METROPOLITAN COMMERCIAL



380 BATHURST ST OFFICE SPACE FOR LEASE

626 King St West | Suite 302

Toronto, ON | <u>M5V1M7</u>

416.703.6621

www.metcomrealty.com

OFFICE LEASE: PROPERTY DETAILS

380 Bathurst Street is a full building, professional office option conveniently located in downtown Toronto. The building is of the Victorian Era, still maintaining unique characteristics and much of its old world charm.

The building is made up of a private kitchenette, seven unique work areas, three washrooms, two outdoor patio areas, and onsite parking for up to six cars, plus a large useable basement.

The seven separate work areas can be shared or used individually based on individual staff requirements.

Excellent for a variety of professional office uses.

LOCATION	Bathurst Street, between Dundas Street West and College Street.
BUILDING DETAILS	Total of 3,636 SF
	1st Floor - 980 SF
	2nd Floor - 980 SF
	3rd Floor - 686 SF
	Basement - 980 SF
RENTAL RATE	\$32.00 PSF/YR Net
ADDITIONAL RENT	\$10.00 T.M.I. + Hydro + Gas
TERM	3 to 5 Years
POSSESSION	January 2022
PARKING	6 Parking Spaces Available

CONNECTIVITY

GOOGLE MAPS



TRANSIT SCORE OF 95

- 2 minute walk to major TTC stops by Bathurst St. and Dundas St. W
- 5 minute walk to major TTC stops by Bathurst St. and College St.

WALK SCORE OF **96**

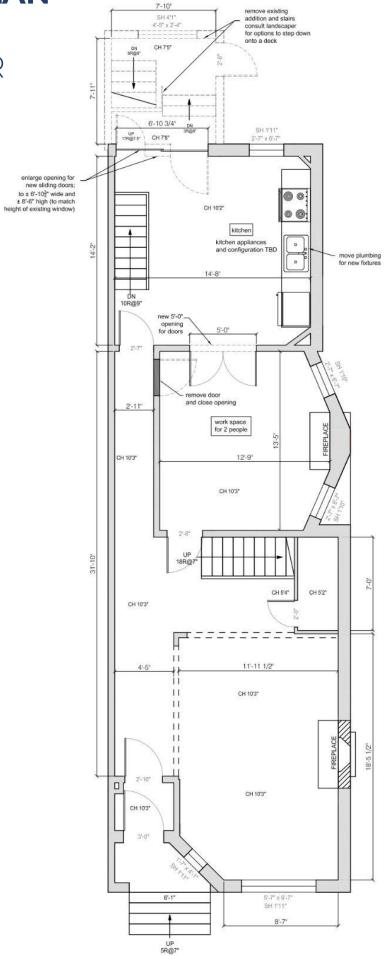
- Located conveniently within a plethora of restaurants and stores.
- Steps from Alexandra Park and the Toronto Western Hospital.





FLOOR PLAN

1ST FLOOR 980 SF

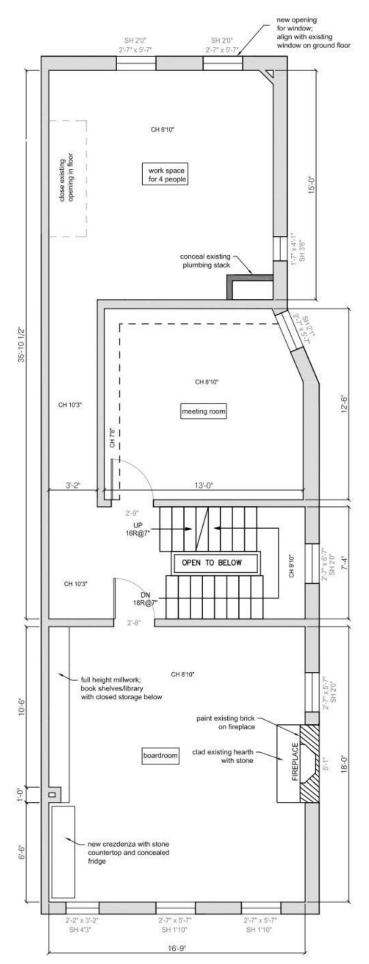


7'-10"



FLOOR PLAN

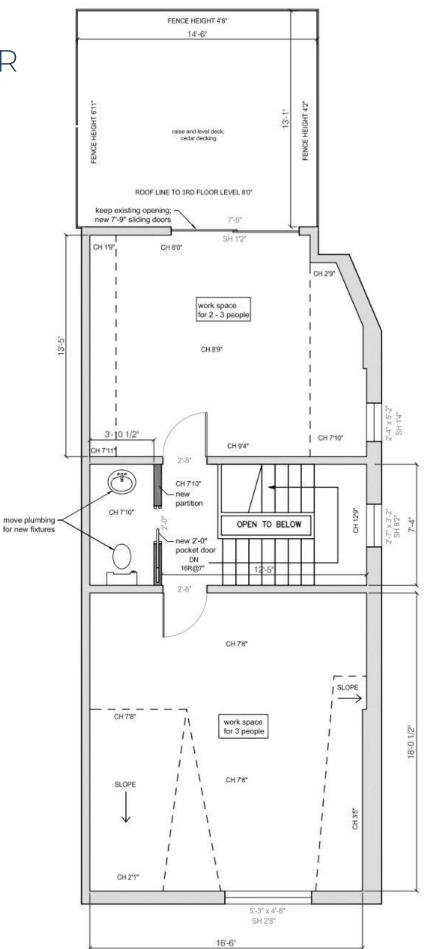
2ND FLOOR 980 SF

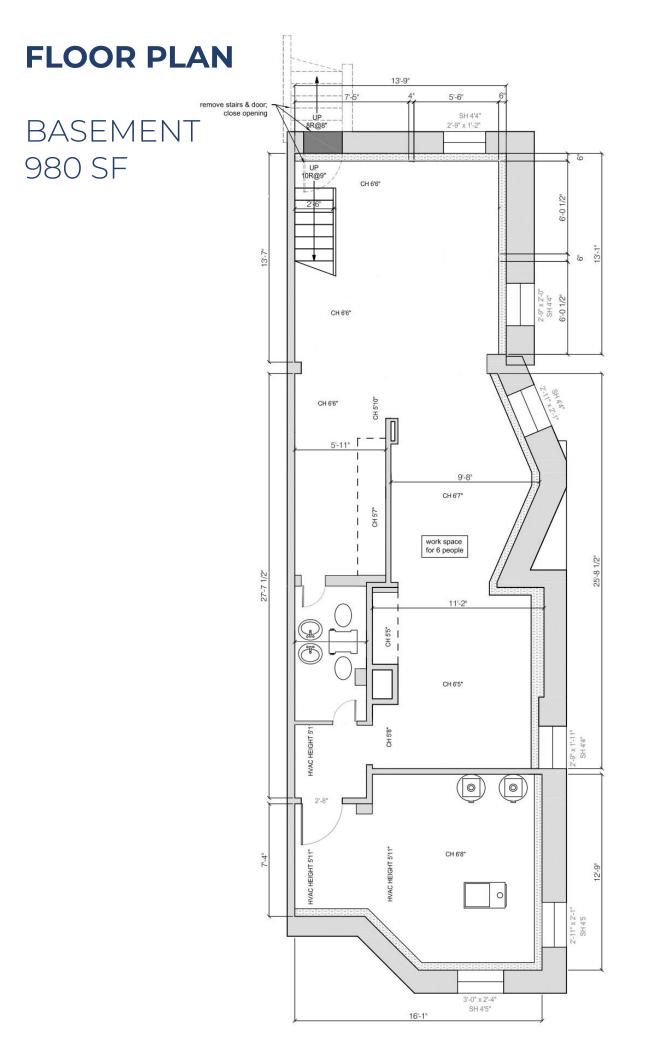




FLOOR PLAN

3RD FLOOR 686 SF





INTERIOR PHOTOS







INTERIOR PHOTOS







PHOTOS







380 BATHURST ST





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