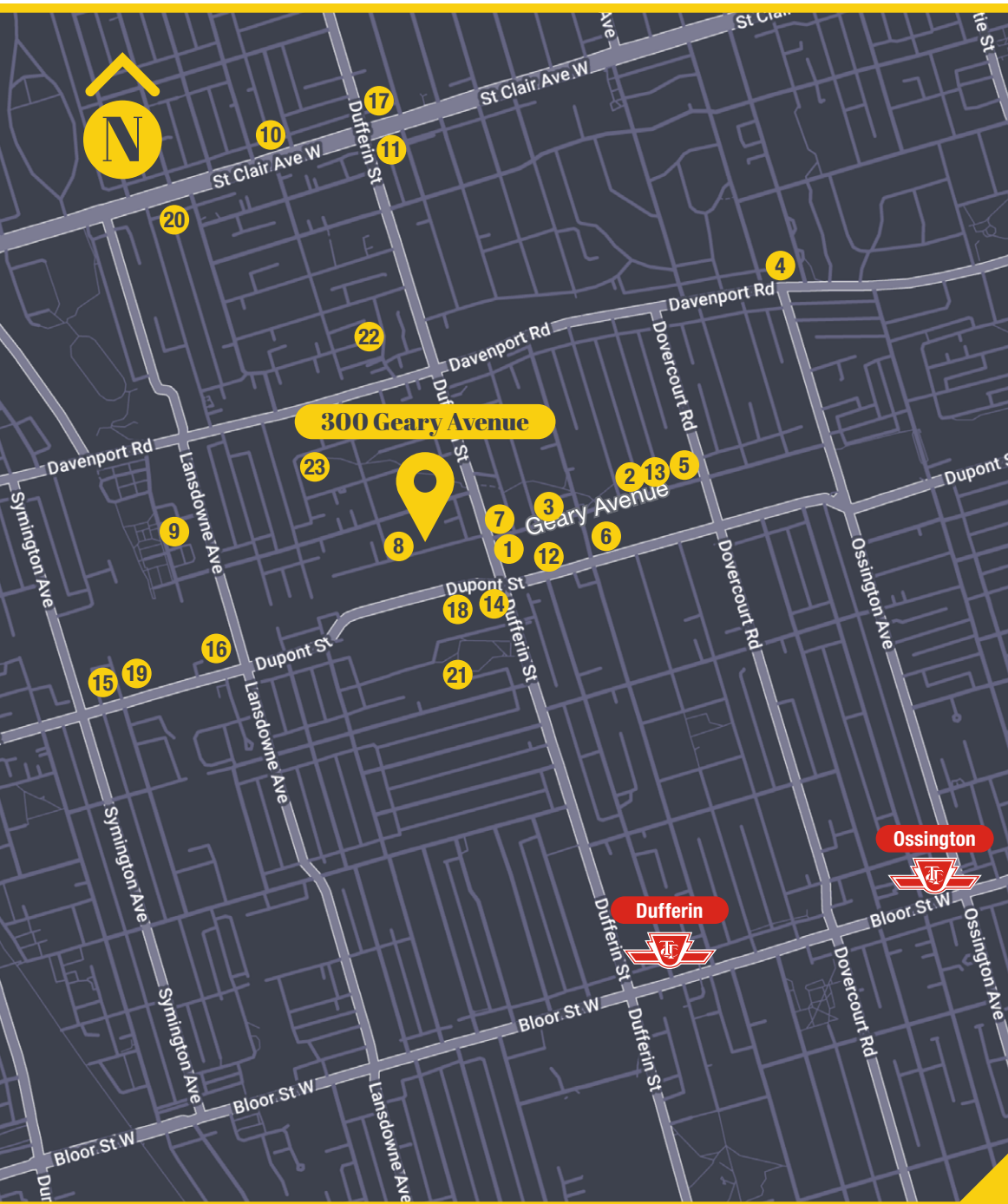
- 1 North of Brooklyn Pizzeria
- 2 Famiglia Baldassarre
- 3 Nova Era Bakery
- 4 Salto Restaurant & Bar
- 5 Dark Horse Coffee
- 6 Blood Brothers Brewing
- 7 Meta Dos Leitões
- 8 Morning Star
- 9 Balzac's Powerhouse
- 10 Sushi California
- 11 Marcello's Pizzeria
- 12 Parallel
- 13 Good Behaviour

Stores/Banks

- 14 FreshCo
- 15 The Beer Store
- 16 Shoppers Drug Mart
- 17 Food Basic
- 18 TD Canada Trust
- 19 Bank of Montreal
- 20 National Bank

Parks

- 21 Wallace Emerson Park
- 22 Chandos Park
- 23 Beaver Lightbourn



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