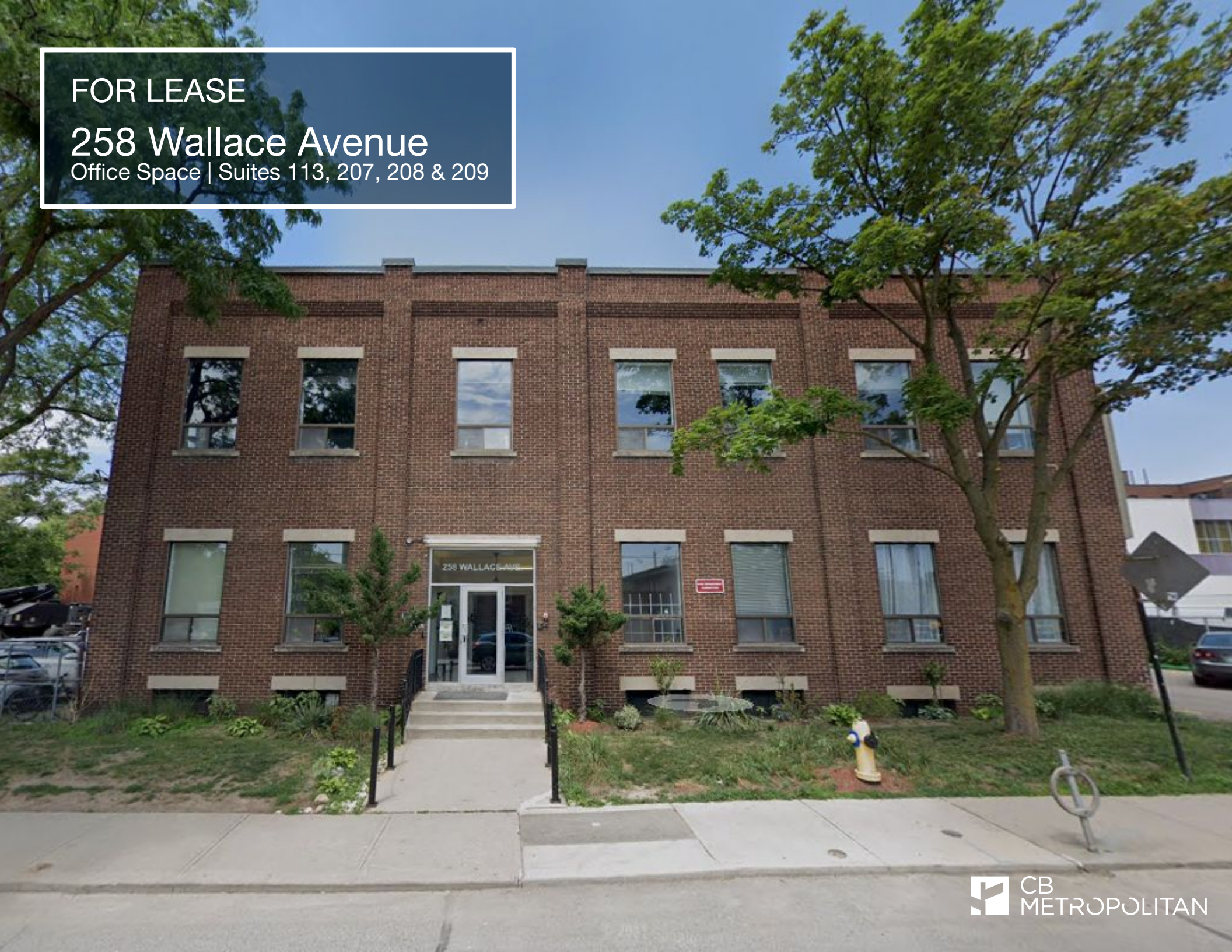


FOR LEASE

258 Wallace Avenue

Office Space | Suites 113, 207, 208 & 209



# DETAILS

**LOCATION** Located on Brock Avenue, between Queen St W & Dundas St W. [CLICK HERE](#)

BUILDING DETAILS	Suite	Area
	113	245 SF
	207	1,201 SF
	208	1,499 SF
	209	802 SF
RENTAL RATE	Suite	Monthly Rate
	113	\$35 Per SF Gross
	207	\$32 Per SF Gross
	208	\$32 Per SF Gross
	209	\$33 Per SF Gross

**TERM** 3-5 Years

## PROPERTY OVERVIEW

Located in the heart of Junction Triangle, 258 Wallace Ave has a wide range of Studio/Office Spaces available for lease.

Suites 113, 207 & 209 are open concept office spaces that provide a flexible and collaborative working environment, perfect for teams or individuals seeking a modern workspace with ample room for creativity and productivity. Suite 208 includes an open office space, 2 private offices, mezzanine and a kitchen/lunch area. All suites have 14 foot ceilings and wood floors.

With many cafes, restaurants and breweries in the surrounding area, 258 Wallace Ave is part of a closely connected community of businesses and residents.

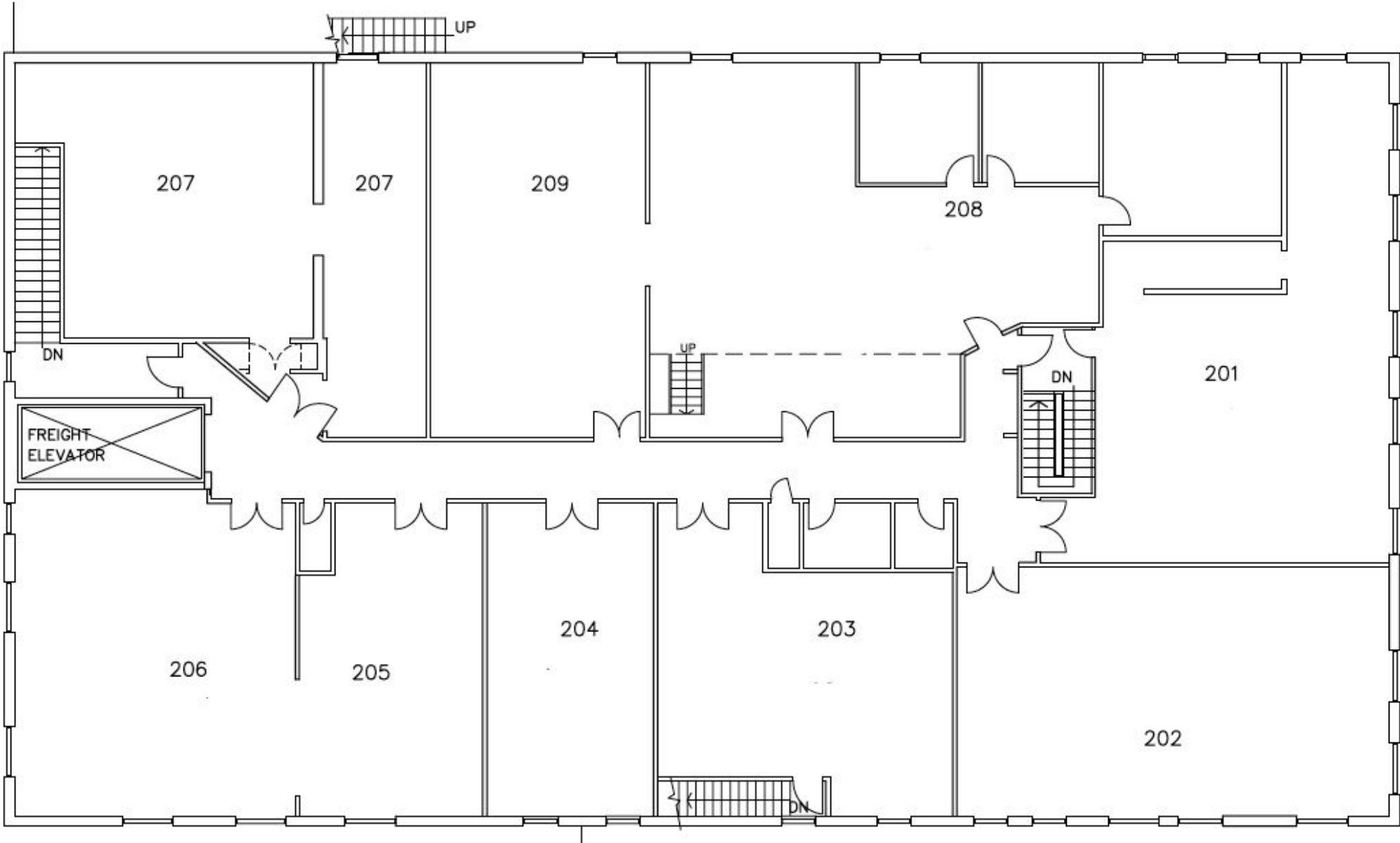








Floorplan





# CONNECTIVITY



BIKE SCORE OF **82**

→ Biking is convenient for most trips



TRANSIT SCORE OF **94**

→ World-class public transportation



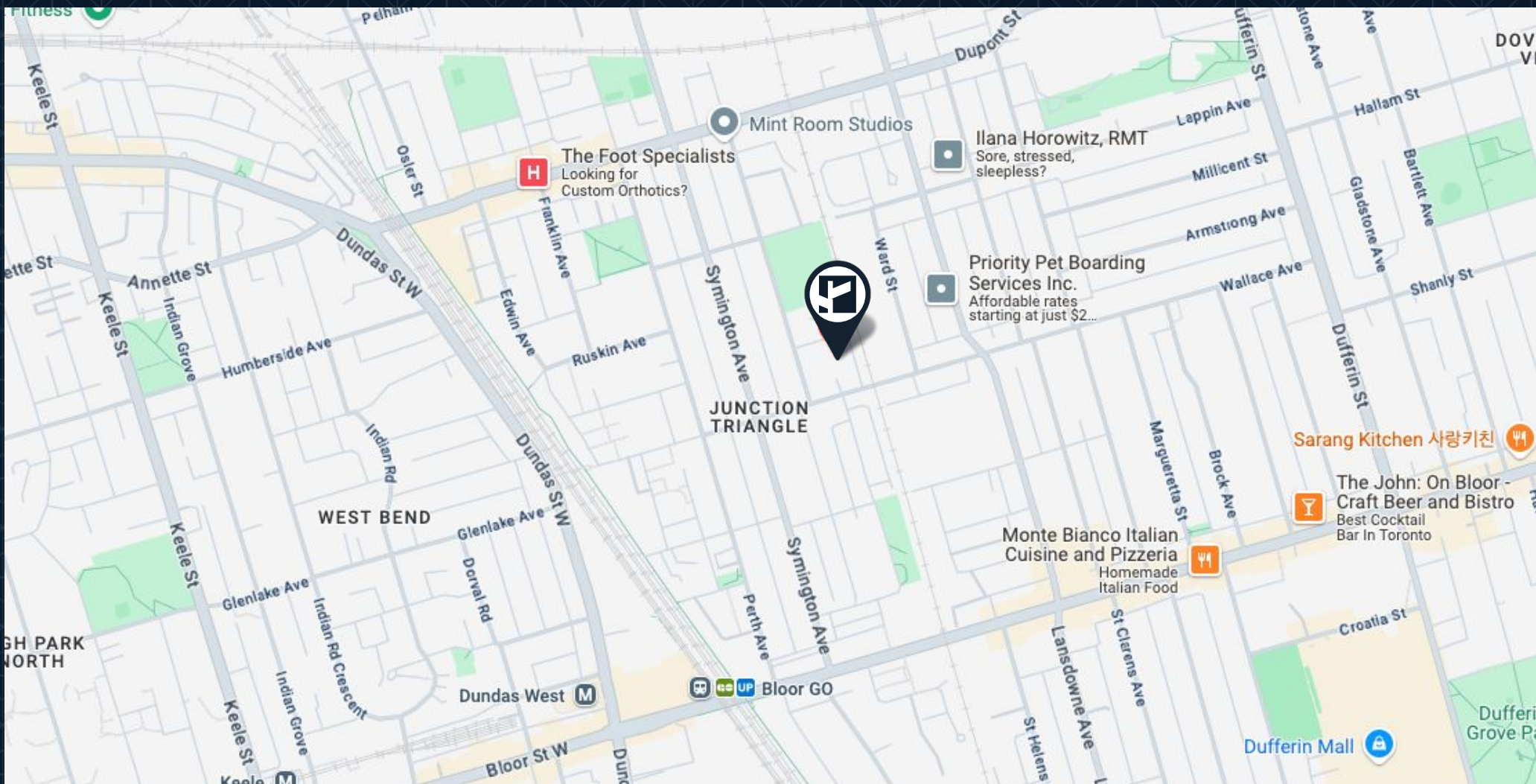
WALK SCORE OF **89**

→ Most errands can be accomplished on foot

[CLICK  
HERE](#)



# AREA MAP





## CONTACT

### **TIM NOVAK\***

Senior Vice President  
416.703.6621 Ext. 246  
Tim.novak@cbmetcom.com



370 KING STREET WEST, UNIT 802  
TORONTO, ON | M5V 1J9  
416.703.6621  
[WWW.CBMETCOM.COM](http://WWW.CBMETCOM.COM)