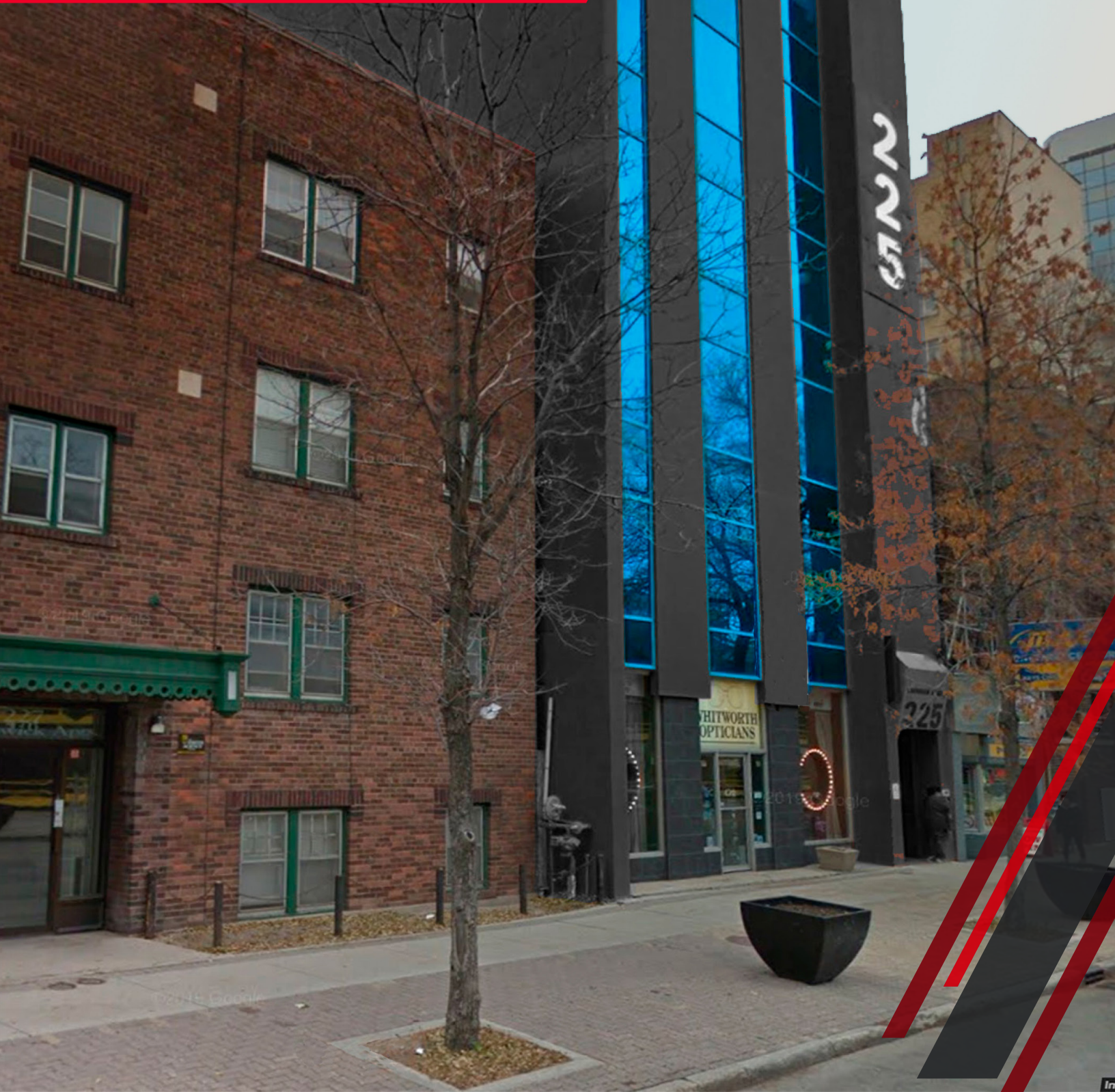


# 225 VAUGHAN STREET OFFICE SPACE FOR LEASE





**Property Highlights**

- Located on Vaughan Street between St. Mary Avenue and Graham Avenue and across from The Bay Parkade
- Walking distance to many downtown amenities, including coffee shops, restaurants, and retail
- 5 minute walk to RBC Convention Centre and 7 minute walk to Bell MTS Place
- Close proximity to public transportation
- Ideal space for health services

UNIT	SQ FT
301	(+/-) 1,093
303	(+/-) 1,204
305	(+/-) 687
501	(+/-) 1,090
601	(+/-) 1,208
603	(+/-) 1,411

**Lease Rate: ~~\$13.50 psf Net~~  
\$9.00 psf Net Rate Reduced!**

**CAM & Tax: \$13.83 psf (2021 est.)**

**Management Fee: 5% of Gross Rental Rate**

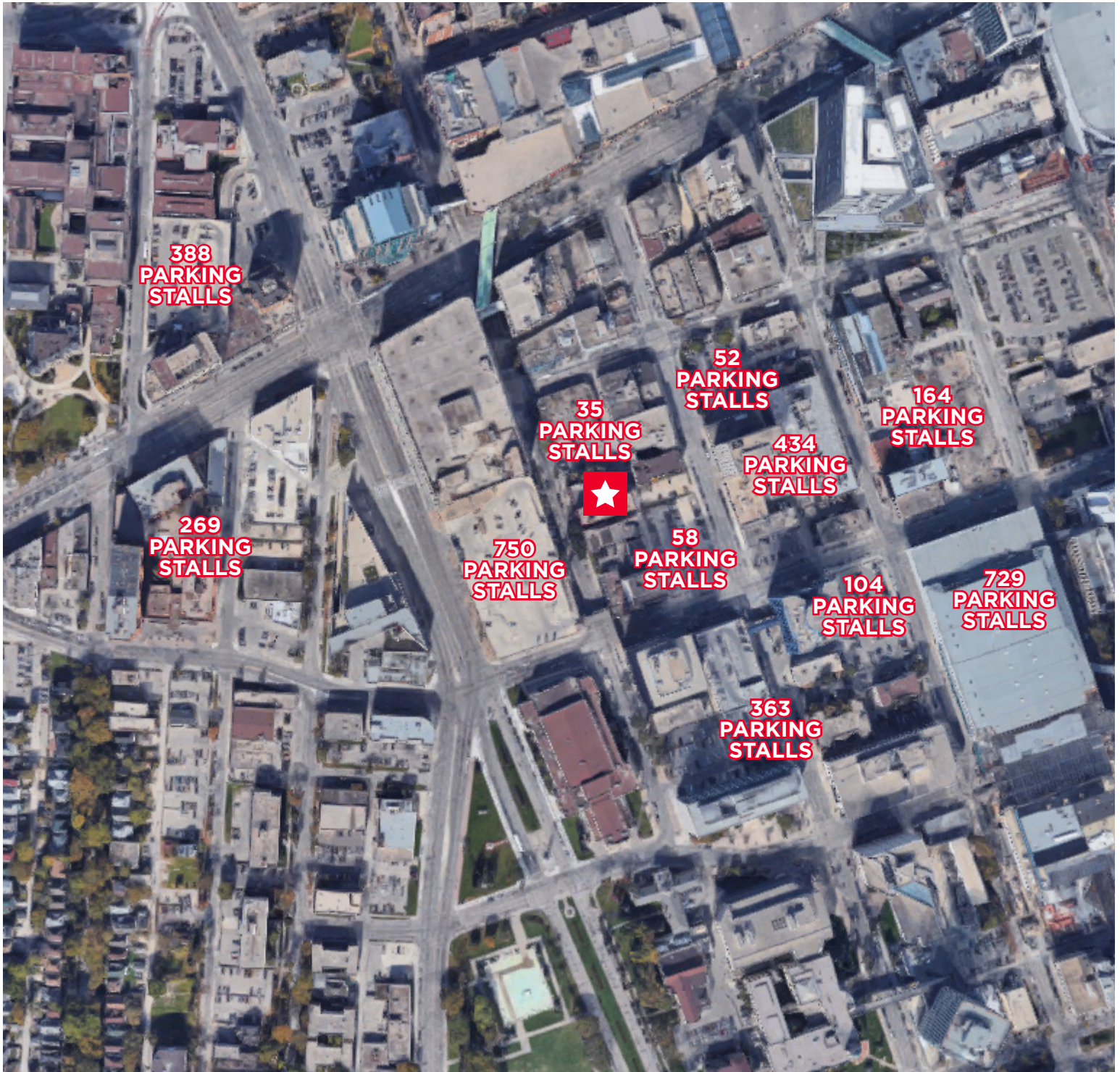
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**PROPOSED COMMON AREA RENDERINGS**



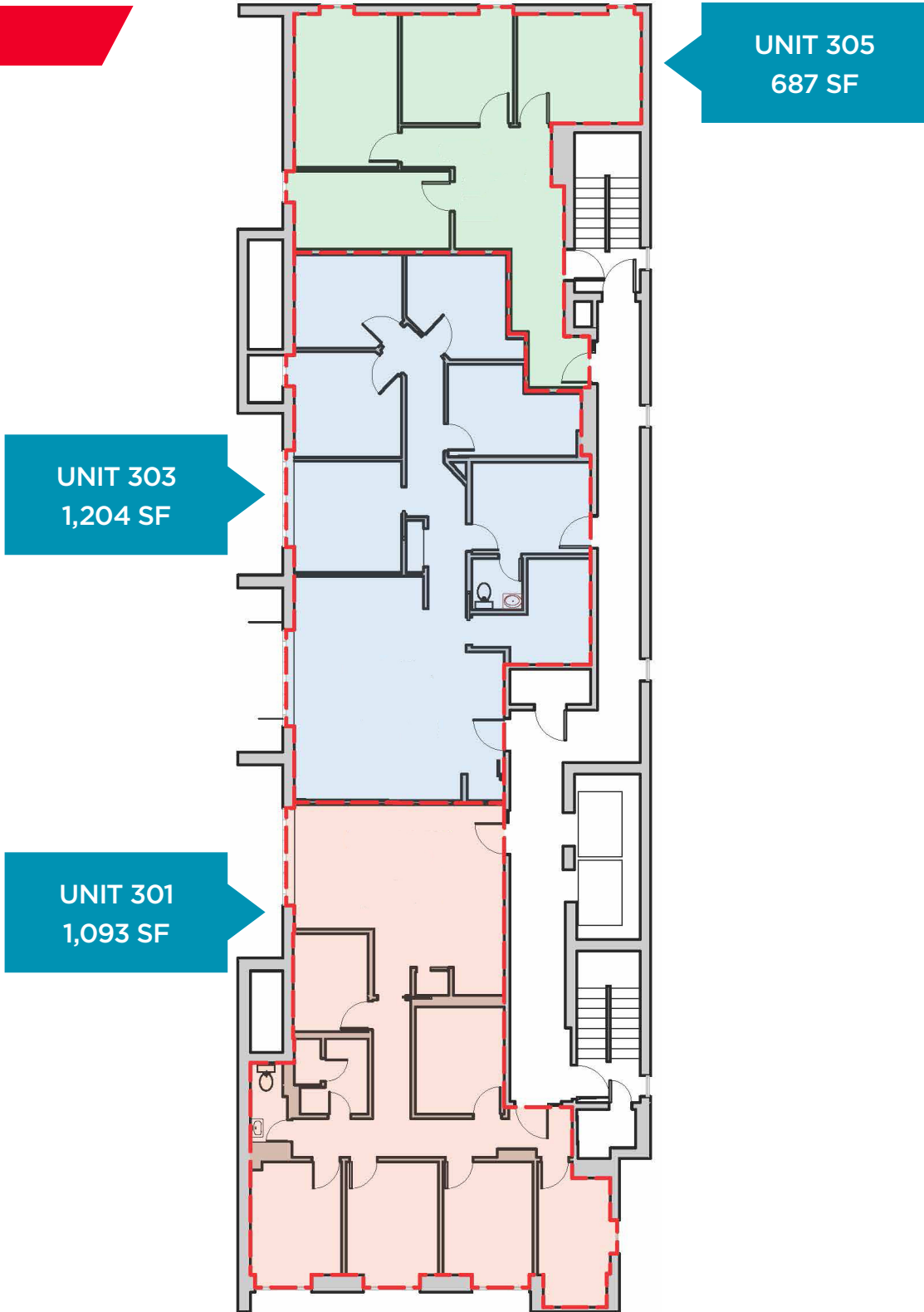
**PARKING MAP**



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**3RD FLOOR**

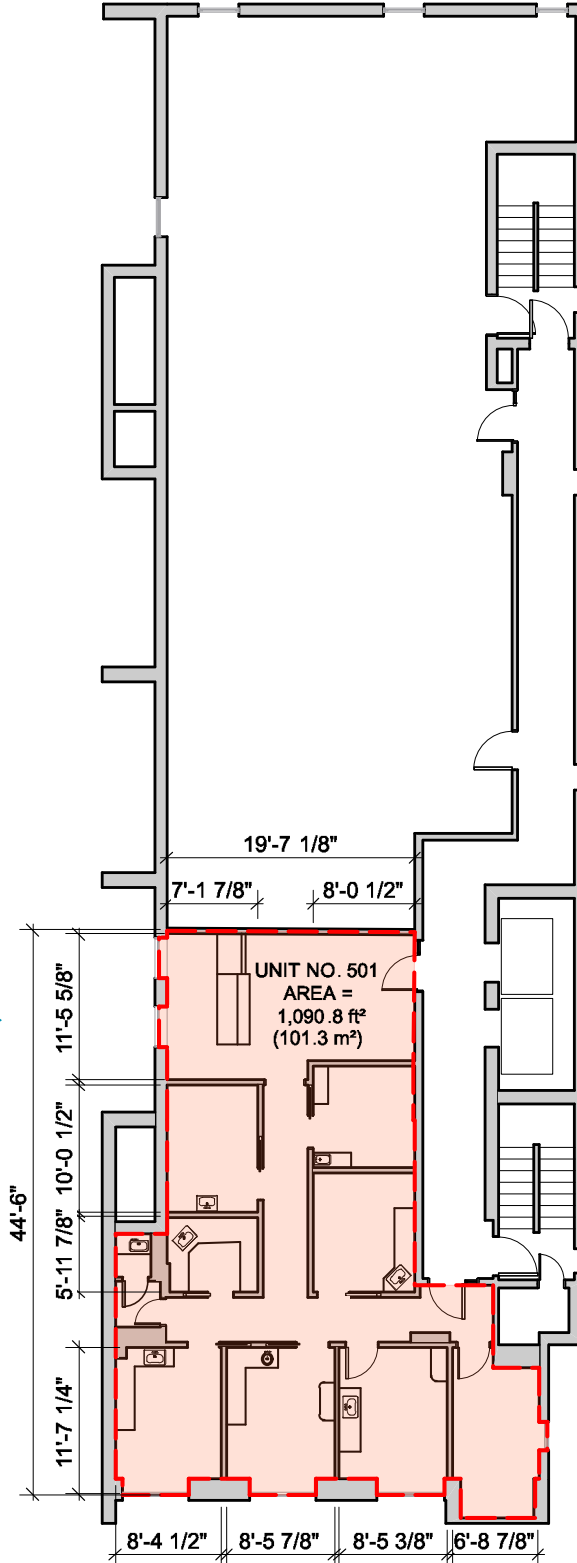


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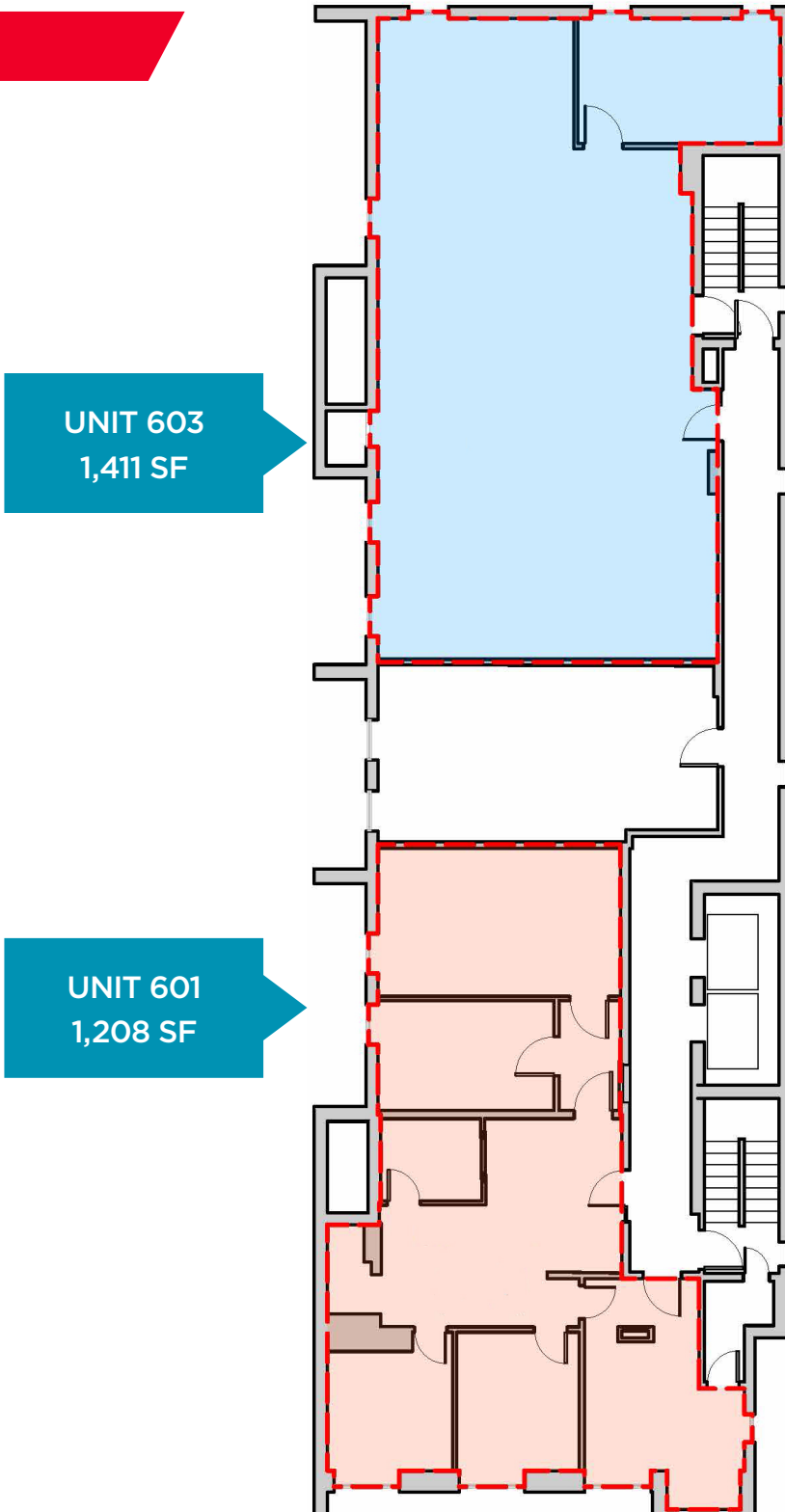
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5TH FLOOR

UNIT 501  
1,090 SF



**6TH FLOOR**



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