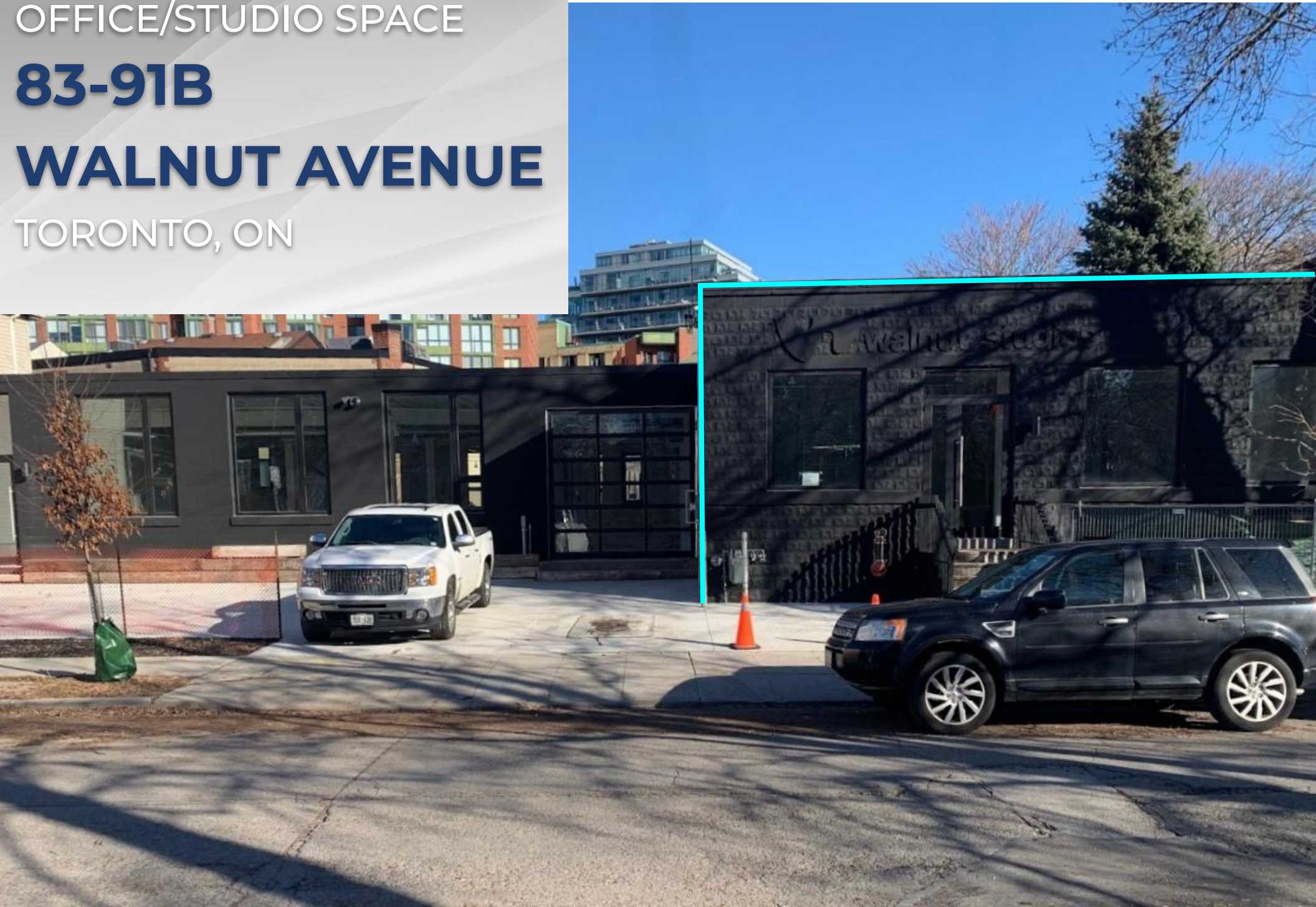


FOR LEASE |
OFFICE/STUDIO SPACE

83-91B

WALNUT AVENUE

TORONTO, ON





METROPOLITAN
COMMERCIAL

NEWLY DESIGNED

Creative industrial office conversion, and special tech ready design.

BEAUTIFUL AND HIP

San Francisco style, cool open layout, on the park, ideal for office and select retail uses.

BRIGHT AND SIMPLE

featuring clear span, high ceilings, skylights, and laneway access.



POLISHED CONCRETE FLOORS

metal design accents, exposed white-washed ceilings, modern designer LED lighting, outdoor office/patio potential.

WALKING DISTANCE

Located in the heart of King Street West - live, work, and play. Many trendy bars and restaurants in the area, close to King and Queen Street West TTC Streetcars.

FOR LEASE | 83-91B WALNUT AVENUE

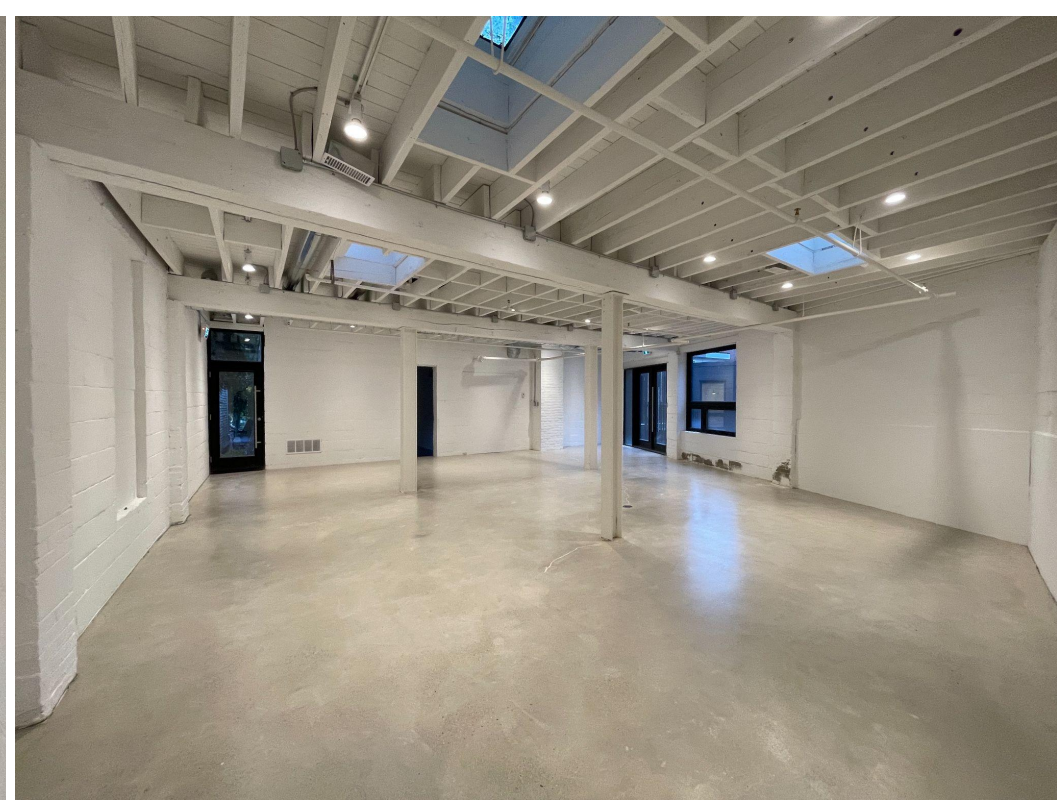


DETAILS

Building Area	5,215 SF
Semi-Gross Rent	\$33.00 PSF/YR
Additional Rent	Utilities
Term	3-10+ Years
Possession	Immediate

ADDITIONAL FEATURES

- Standalone building, with multiple entrances for great flexibility, employee engagement, comfort and growth.
- Ready for your further build out, customization, and brand your space to meet your companies' needs. Landlord work to be included, reasonable requests.
- COVID-ready: can be flexible and spread your staff over two floors. HEPA filters on HVACs for increased ventilation. No common spaces shared with strangers in building. Fresh air.
- Easy surface parking for two cars, outside front door on site.



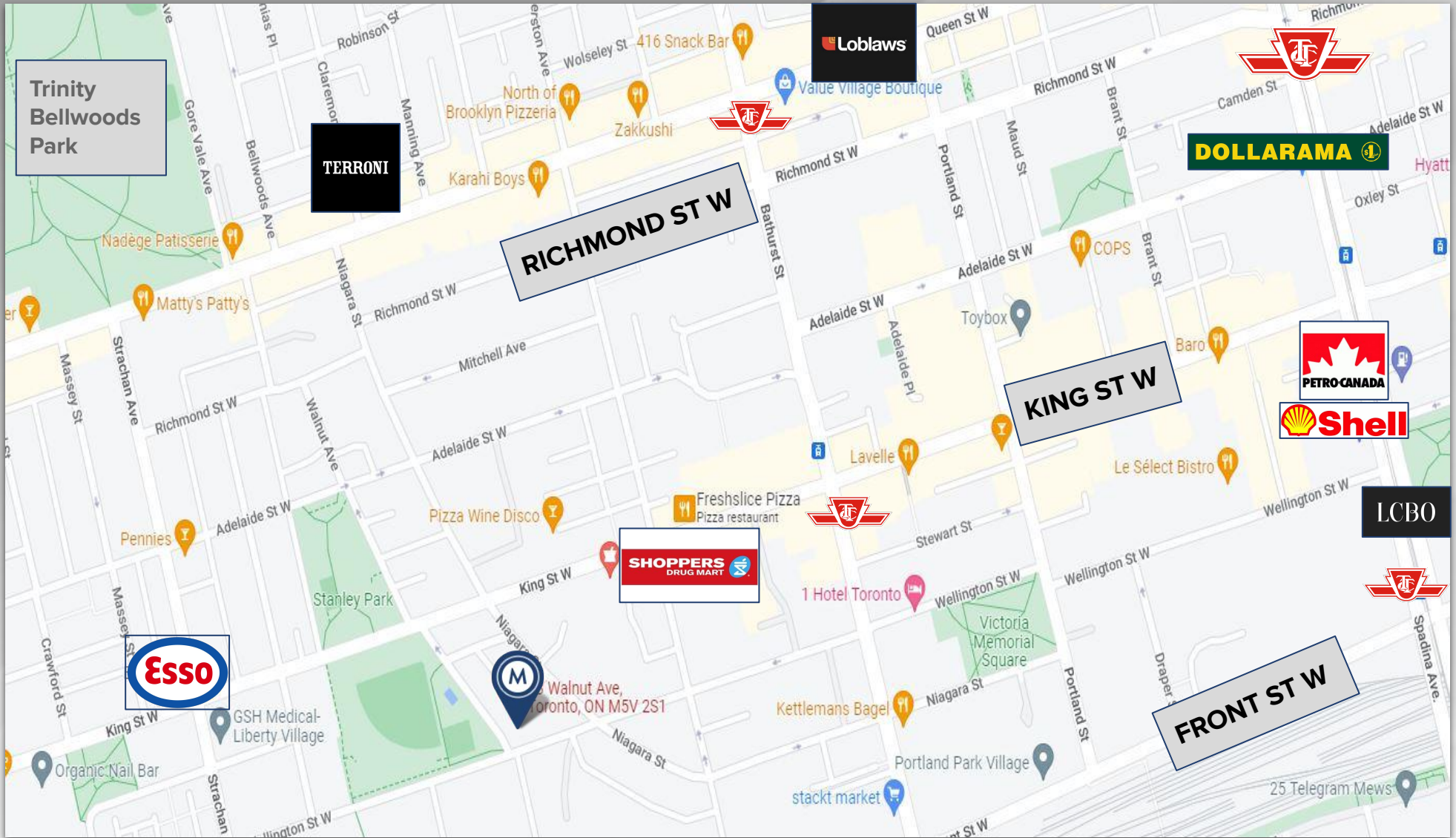
FOR LEASE



83-91B WALNUT AVENUE



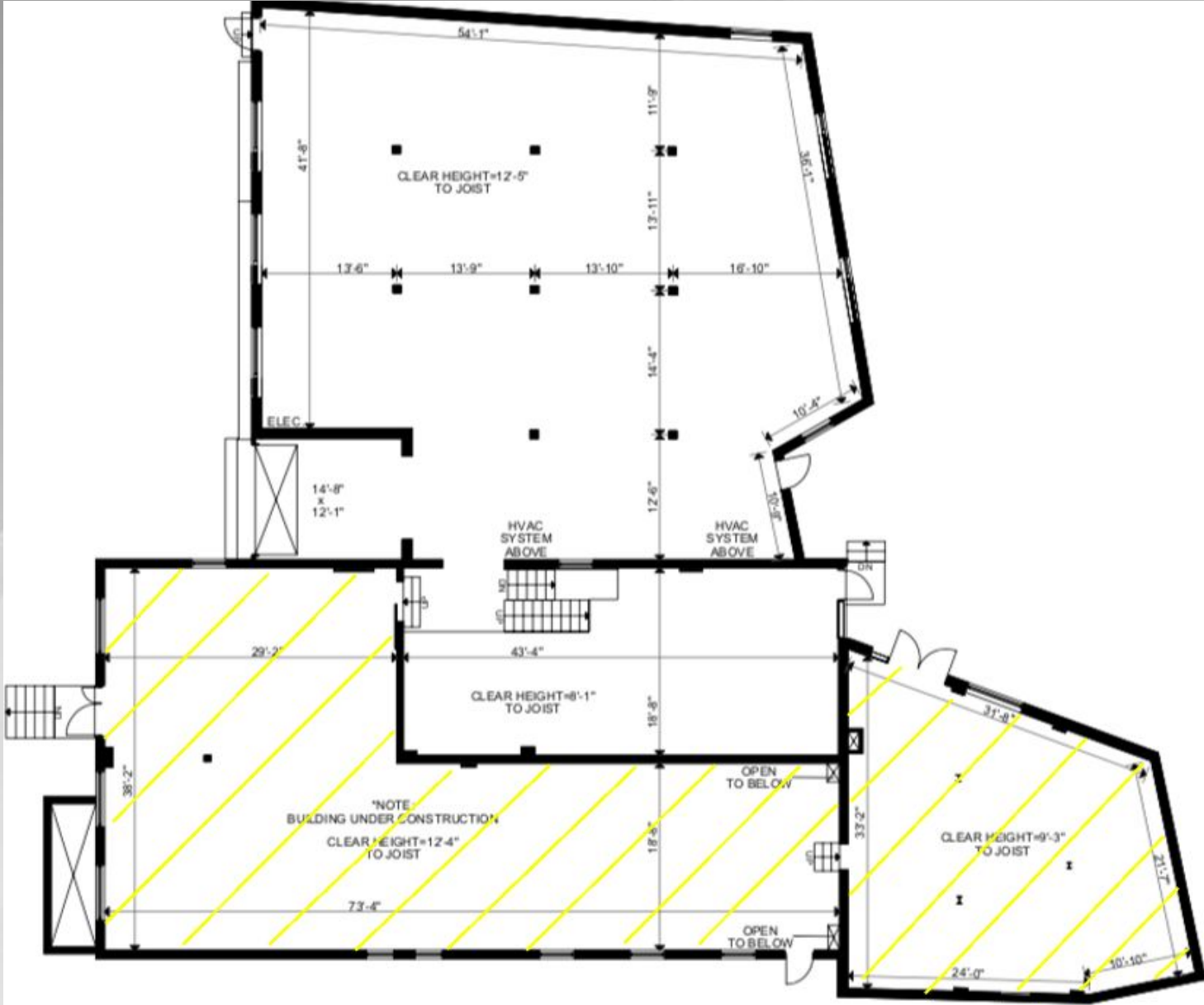
AREA MAP



FOR LEASE | 83-91B WALNUT AVENUE

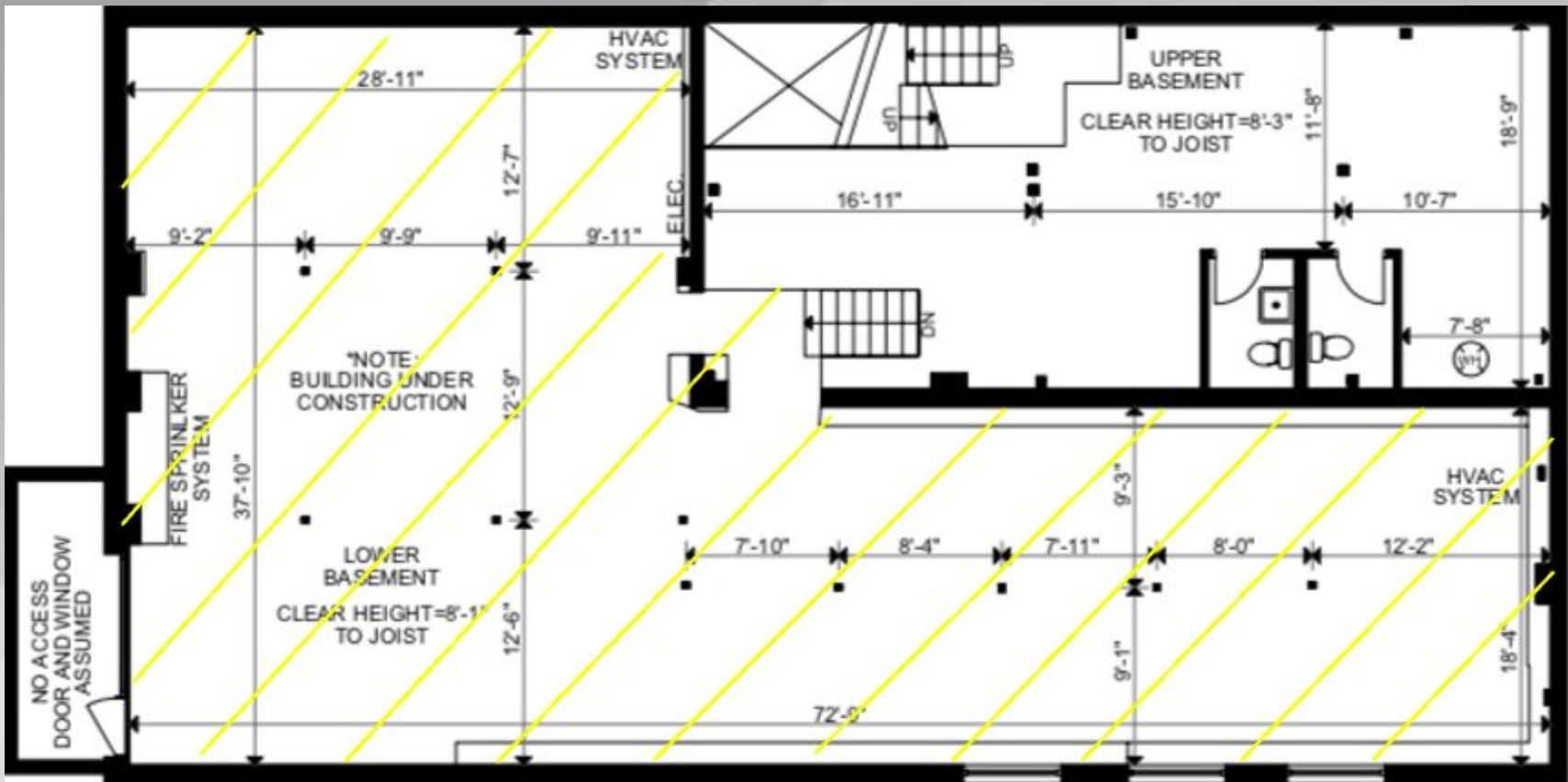


FLOOR PLAN - MAIN FLOOR





FLOOR PLAN - LOWER LEVEL





METROPOLITAN COMMERCIAL

CLAIRE BLICKER*

Vice President

416.703.6621 x 232

claire.blicker@metcomrealty.com

150 BEVERLEY STREET, SUITE 1

TORONTO, ON | M5T 1Y5

416.703.6621

WWW.METCOMREALTY.COM