



METROPOLITAN  
COMMERCIAL



# 380 BATHURST ST

## OFFICE SPACE FOR LEASE

# OFFICE LEASE: PROPERTY DETAILS

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**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.

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

# CONNECTIVITY



## TRANSIT SCORE OF 95

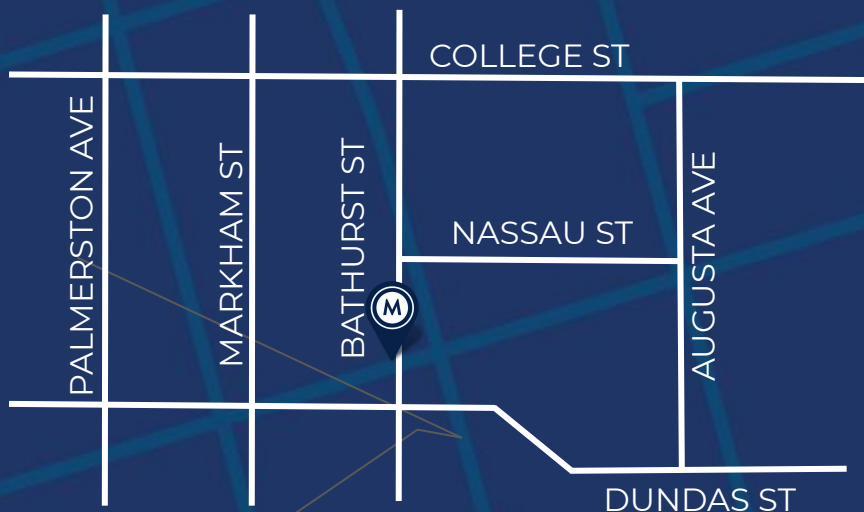


- 2 minute walk to major TTC stops by Bathurst St. and Dundas St. W
- 5 minute walk to major TTC stops by Bathurst St. and College St.

## WALK SCORE OF 96



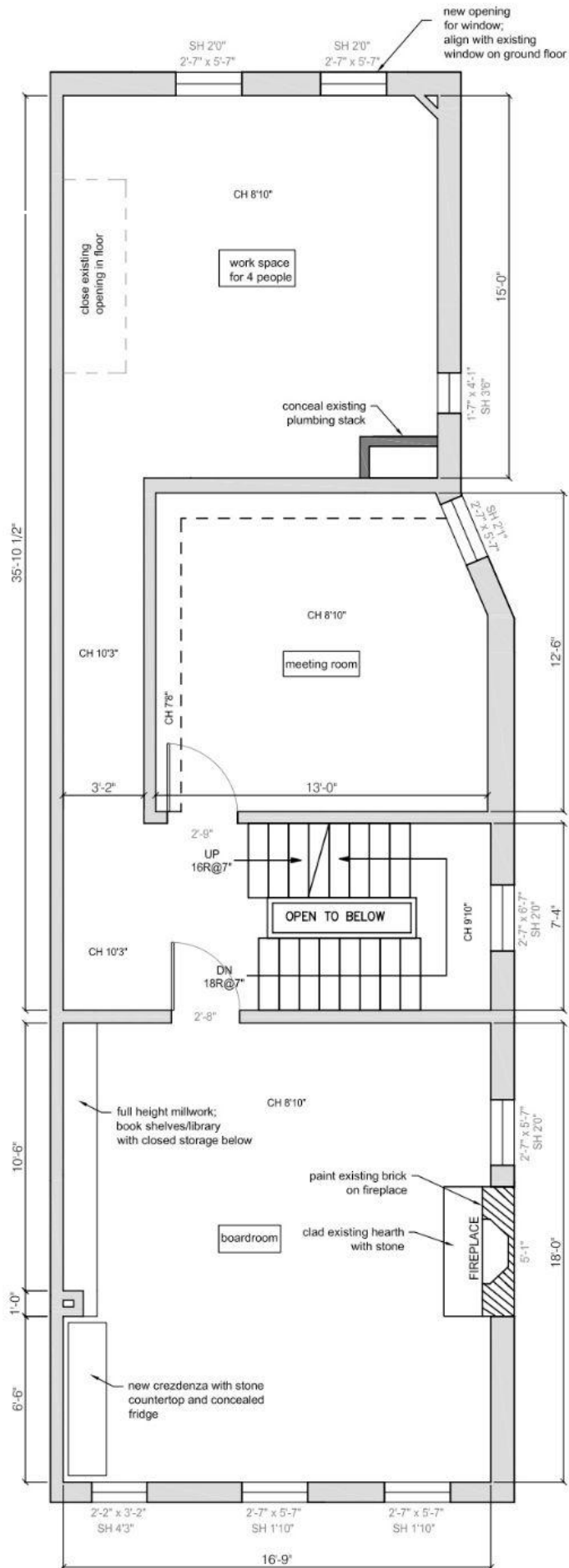
- Located conveniently within a plethora of restaurants and stores.
- Steps from Alexandra Park and the Toronto Western Hospital.





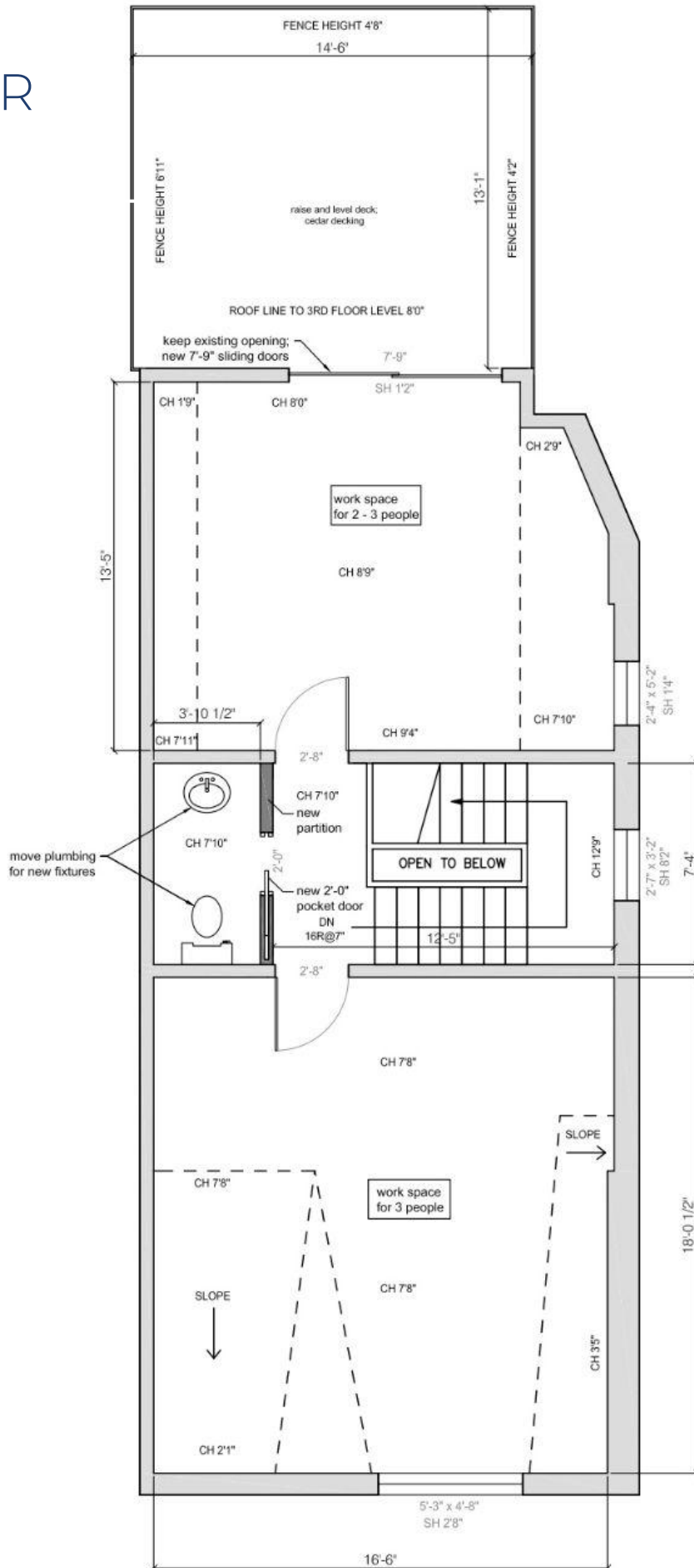
# FLOOR PLAN

2ND FLOOR  
980 SF



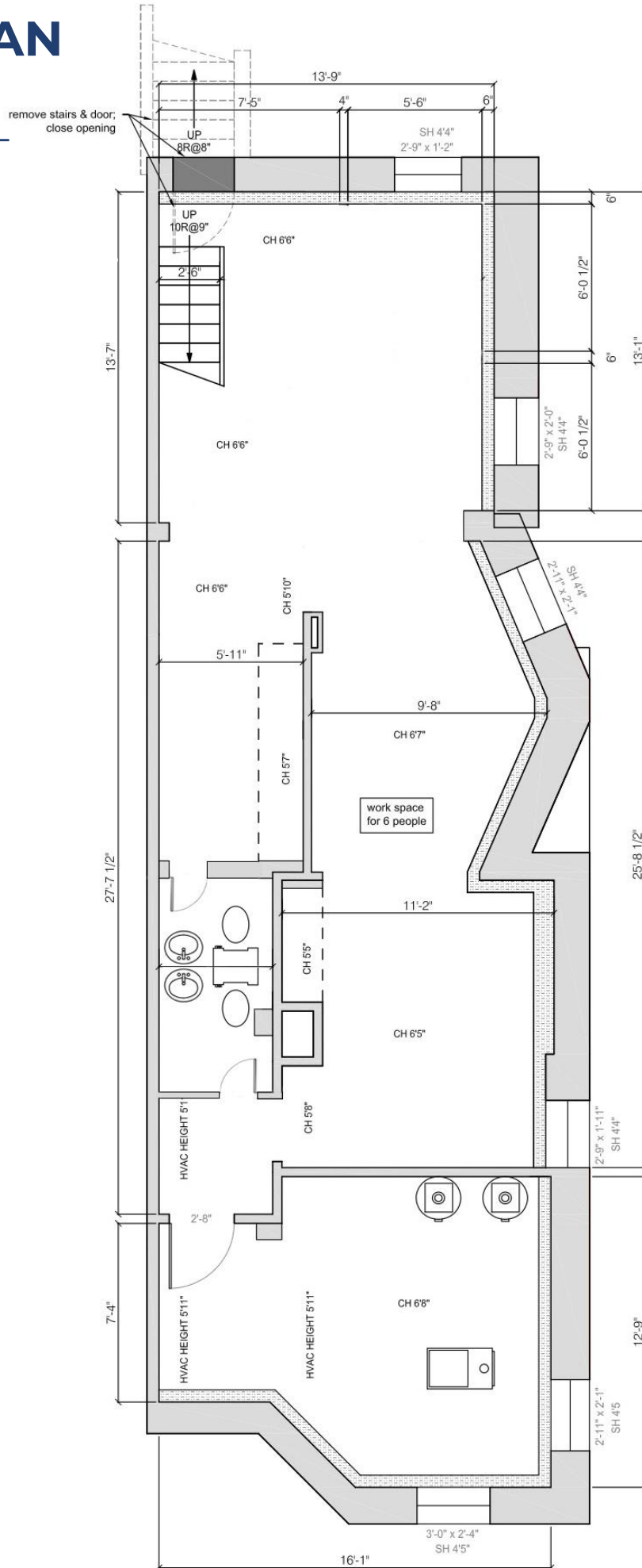
# FLOOR PLAN

3RD FLOOR  
686 SF



# FLOOR PLAN

## BASEMENT 980 SF

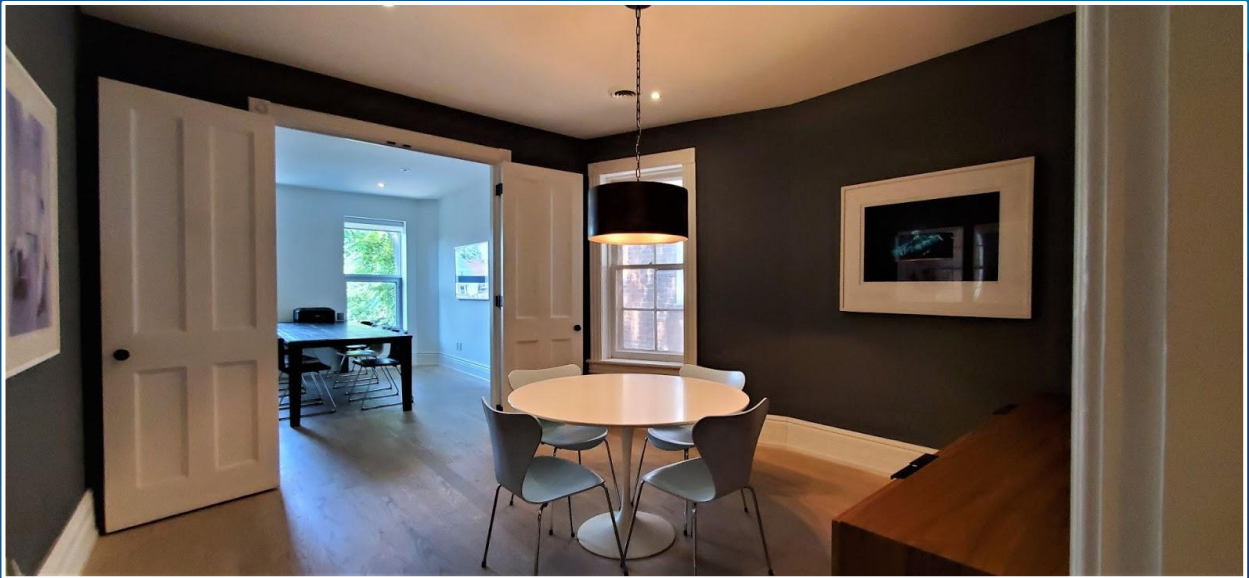


# INTERIOR PHOTOS





# INTERIOR PHOTOS



# PHOTOS



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