

FOR LEASE | OFFICE/STUDIO SPACE

83-91B WALNUT AVENUE

TORONTO, ON



METROPOLITAN
COMMERCIAL





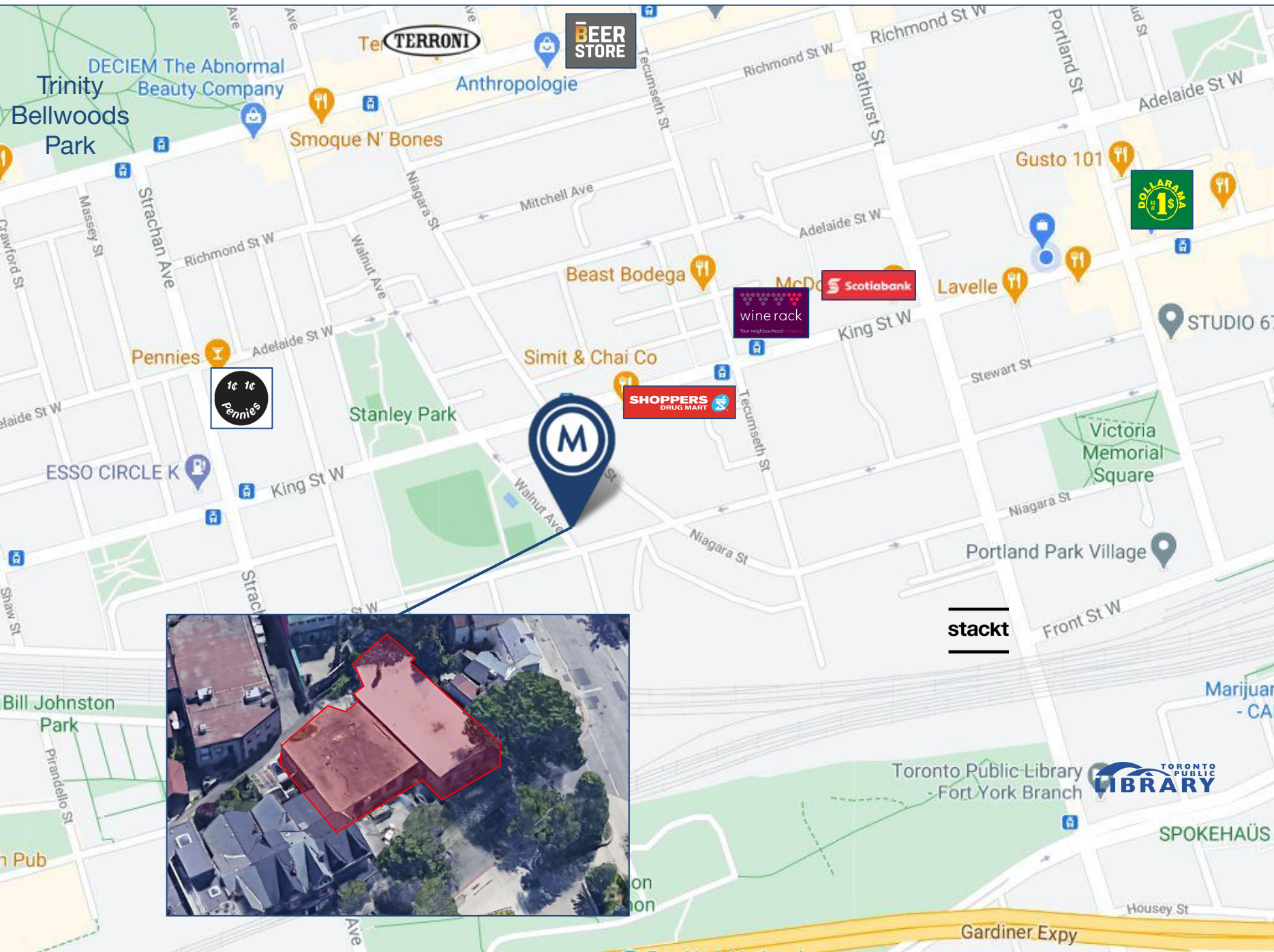
DETAILS

	Divisible Space	Semi-Gross Rent
Building Area	10,100 SF Total	\$39 PSF/YR
	4,885 SF North Side	\$45 PSF/YR
	5,215 SF South Side	\$38 PSF/YR
Additional Rent	Utilities	
Term	3-5 Years	
Possession	Immediate	

PROPERTY OVERVIEW

- Beautiful, hip, San Francisco style, cool high designed open layout space, on the park, ideal for office and select retail uses.
- Stand alone building, only 1 tenant, with multiple entrances for great flexibility, employee's engagement, comfort and growth.
- Newly designed creative industrial office conversion, special tech ready design.
- Ready for your further build out, customization, and brand your space to meet your companies' needs. Landlord work to be included, reasonable requests.
- Bright simple loft-style space, clear span, large operable windows throughout, freight entrance, loading dock, garage.
- Polished concrete floors, high ceilings, metal designed accents, skylights, exposed white-washed ceilings, modern designer LED lighting, outdoor office / patio potential, and laneway access.
- Walking distance to heart of King Street West - live, work, and play. Many trendy bars and restaurants in area; close to King and Queen Street West TTC Streetcars.
- Covid ready space: can be flexible, and spread your staff throughout the 10,000 SF of space. Hepa filters on HVACs for increased ventilation. Many entrances and exits, can split workplace to smaller teams and cohorts. Different Levels. No common spaces shared with strangers in building. Fresh air.
- Easy and ample surface parking, outside front door on site. 5 plus cars.





AREA MAP
83-91B WALNUT AVENUE

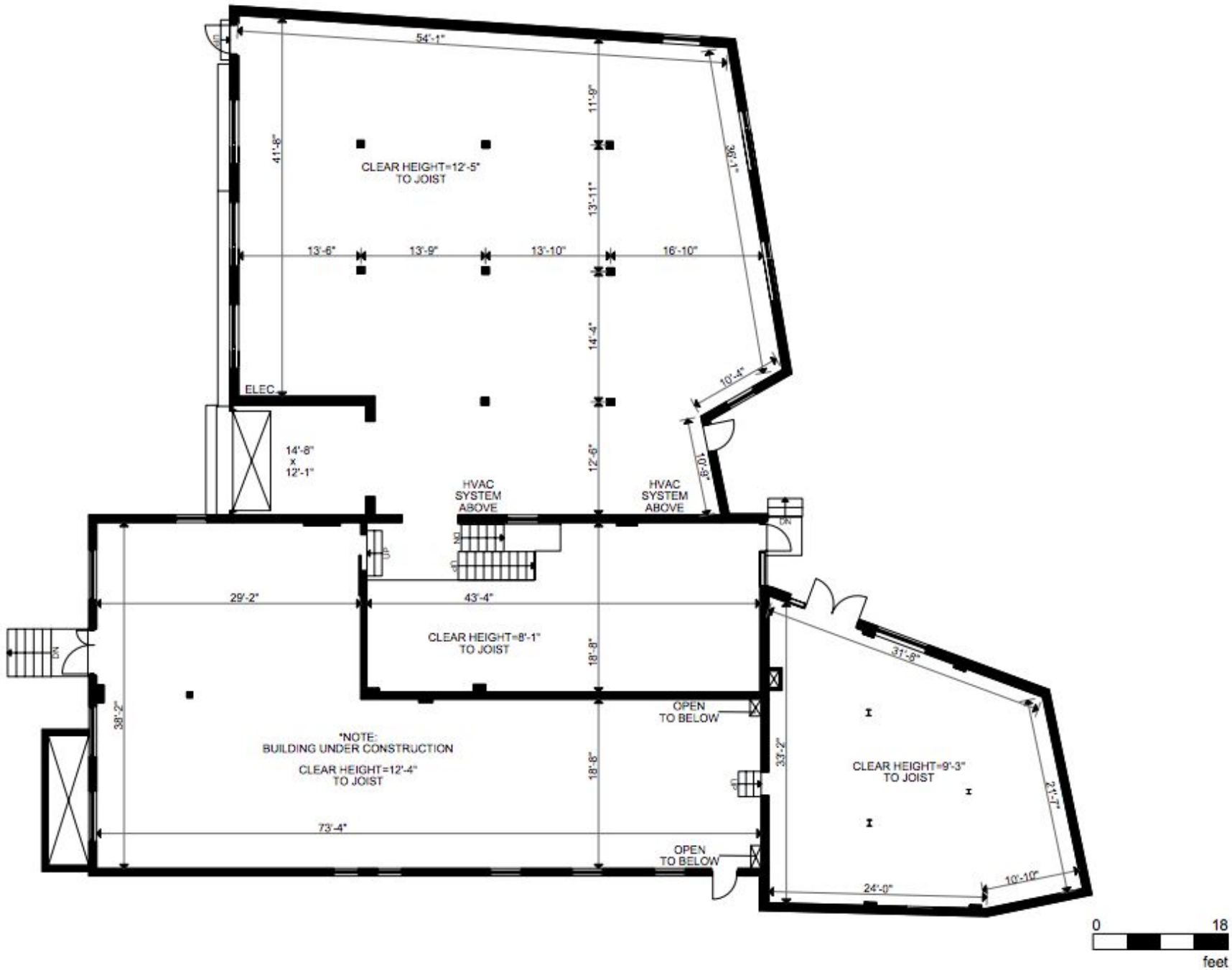


PHOTOS
83-91B WALNUT AVENUE

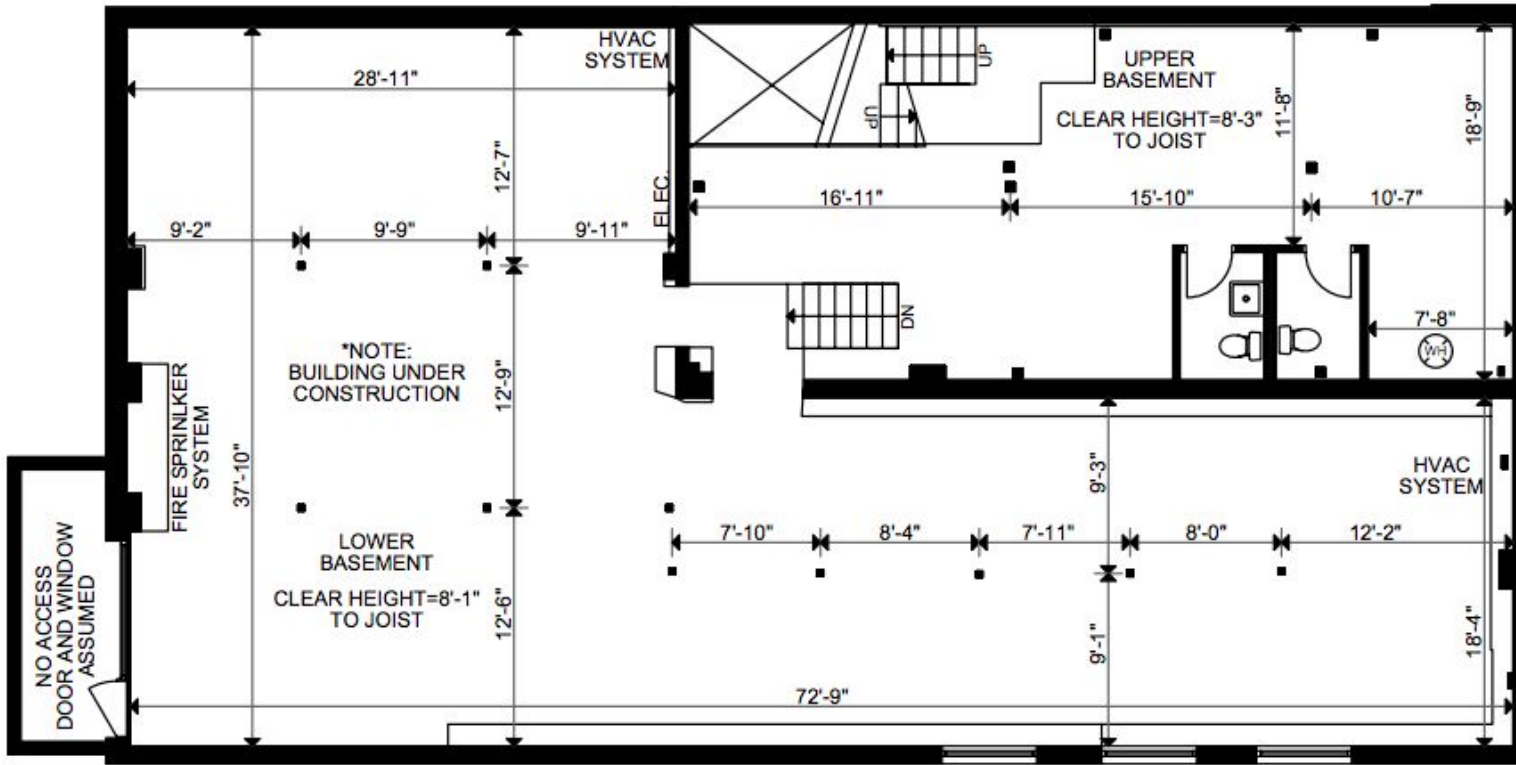


PHOTOS
83-91B WALNUT AVENUE

Main Floor



Lower Level



FLOOR PLAN
83-91B WALNUT AVENUE

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**Built on
Connections.**

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