



**METROPOLITAN
COMMERCIAL**

374

wellington
street west

 METROPOLITAN
COMMERCIAL
**FOR
LEASE**
metcomrealty.com
416.708.6621

OFFICE FOR LEASE

374 WELLINGTON STREET WEST

TORONTO | ON

DETAILS

LOCATION	On Wellington Street West, West of Spadina Avenue. Click here for map
BUILDING DETAILS	First floor: 825 SF \$3,534/month
	Second floor: 800 SF \$3,644/month
	Total Divisible Area: 1,625 SF \$7,178/month
SEMI-GROSS RENTAL RATE	\$53.00 PSF
ADDITIONAL RENT	Proportionate share of utilities and security
TERM	1 to 3 Years
POSSESSION	July 2022

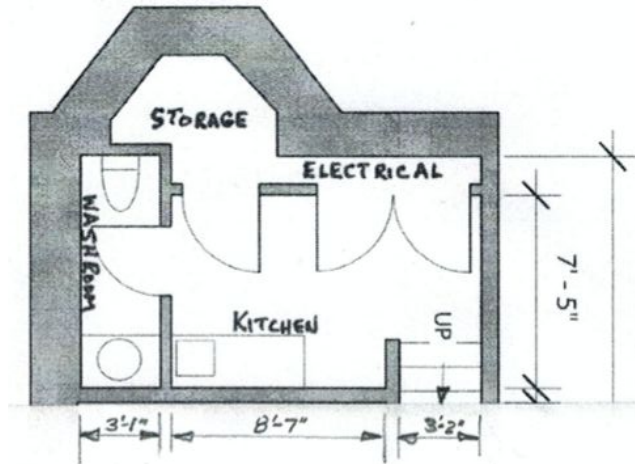
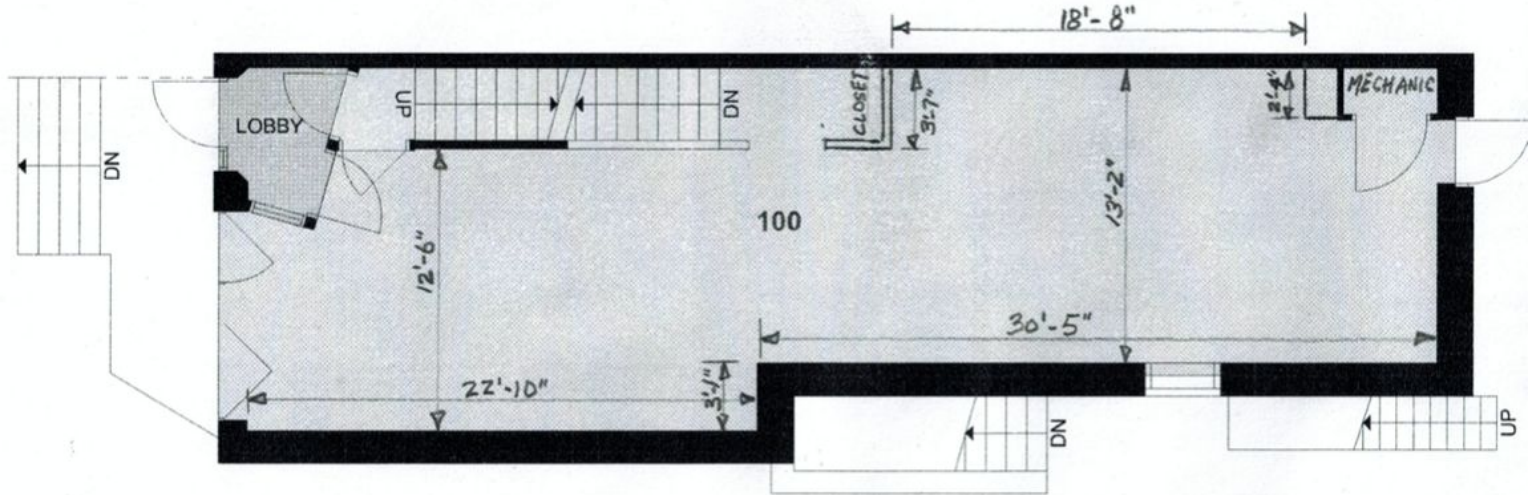
FEATURES

- COVID-safe office space with direct street entrance and high-efficiency lighting and HVAC.
- Right next to "The Well" development with all the amenities it will have to offer (The largest urban mixed-use development in Canada).
- Up to two (2) private surface parking spaces available for an extra \$200 per month.
- Very efficient heating/cooling system (electric ground exchange heat pump)



FLOORPLAN

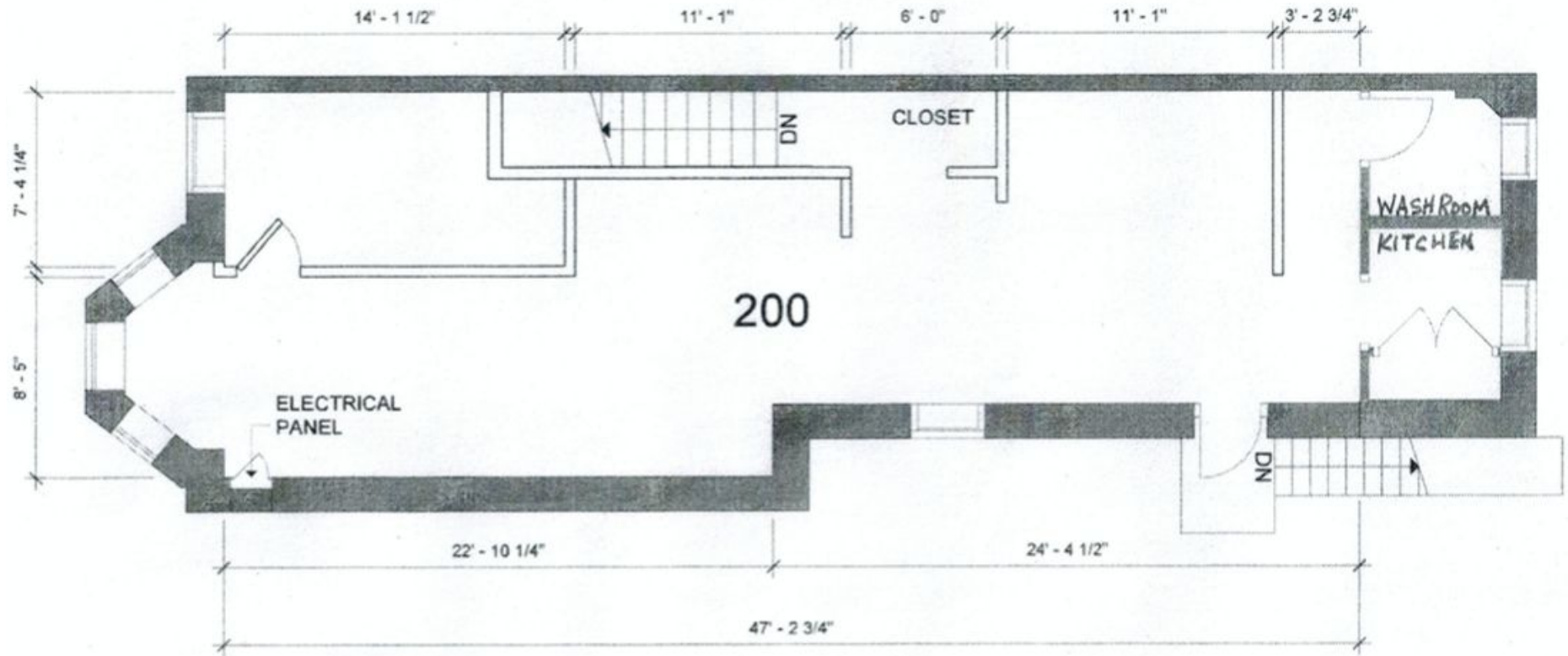
FIRST FLOOR



**Basement area part of the ground floor unit.

FLOORPLAN

SECOND FLOOR







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