

CREATIVE/FLEX SPACE FOR LEASE

# 1485 DUPONT STREET

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# PROPERTY HIGHLIGHTS

- **Beanfield Fibre connected**
- **Improved shell ready for tenant's fixturing (Includes HVAC to open plan, polished concrete or hardwood floors, electrical distributed around perimeter, plumbing rough in for kitchenette)**
- **Freight elevator**
- **Ceiling heights 12ft - 18ft**
- **Abundance of natural light**

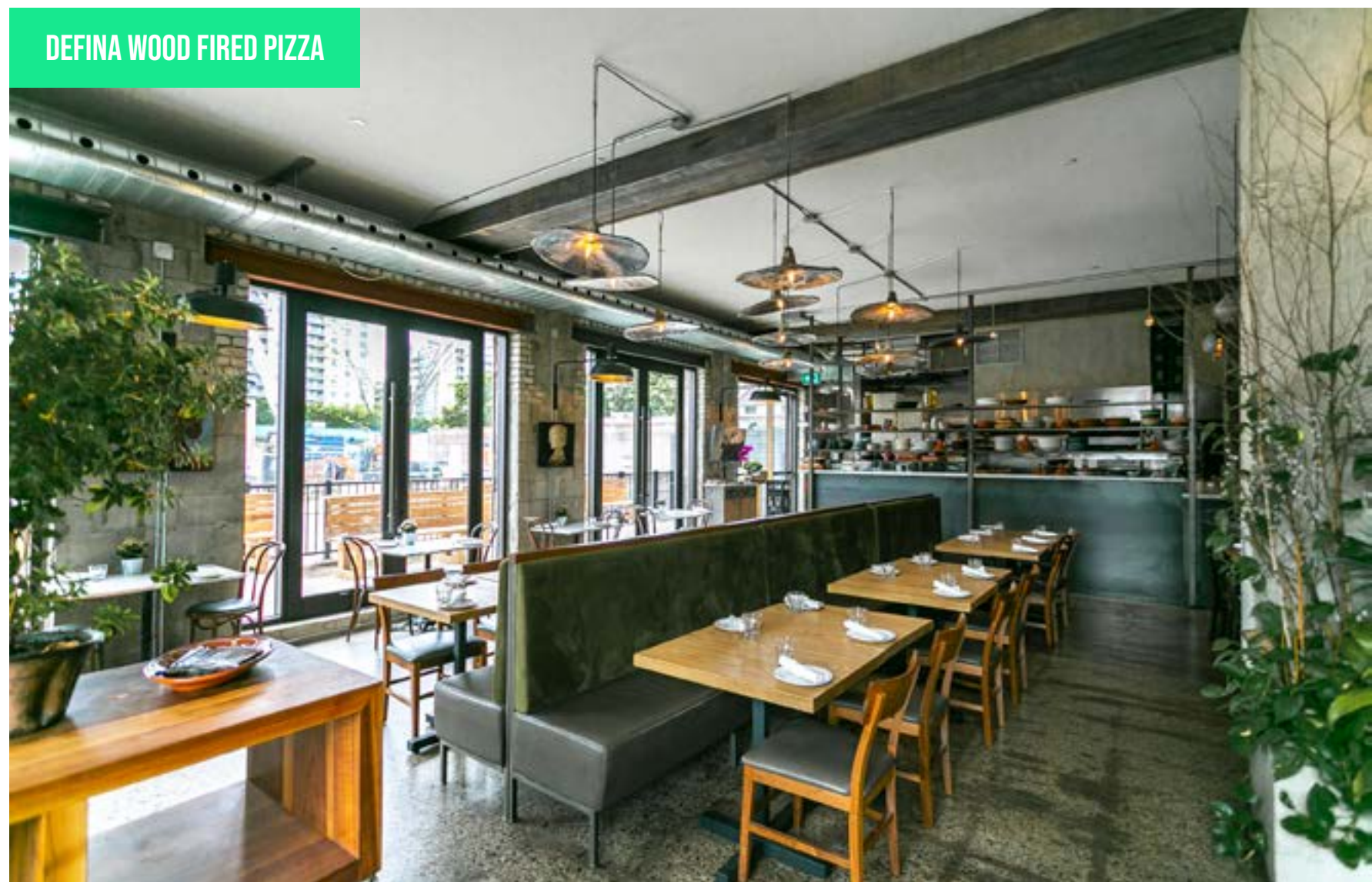




HALE COFFEE COMPANY



SHP PRINT



DEFINA WOOD FIRED PIZZA

# CURRENT AVAILABILITIES

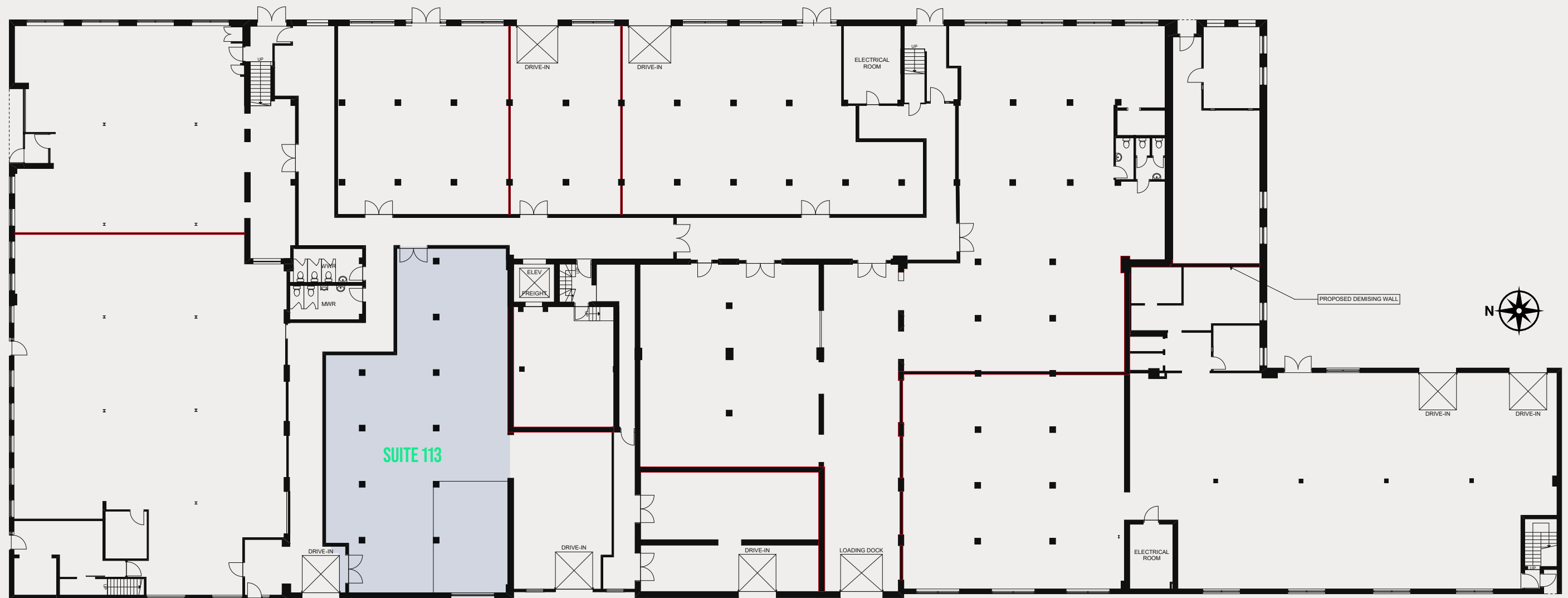
SUITE	SIZE (SF)	AVAILABLE	COMMENTS
113	2,868	Immediately	Open space, in suite washroom and kitchenette. Direct access to shared roll up garage door for shipping/receiving.
308	1,926	Jan 1st, 2024	3 offices, open lounge, 1 meeting room, open style kitchenette, storage.
309	900	Immediately	Open space, kitchenette, garage roll up door window

<b>SEMI GROSS RENT</b>	Please Call Listing Agent to Discuss
<b>PLUS UTILITIES</b> [2023 Estimates]	<ul style="list-style-type: none"> <li>• <b>Hydro</b> : \$1.50 / SF</li> <li>• <b>Gas</b> : \$0.50 / SF</li> <li>• In-suite janitorial excluded</li> </ul>
<b>COMMISSION</b>	\$1.50 PSF Per Annum

# 1<sup>ST</sup> FLOOR

## AVAILABILITY

- Suite 113 : 2,868 SF



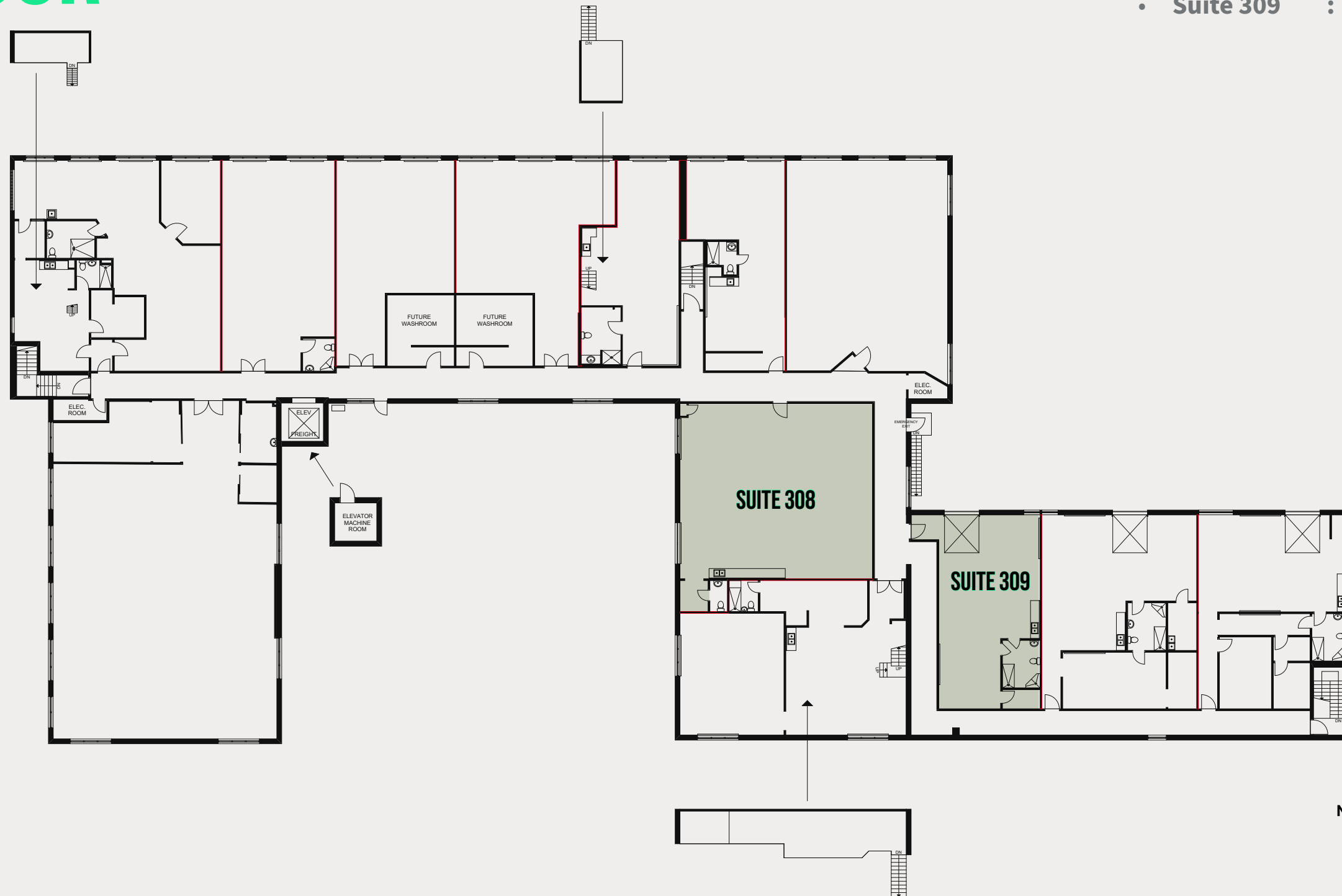
# SUITE 113



# 3<sup>RD</sup> FLOOR

## AVAILABILITY

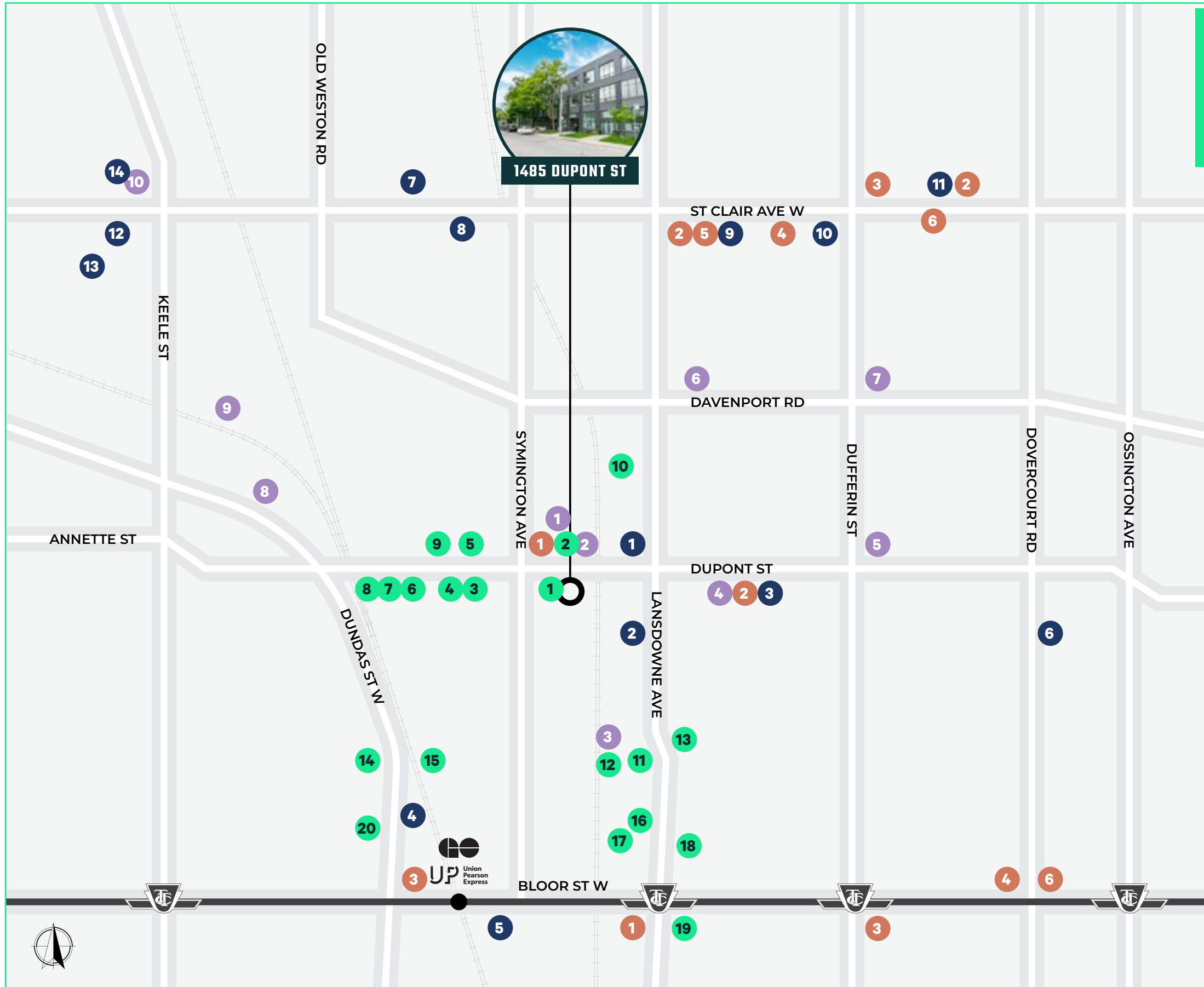
- Suite 308 : 1,926 SF
- Suite 309 : 900 SF







# AMENITIES



## FOOD + DRINK

1. DEFINA WOOD FIRED
2. PIRI PIRI GRILL
3. THAI LIME RESTAURANT
4. KOJI JAPANESE RESTAURANT
5. GUS TACOS
6. LUCIA
7. MATTACHIONI
8. RANCHO
9. DOTTY'S
10. LOVE-CHIX
11. PEPPER'S FOOD DRINK
12. HALO BREWERY
13. DONNA'S
14. BLONDIES PIZZA
15. GASPER CAFE
16. BALAM
17. PROPELLER COFFEE
18. NOFA'S COFFEE AND BAKERY
19. SUGO
20. THE MERSEYSIDE

## BANKS

1. BMO BANK
2. TD BANK
3. CIBC BANK
4. SCOTIABANK
5. NATIONAL BANK
6. RBC ROYAL BANK

## FITNESS

1. STUDIO PO IYENGAR YOGA
2. QUEENS FITNESS STUDIO
3. QUEST HEALTH & PERFORMANCE
4. PLANET FITNESS
5. MP FIT
6. CLUB ELEV8
7. SHAPE FITNESS
8. CONNECT FITNESS STUDIO
9. LA FITNESS
10. ANYTIME FITNESS

## SHOPPING

1. FOOD BASICS
2. DOLLARAMA
3. FRESHCO
4. FRESHCO
5. KIBO MARKET
6. 77 FOOD MARKET
7. LA SPESA FOOD MARKET & SPECIALITIES
8. TAVORA FOODS
9. DIANA MEAT GROCERIES
10. SU FRUIT MARKET
11. IMPERIAL FRUIT MARKET
12. THE HOME DEPOT
13. BEST BUY
14. WINNERS



BLOOR GO STATION



TTC SUBWAY STATION