

74 Fraser Avenue

Brick & Beam Building - Creative Work Space!

Paul Cheevers*, Senior Vice President
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For Sublease: Office



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Virtual Tour

Lennard:

200-55 University Avenue, Toronto
416.649.5920 • lennard.com

*Broker

74 Fraser Avenue

Brick and beam boutique building located at the southwest corner of King Street W and Fraser Avenue.



Suite

1st and 2nd Floor

Available Space

8,555 SF



Net Rent

Negotiable

Additional Rent

\$15.92 (2024 Est.)

(In suite hydro \$2.25 PSF and janitorial not included)



Virtual Tour

[Click Here to View](#)



Availability

30 Days Notice

Sublease Term

December 30, 2024



Listing Agents

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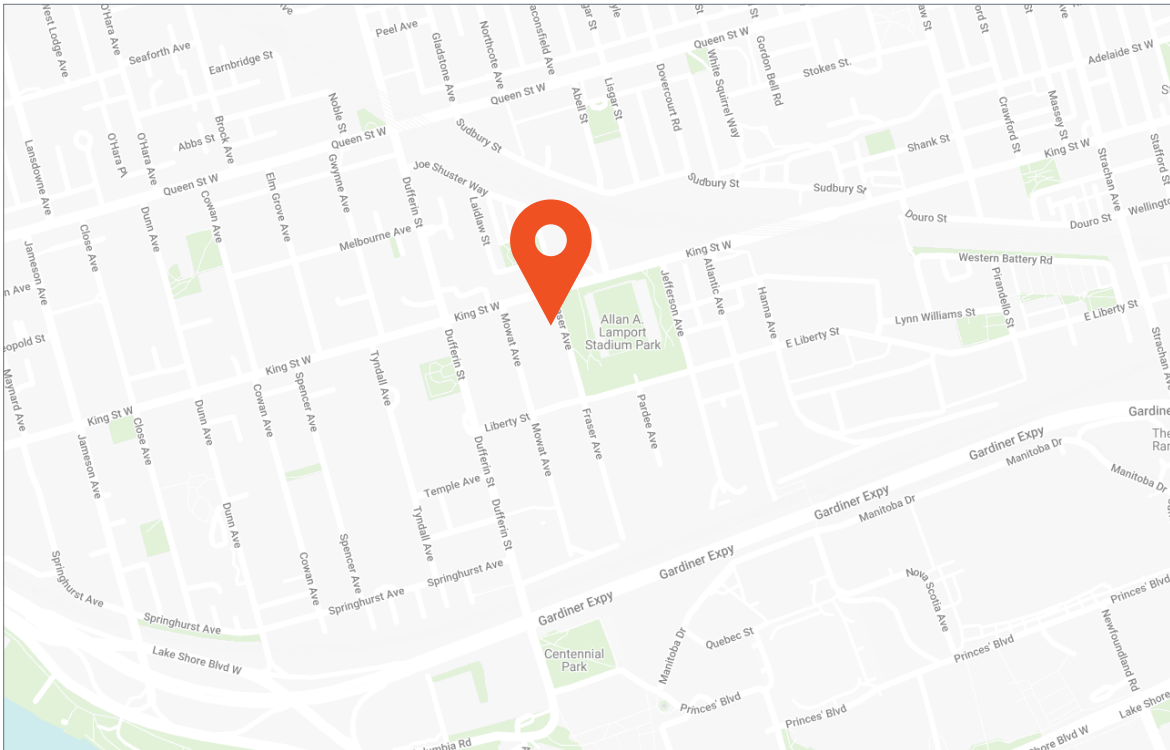
Property Highlights

- Brick and beam boutique building with private entrance from sidewalk
- Exposed circular duct work
- Giant 9 foot tall windows (14 windows) provide spectacular natural light
- Ceiling heights vary from approx. 14 feet to approx. 19.5 feet
- Private washrooms
- Lots of bike parking
- Ground Floor: Boardroom (12-14 people), meeting room (8 people), 1 executive office, 2 window offices, 3-4 phone/break out offices, kitchen, open areas for 42 staff, washrooms
- 2nd Floor: Meeting room or executive office, 9 window offices, kitchen, server room, open area for 16+ staff

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What's Near By

74 Fraser Avenue is a part of the Toronto Carpet Factory, it is located at the southwest corner of King Street W and Fraser Avenue in the Liverty Village neighbourhood. The location is within walking distance to an abundance of restaurants, trendy cafes, art galleries, shops and steps to public transit.



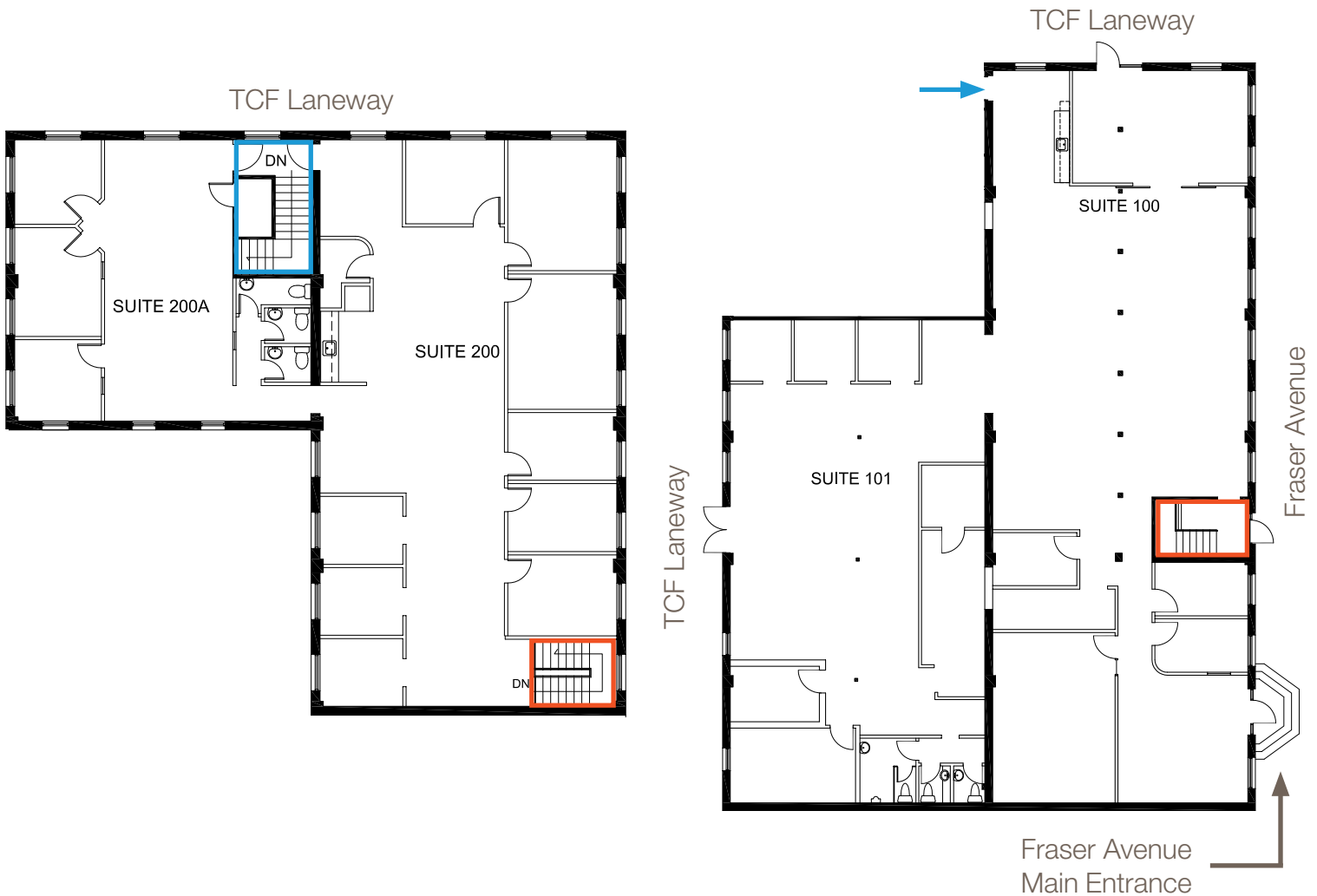
Walk Score

- Walk Score: 93 Walker's Paradise
- Transit Score: 100 Rider's Paradise

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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1st and 2nd Floor - 8,555 SF

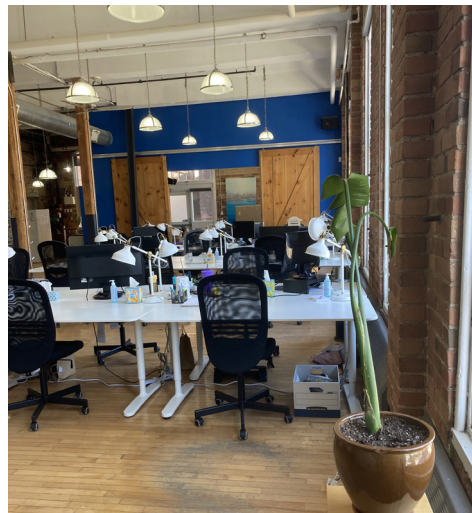


 Private Internal stairwell connects Suite 100 and Suite 200

 Common stairwell from TCF Laneway

* Floor plans are approximate only and not 100% accurate.

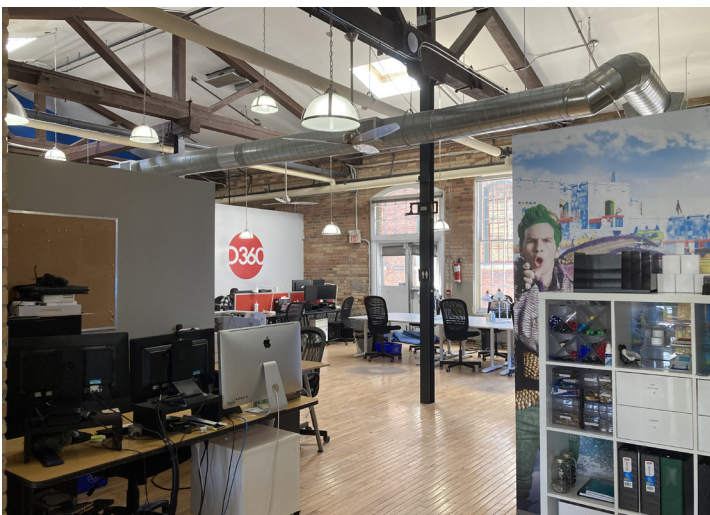
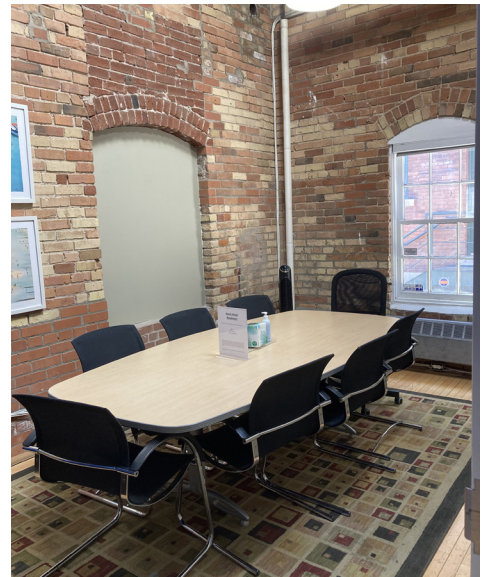
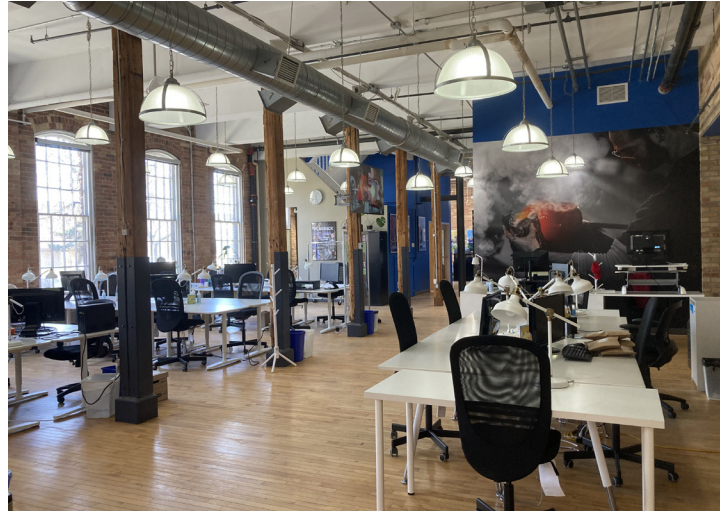
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