

**FOR LEASE**

**636 King St W**

Office Space



**METROPOLITAN  
COMMERCIAL**

## PROPERTY DETAILS

### LOCATION

North side of King Street West, East of Bathurst Street. [CLICK HERE](#)

### BUILDING DETAILS

3,000 SF

### RENTAL RATE

\$39.00 PSF/YR Semi-gross plus Hydro

### POSSESSION

Immediate

### USES

Office and Studio uses only  
Landlord will not entertain restaurants, night clubs, or gym uses

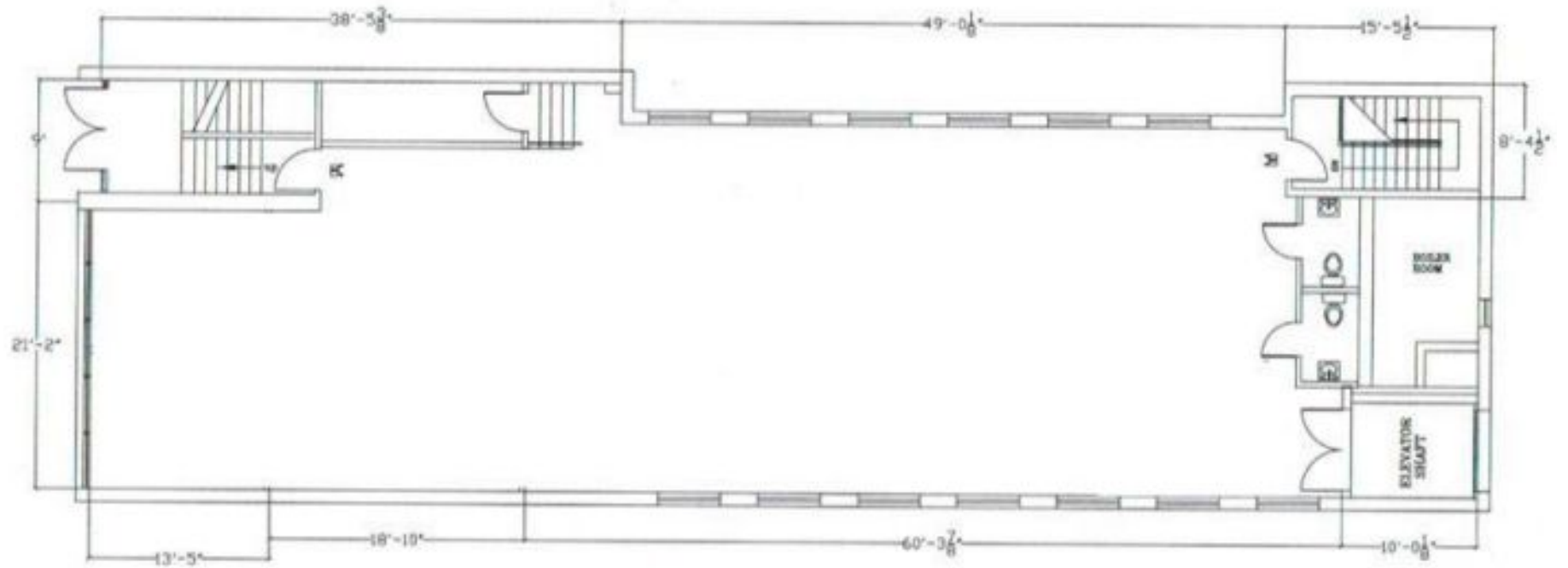
## PROPERTY SUMMARY

The space is located on King Street West in the Entertainment District, offering open-concept office space on the lower level. It boasts two rare on-site parking spaces two private washrooms, a large kitchenette and eating area. With excellent shipping and receiving access via the back laneway, it also features a freight elevator and an additional rear entry.

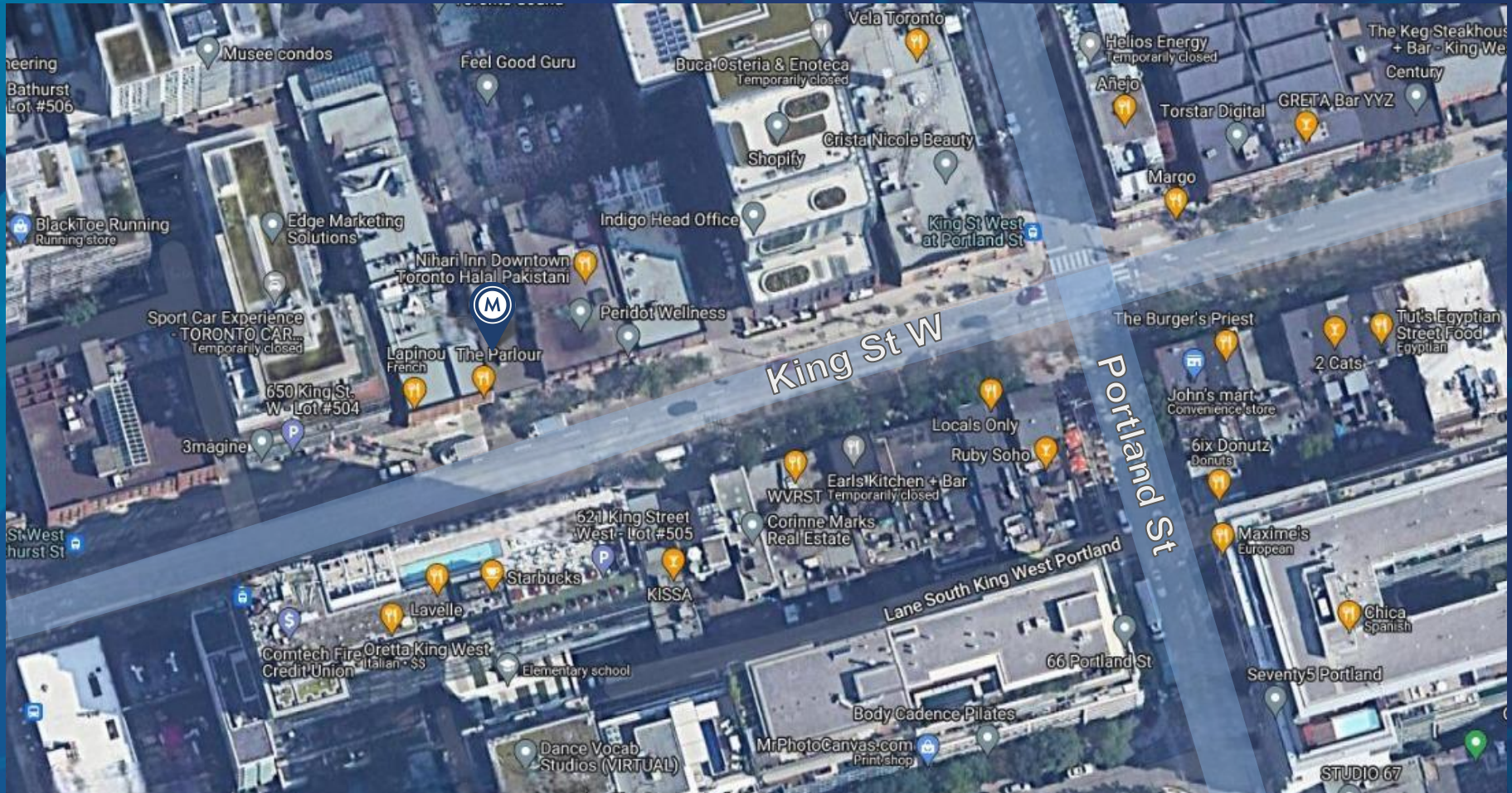
Additionally, the space is equipped with air conditioning and forced air gas heating.



# FLOORPLAN



# AREA MAP





# METROPOLITAN COMMERCIAL

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