



**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: 820 SF \$2,562.50/month

Second floor: 800 SF \$2,466.67/month

---

Total Divisible Area: 1,620 SF \$5,029.17/month

### ADDITIONAL RENT

Proportionate share of utilities and security

### TERM

1 to 3 Years

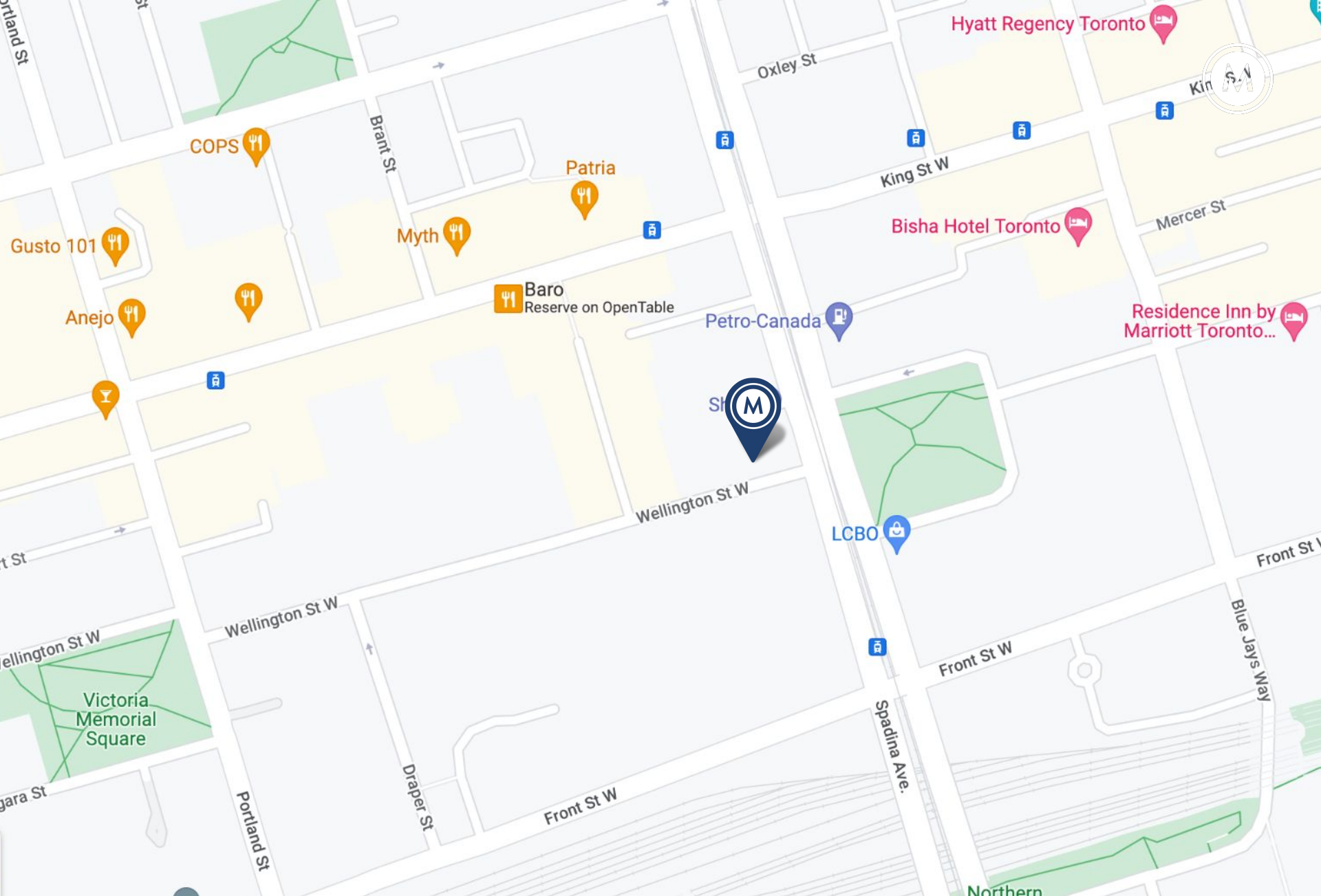
### POSSESSION

Immediate

## FEATURES

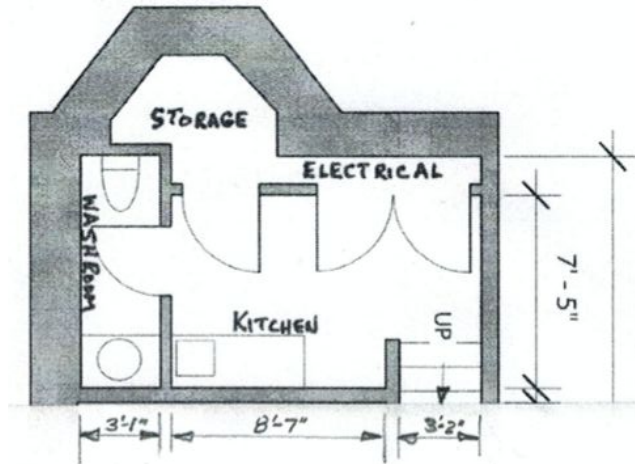
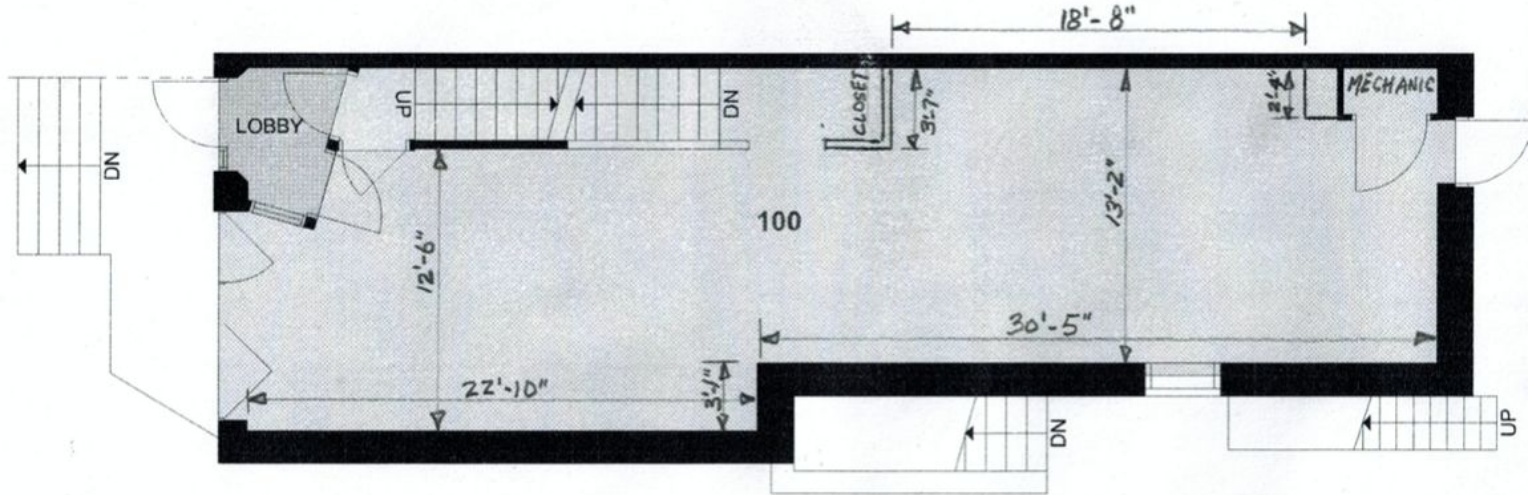
---

- 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

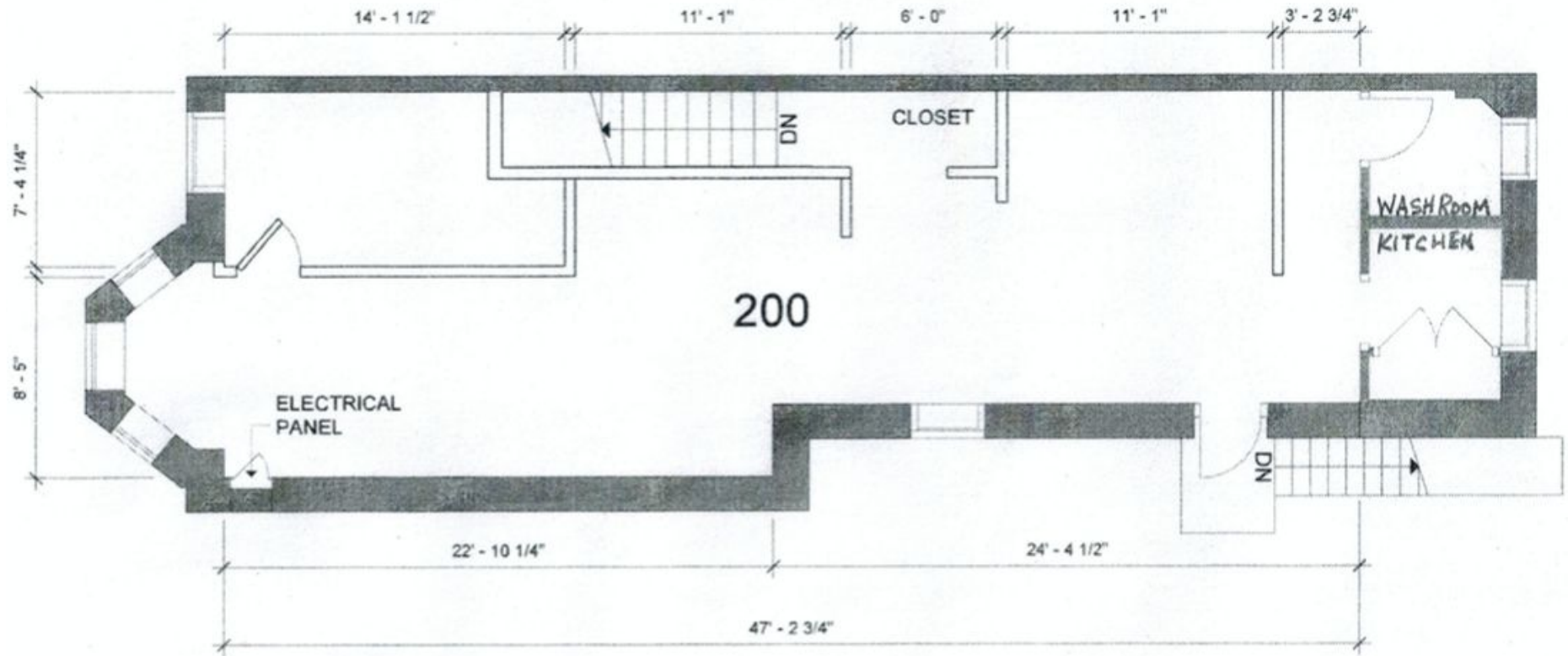
## FIRST FLOOR



\*\*Basement area part of the ground floor unit.

# FLOORPLAN

## SECOND FLOOR







**METROPOLITAN  
COMMERCIAL**

**KEVIN TUTTLE\*\***

416.703.6621 x 227

kevin.tuttle@metcomrealty.com

150 BEVERLEY STREET, UNIT 1

TORONTO, ON | M5T 1Y5

416.703.6621

WWW.METCOMREALTY.COM

Disclaimer: The information contained herein has been provided to Metropolitan Commercial Realty Inc. from sources deemed reliable and correct, however we do not warrant its accuracy or assume any responsibility or liability of any kind whatsoever with respect to the accuracy of the information contained herein. All persons are advised to independently verify the information. The information herein is subject to errors, omissions, change of price, rental or other conditions, prior sale or withdrawal at any time without notice. Metropolitan Commercial Realty Inc., Brokerage. \*Sales Representative \*\*Broker