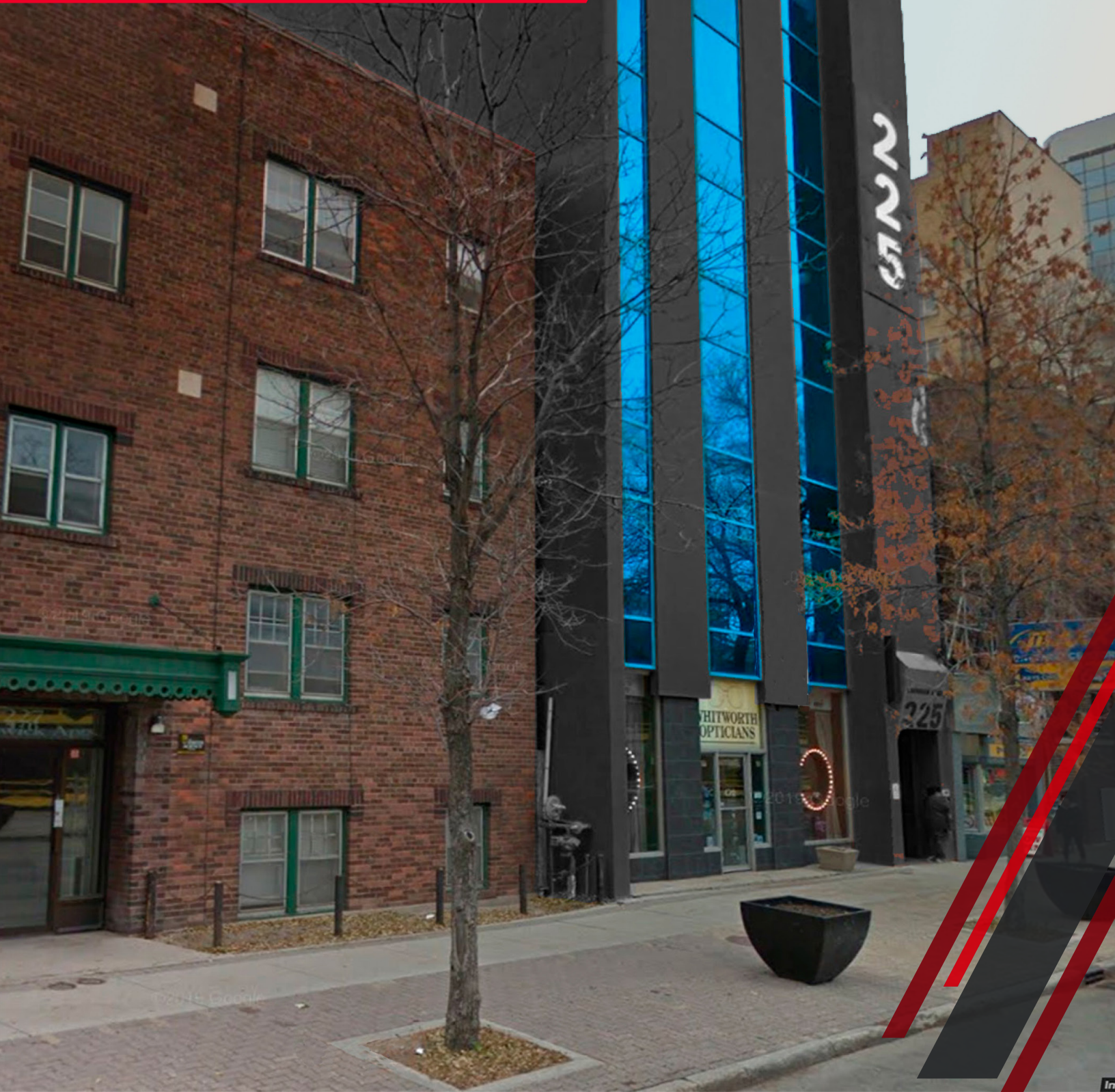


225 VAUGHAN STREET OFFICE SPACE FOR LEASE





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

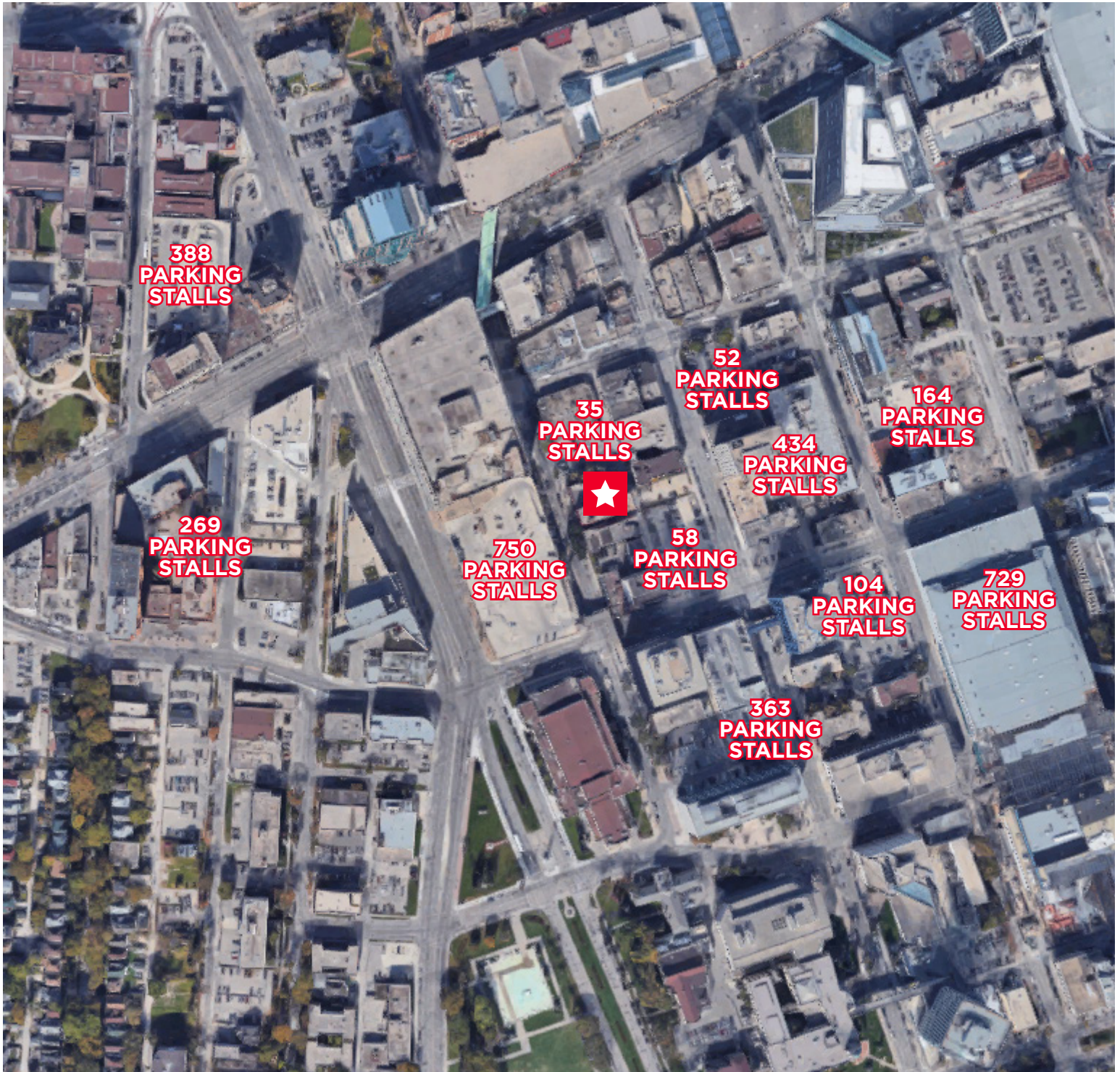
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PROPOSED COMMON AREA RENDERINGS



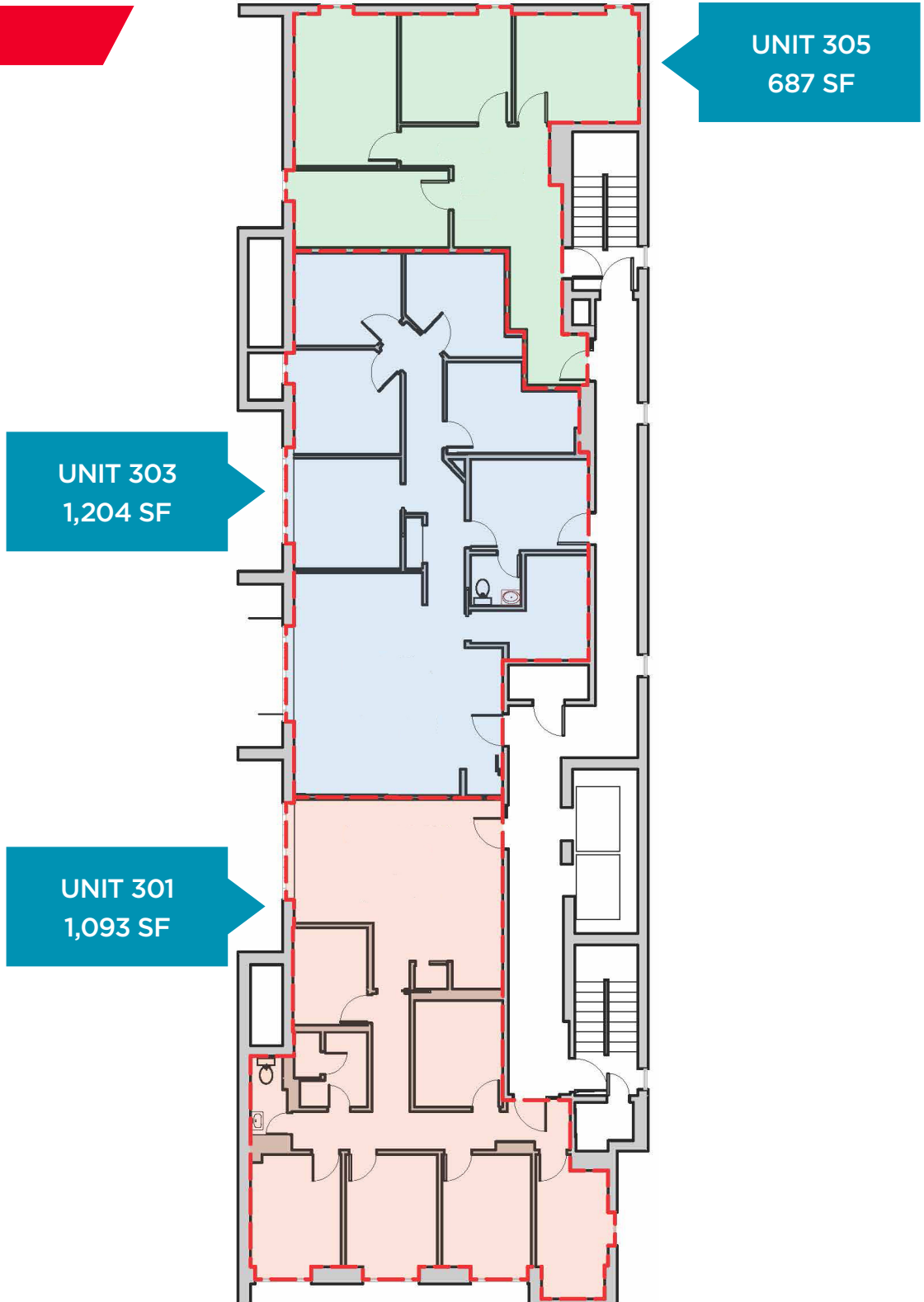
PARKING MAP



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3RD FLOOR

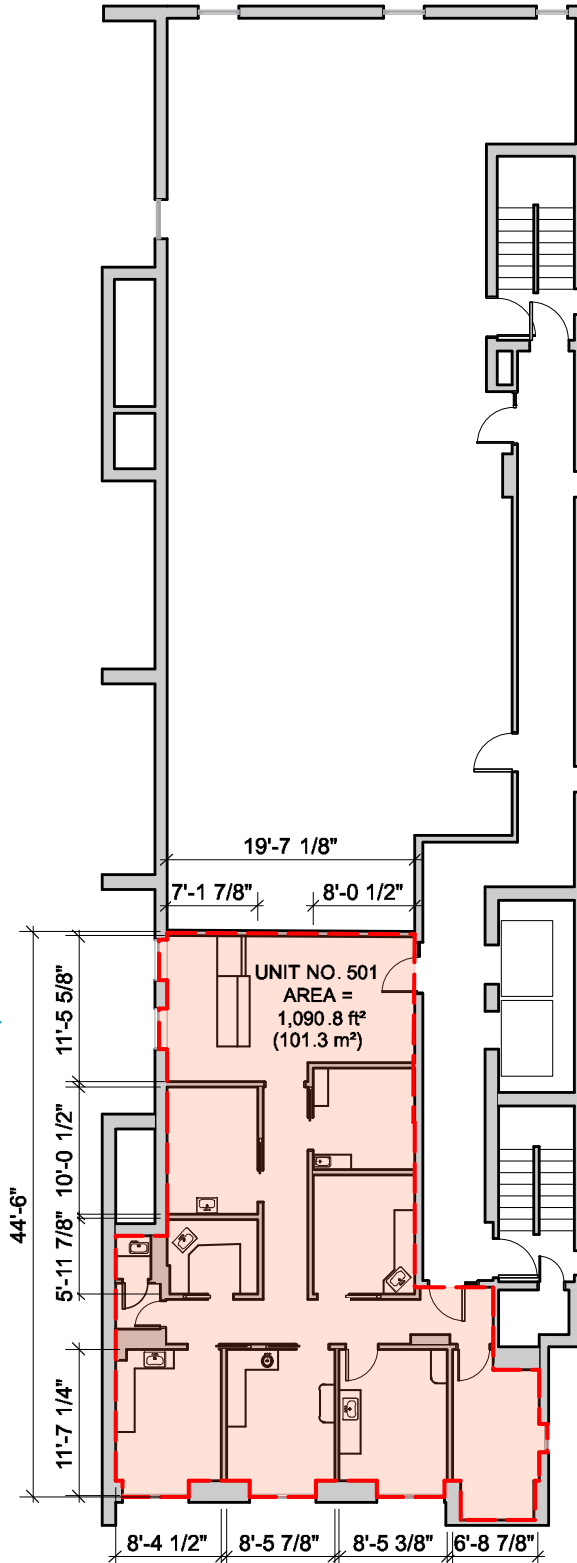


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5TH FLOOR

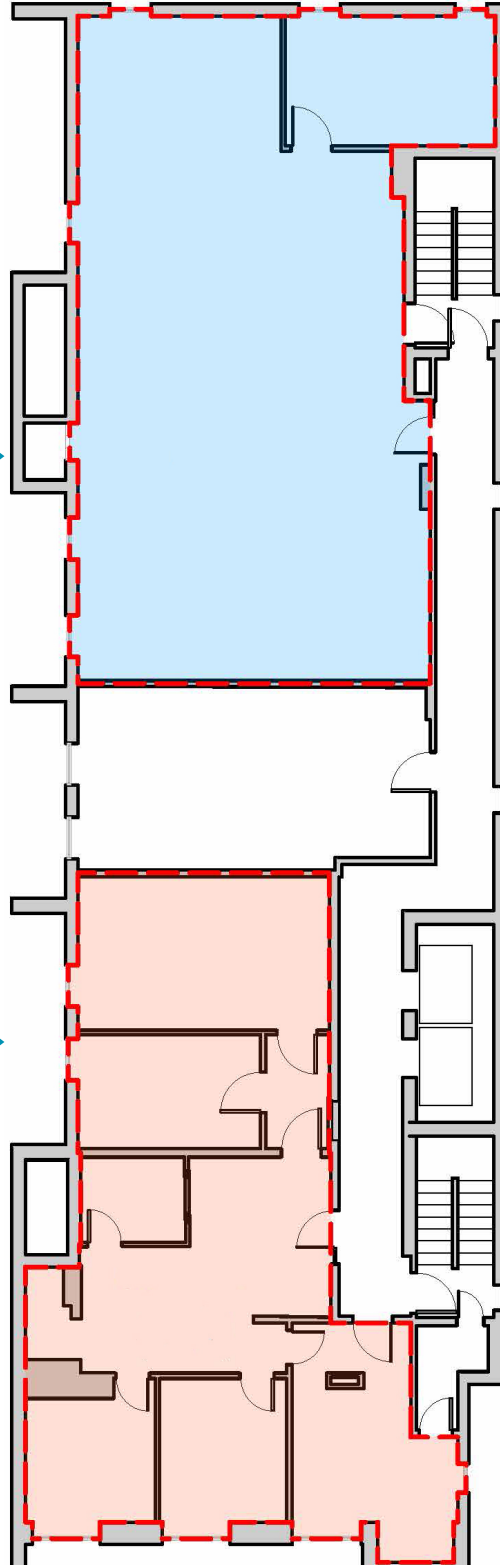
UNIT 501
1,090 SF



6TH FLOOR

UNIT 603
1,411 SF

UNIT 601
1,208 SF



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