

OFFICE SPACE FOR LEASE

186 ST GEORGE STREET

TORONTO, ON



METROPOLITAN
COMMERCIAL





WALK SCORE

94

BIKE SCORE

100

TRANSIT SCORE

97

Property Overview

Gorgeous Heritage Victorian House/ Romanesque Revival (James O. Buchanan House, 1889) available for lease at 186 St George Street. Converted to a first class office use in the university district in the Annex. This location is perfect for any professional services (Law, Accounting, Creatives, Medical, etc.) Just a few minutes walk (160M) To St. George Subway (Bloor-Danforth Line 2), Spadina Subway (University Line 3), and Spadina Streetcar Line (650M). Wheelchair accessible bathrooms are fully remodelled interior to current office-use standards.

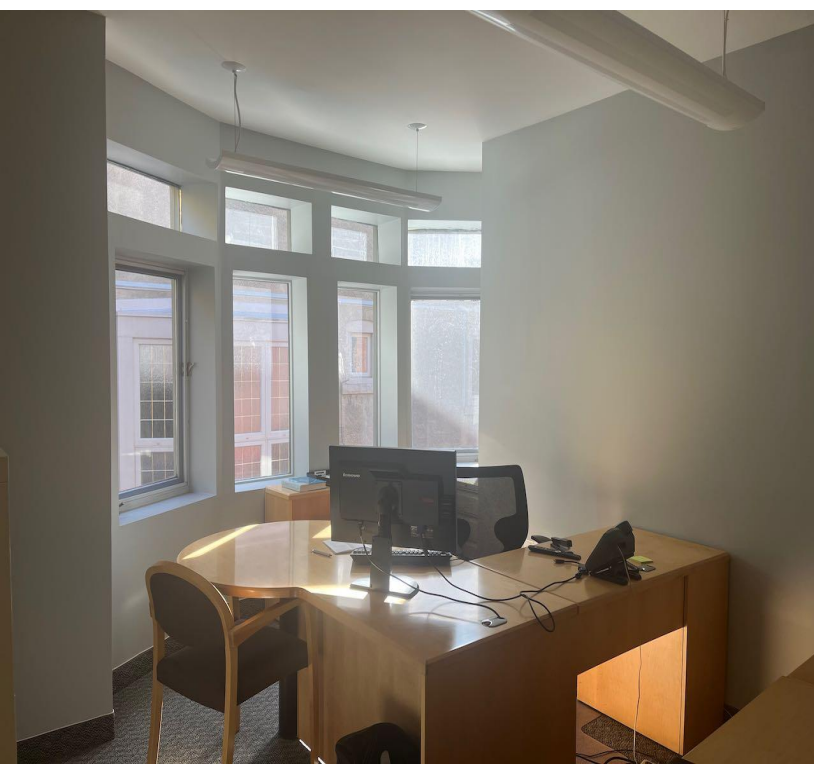
Details

| | |
|-------------------------|--|
| Location | Located on St George Street, North of Bloor Street West. |
| Building Details | 5,359 SF Divisible Lower: 1,962 SF 1st Floor: 1,965 SF 2nd Floor: 2,120 SF (Future Availability) 3rd Floor: 1,432 SF |
| Net Rent | \$25.00 PSF/YR |
| Additional Rent | \$20.00 PSF/YR + Utilities |
| Term | 4 to 10 Years |
| Parking | Up to 11 Parking Stalls available for an additional fee |

*Source: www.walkscore.com



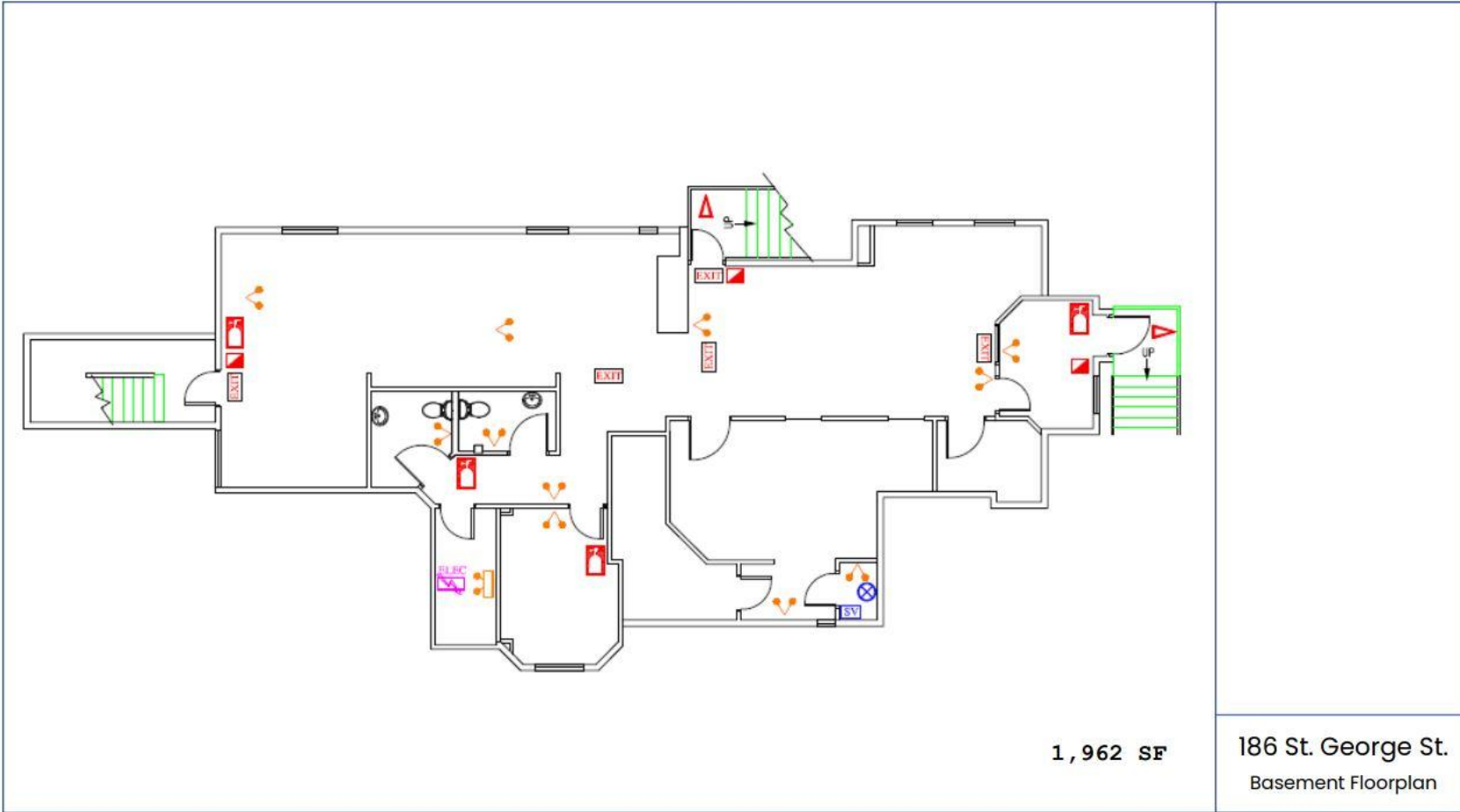
Photos



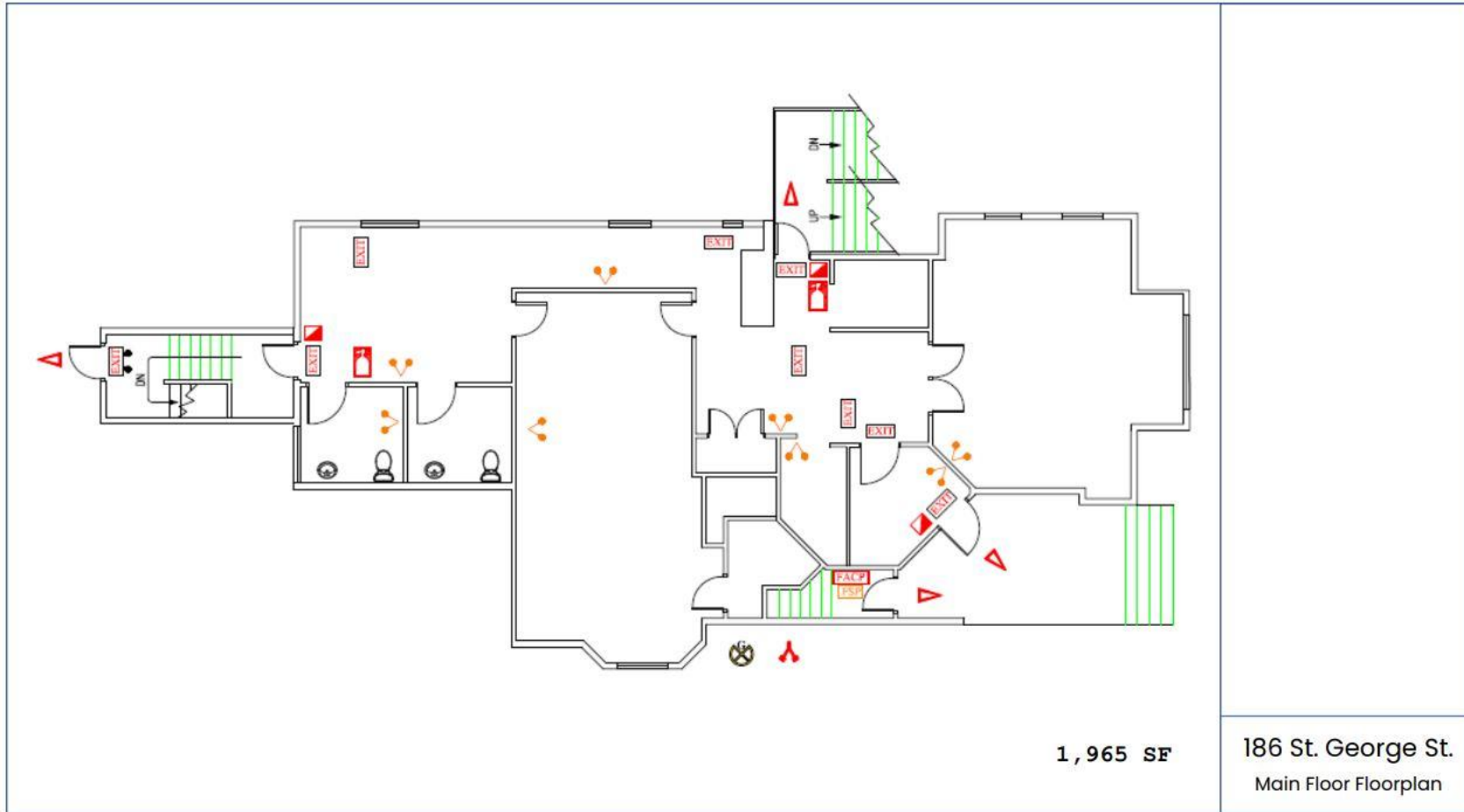
Lower Level



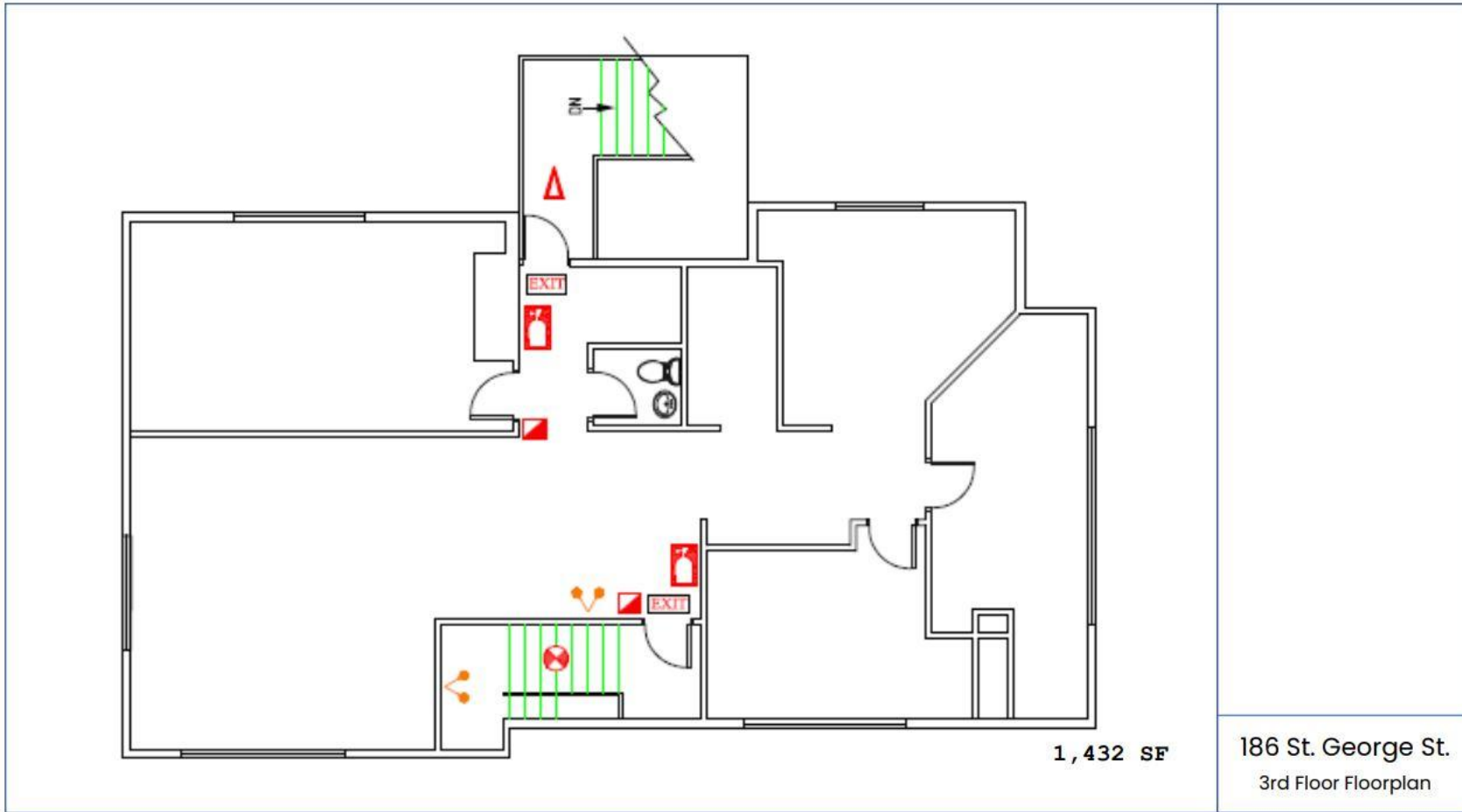
Floor Plans



Main Floor



3rd Floor





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