

Lennard:



For Lease: Office

483 Huron Street

Office Building Located in The Annex

# 483 Huron Street

Office space available for lease in a historical building near the intersection of St. George Street and Bloor Street W



Available Space

**3rd Floor: 2,200 SF - 3,400 SF**  
(Approximately)



Semi Gross Rent

**\$37.50 PSF**



Availability

**Immediate**



Additional Comments

**Plug and play opportunity**

All of the existing furniture and technology is available for Tenant's use



Listing Agents

**Cole Soprovich**

Sales Representative

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**William J. Dempsey, SIOR\*\***

Partner

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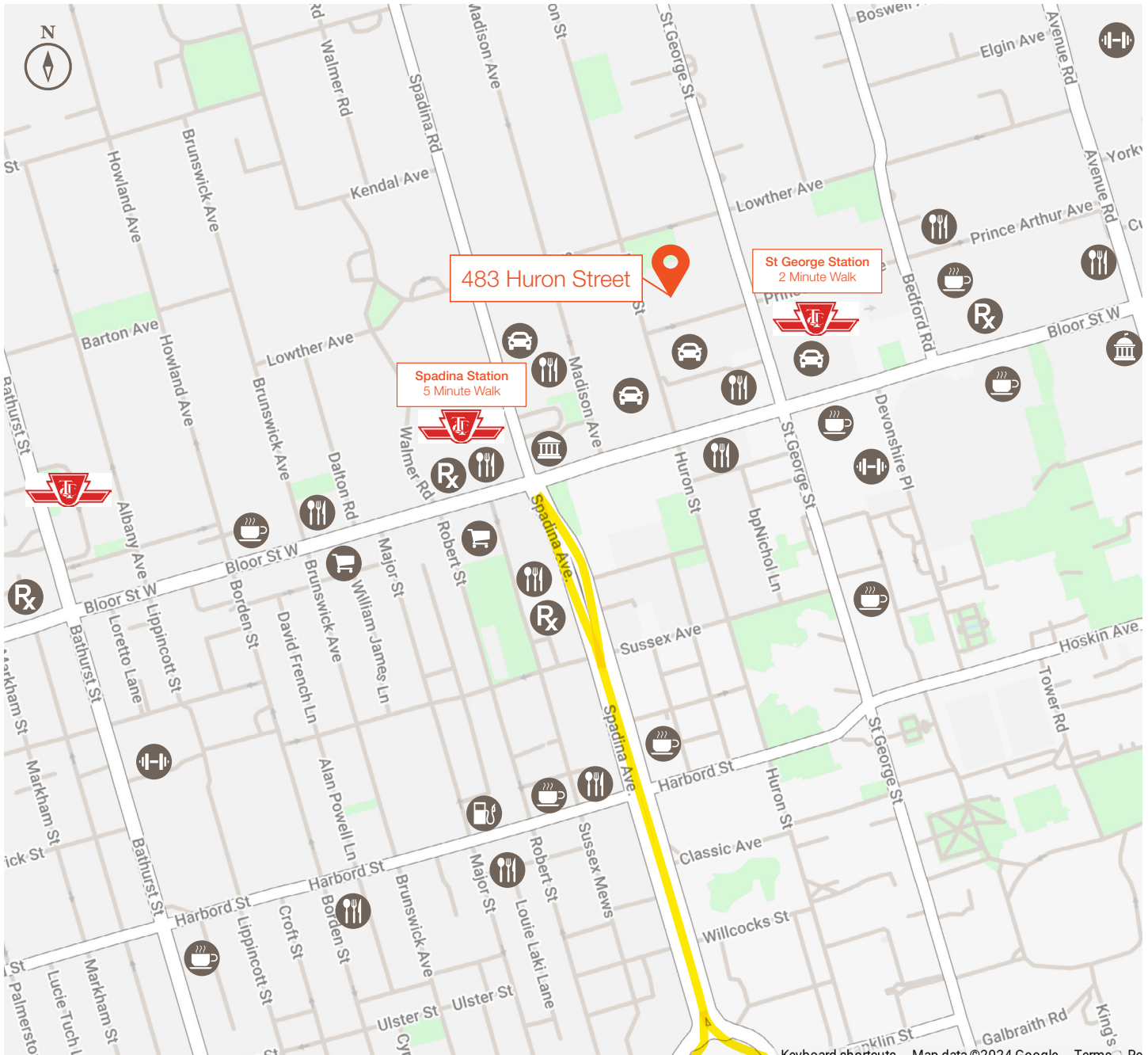
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\*\*Broker

## Property Highlights

- Excellent opportunity to occupy a full floor of office space in a well-kept, newly renovated historical building.
- A mix of 32 workstations all outfitted with two screens and a laptop docking station.
- Access to 6 meeting rooms (from 4 to 60 participant capacity) on the second floor bookable using a resource system.
- Floor amenities include two fully accessible washrooms, a kitchenette, elevator, privacy phone booth, a meeting room, Guest Wi-Fi network, and printer/scanner.
- One designated parking spot in rear of building, monitored with IP cameras.
- Proximity to many nearby transit stations, retail stores, and restaurants located along St. George St & Bloor St W.

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- |  |                     |   |             |   |         |   |             |
|--|---------------------|---|-------------|---|---------|---|-------------|
|  | TTC Stations        |  | Coffee Shop |    | Bank    |  | Fitness/Gym |
|  | TTC Streetcar Route |  | Restaurant  |    | Parking |  | Pharmacy    |
|  |                     |  | Gas Station |  | Museum  |   |             |



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*A bright future  
for your business  
is right here.*

## **Lennard:**

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