

FOR LEASE | FLEX SPACE
17 DORA AVENUE
TORONTO, ON





PROPERTY FEATURES

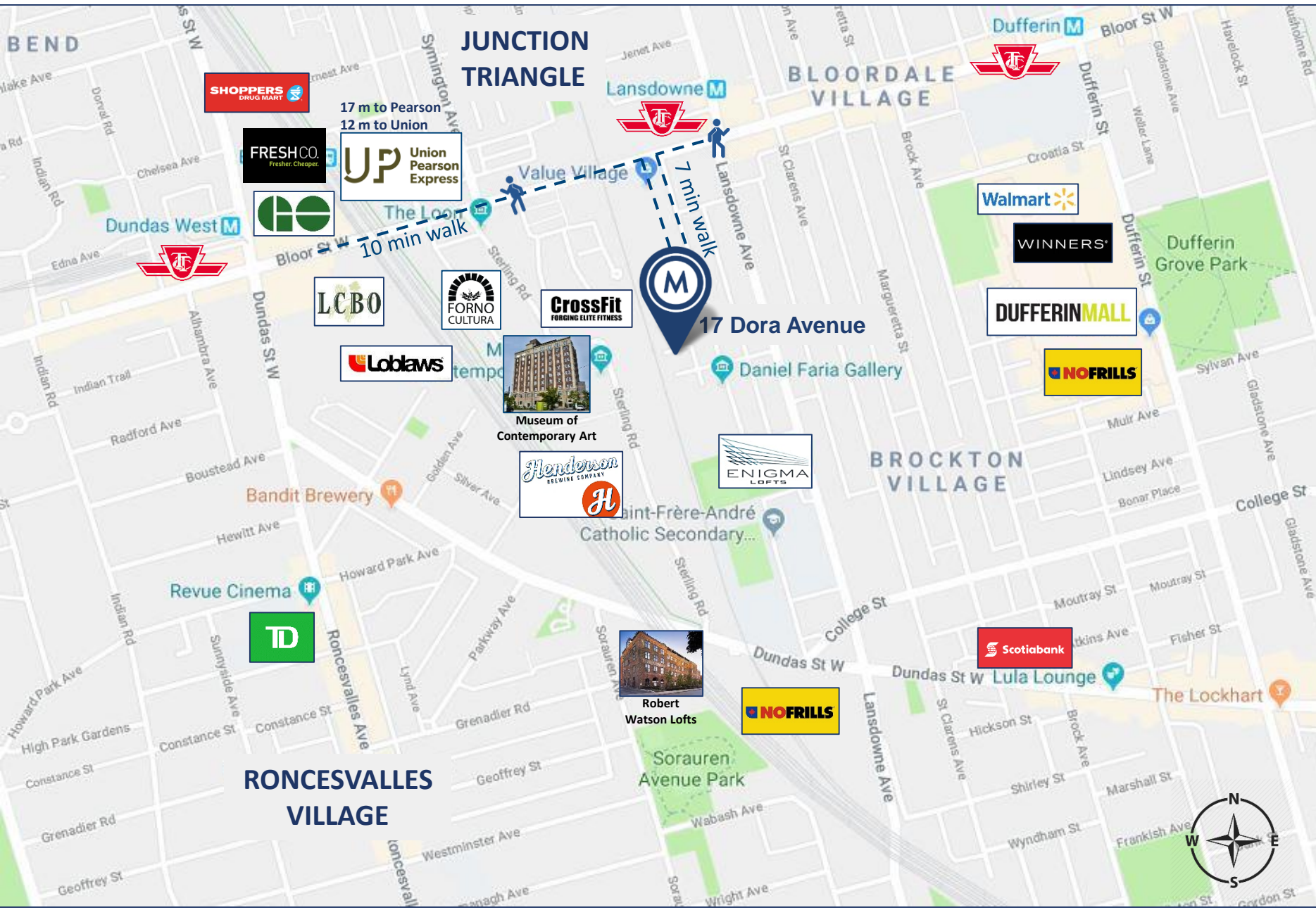
Located in the highly sought after Junction Triangle, 17 Dora Ave is one of the City's few remaining freestanding character industrial buildings and is a great opportunity for a creative office user, brewery or event space. The area was recently featured in the NY Times, as an Industrial stretch experiencing its breakout moment. The property is opposite the Museum of Contemporary Art (MOCA), Henderson Brewery, Auxiliary CrossFit and Indie Ale House.

DETAILS

Location	Junction Triangle, South of Bloor St West, just East of Sterling Road Click Here for Map
Building Details	11,000 SF (approx.) (potential to demise)
Semi-Gross Rental Rate	\$28.00 PSF/YR + Utilities
Term	3-5 Years
Possession	TBD

PROPERTY FEATURES

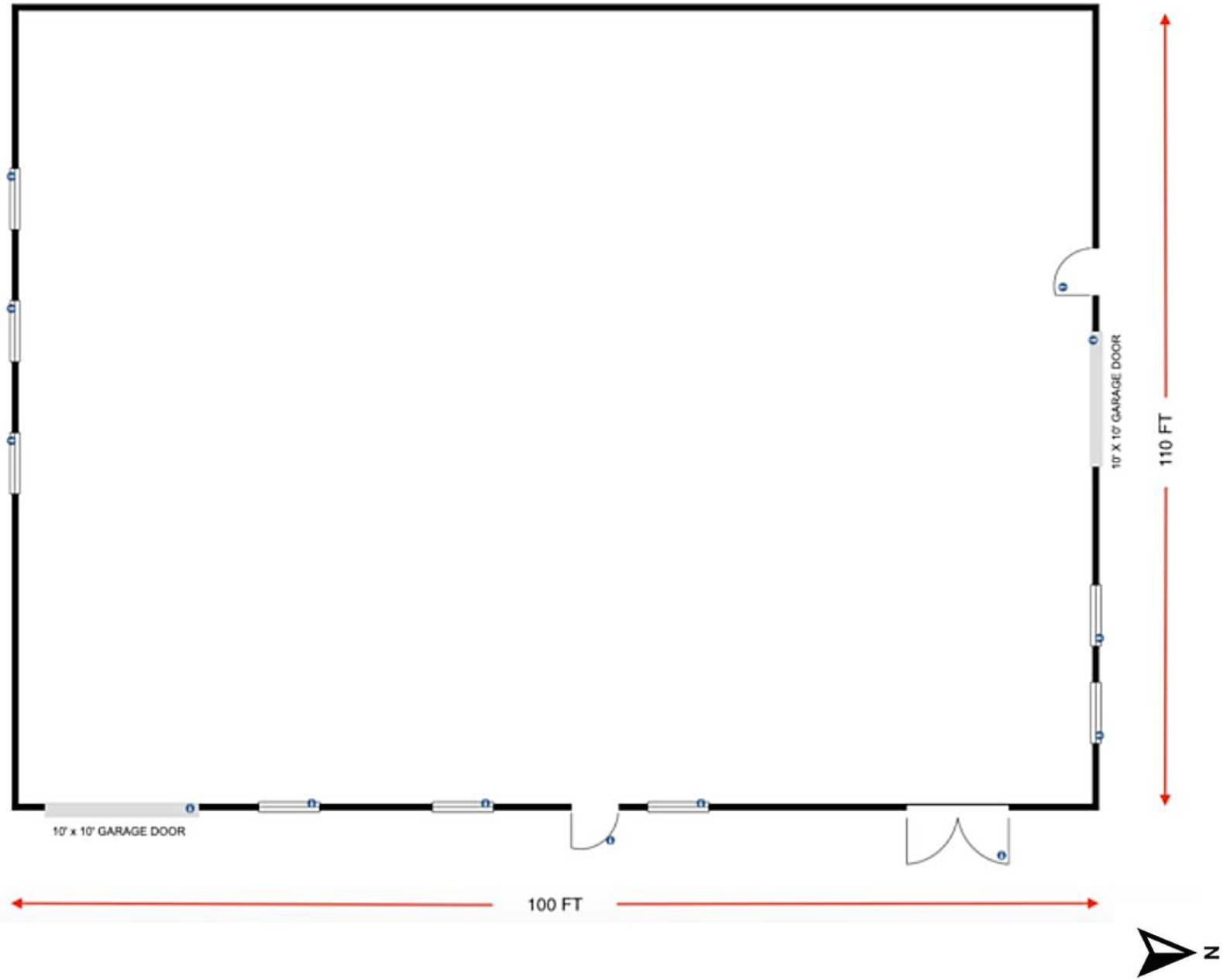
- Ideal Uses: Creative Office, Design Studio, Event Space, Brewery, Coffee Roaster, Fitness
- Character space with exposed wood joists, beams and skylights throughout for natural lighting
- Transit Friendly Location: 7 minute walk to Lansdowne Subway Station, 10 minute walk to Bloor Up/Go train station
- On-Site parking for up to 7 cars available
- Roll-up Doors
- Concrete floors throughout
- 12' ceilings



AREA MAP



FLOOR PLAN



17 DORA AVENUE | FOR LEASE



METROPOLITAN COMMERCIAL

626 King St West, Suite 302
Toronto, ON
M5V 1M7

www.metcomrealty.com

CONTACT:

ANTHONY MARTINO*
Sales Representative
416.703.6621 ext. 244
anthony.martino@metcomrealty.com

ELISE NGO-WONG*
Sales Representative
416.703.6621 ext. 277
elise@metcomrealty.com