

FOR LEASE

29 Fraser Avenue

Office Space



**METROPOLITAN
COMMERCIAL**

PROPERTY DETAILS

LOCATION	Located on Fraser Avenue, South of Liberty Street. <u>CLICK HERE</u>
BUILDING DETAILS	Unit 3 - 1,122 SF
RENTAL RATE	\$21.00 PSF/YR Net
T.M.I.	\$9.50 PSF/YR - Tenant Pays Gas & Hydro (separately metered)
TERM	2-5 Years
POSSESSION	Immediate

PROPERTY SUMMARY

This exceptional office loft in Liberty Village offers a unique two-level layout. It's accessible via a walk-up to the second floor and features abundant natural light, an open-concept design plus a private office/boardroom, a private washroom, beautiful hardwood floors, and inviting skylights. Its location is highly convenient, with the Exhibition Go Station in close reach. Internet access provided by Beanfield. Tenant pays Gas & Hydro directly to service provider. One parking space located on Pardee Ave included with this unit.



LIBERTY VILLAGE

Liberty Village functions as one of the city's creative corridors with production facilities, agencies and tech firms operating out of lofts and studio spaces in converted former warehouses.

This area is filled with young professionals, who enjoy the wide range of activities offered both during daytime and nightlife.

Notable landmarks include Lamport Stadium, Balzac's Coffee, Mildred's Temple Kitchen, Liberty Commons, and MZTV Museum of Television.

304

8-minute walk

504

4-minute walk

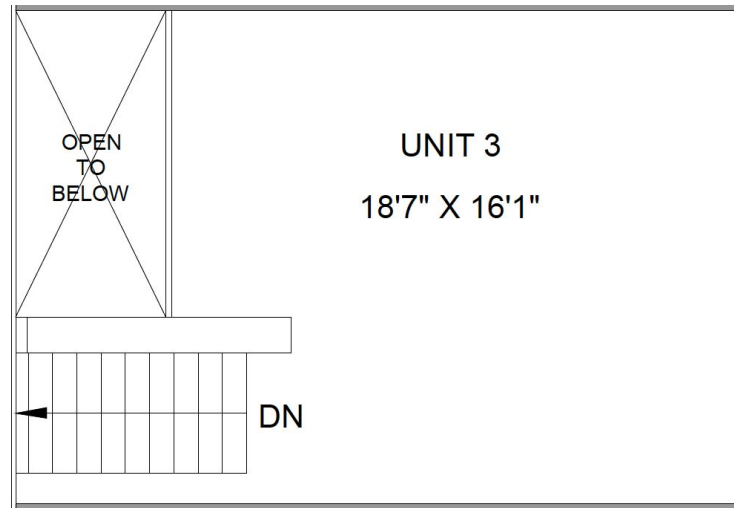
Exhibition GO

5-minute walk

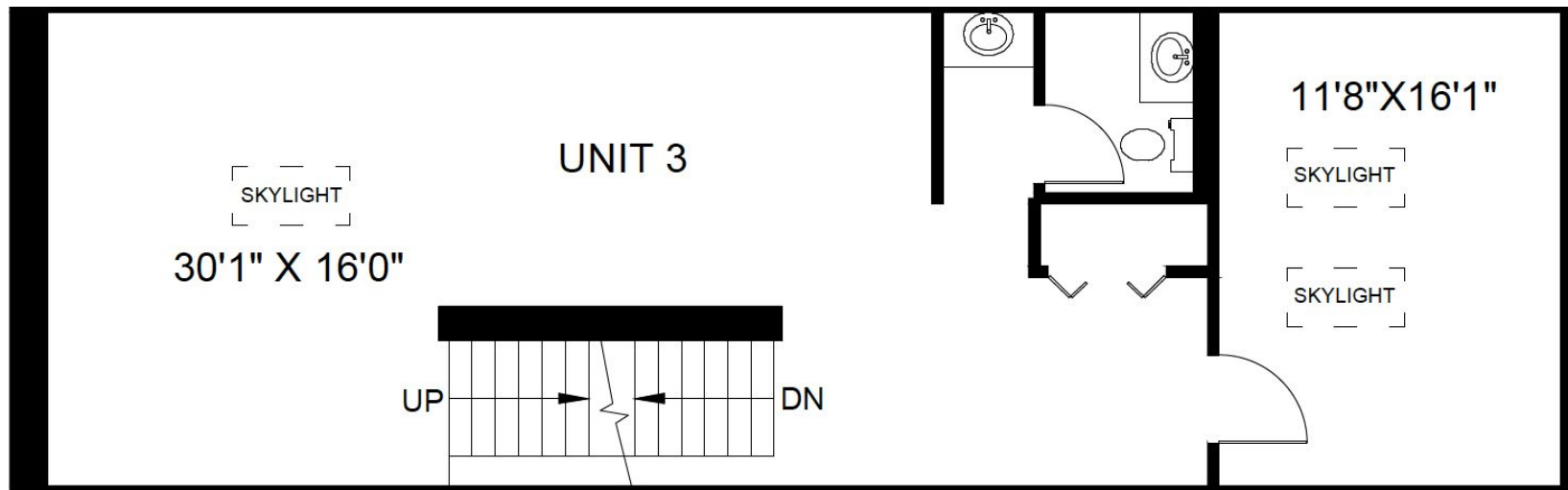


FLOORPLAN

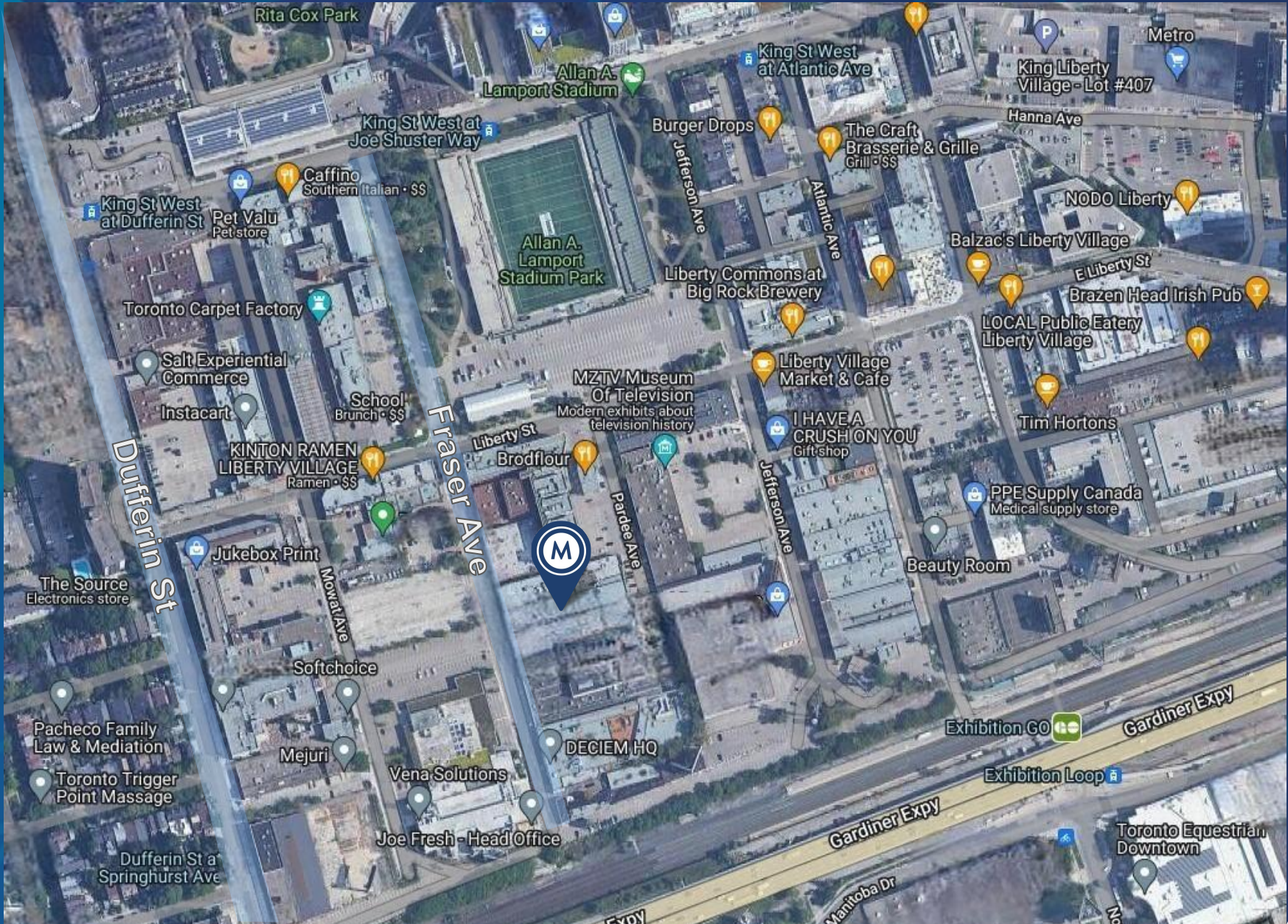
3rd Floor (Loft)



2nd Floor



AREA MAP





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