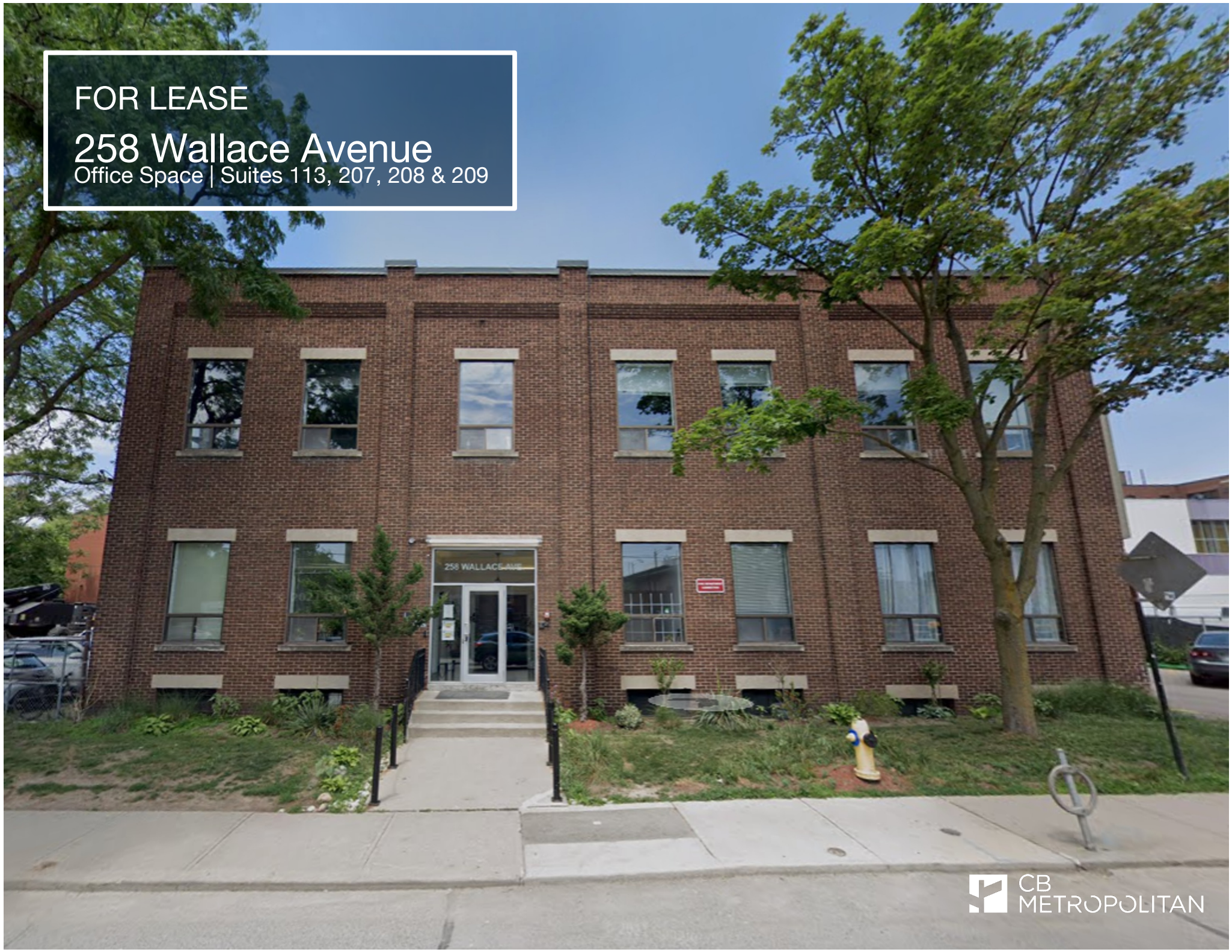


FOR LEASE

258 Wallace Avenue

Office Space | Suites 113, 207, 208 & 209



## DETAILS

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

### BUILDING DETAILS

| <u>Suite</u> | <u>Area</u> |
|--------------|-------------|
| 207          | 1,201 SF    |
| 208          | 1,499 SF    |
| 209          | 802 SF      |

### RENTAL RATE

| <u>Suite</u> | <u>Monthly Rate</u> |
|--------------|---------------------|
| 207          | \$32 Per SF Gross   |
| 208          | \$32 Per SF Gross   |
| 209          | \$33 Per SF Gross   |

**TERM** 3-5 Years

**POSSESSION** Immediate

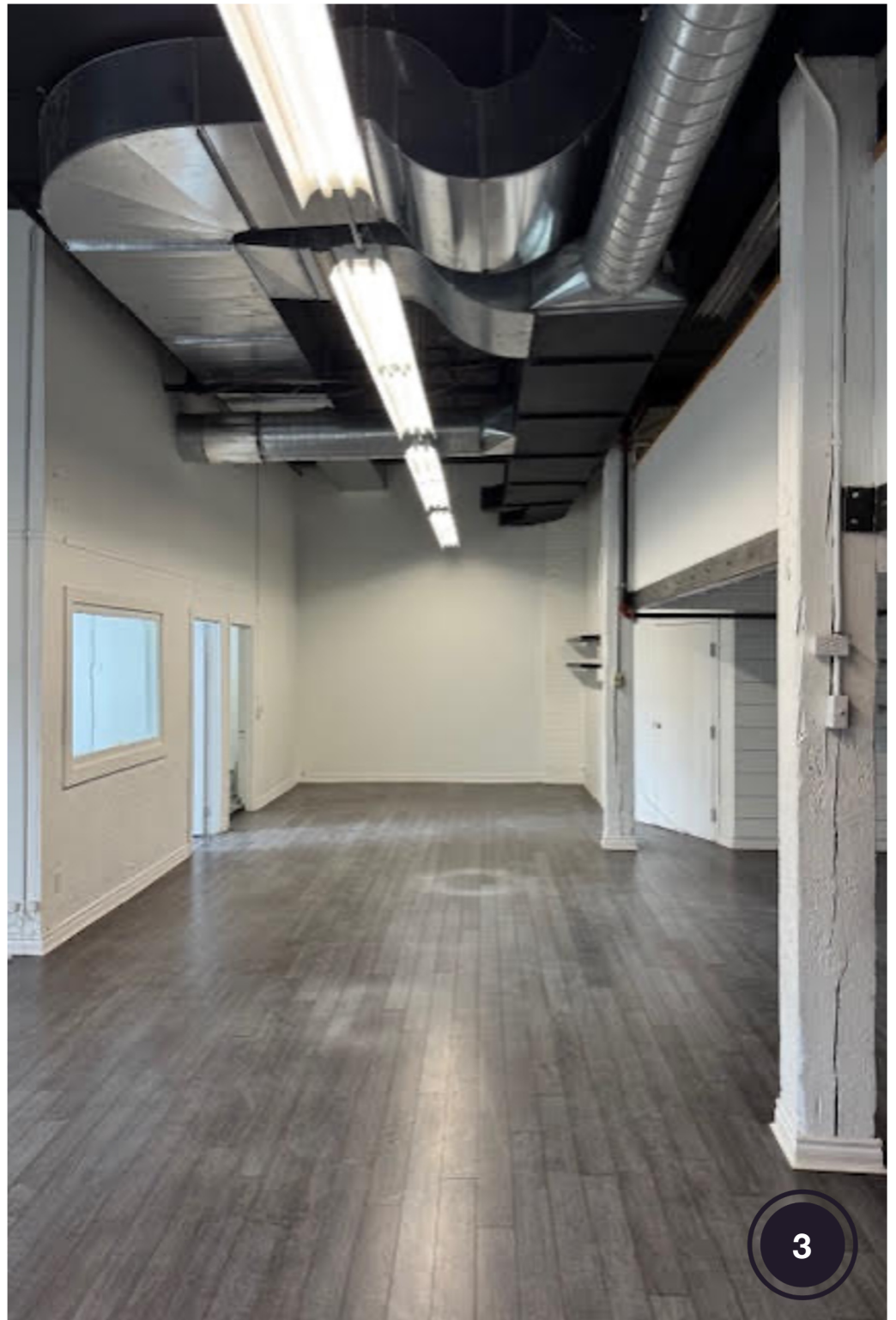
## PROPERTY OVERVIEW

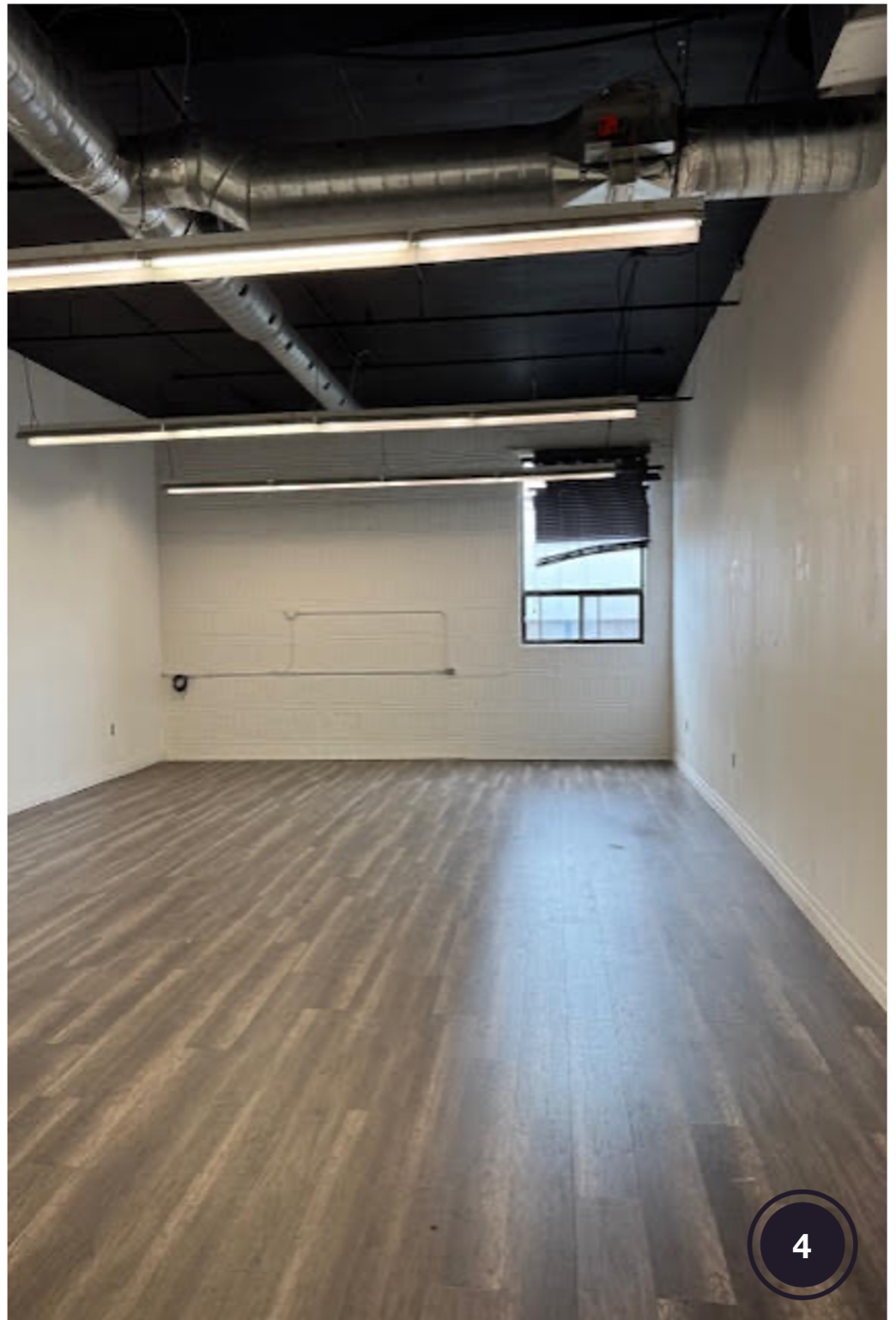
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Located in the heart of Junction Triangle, 258 Wallace Ave has a wide range of Studio/Office Spaces available for lease.

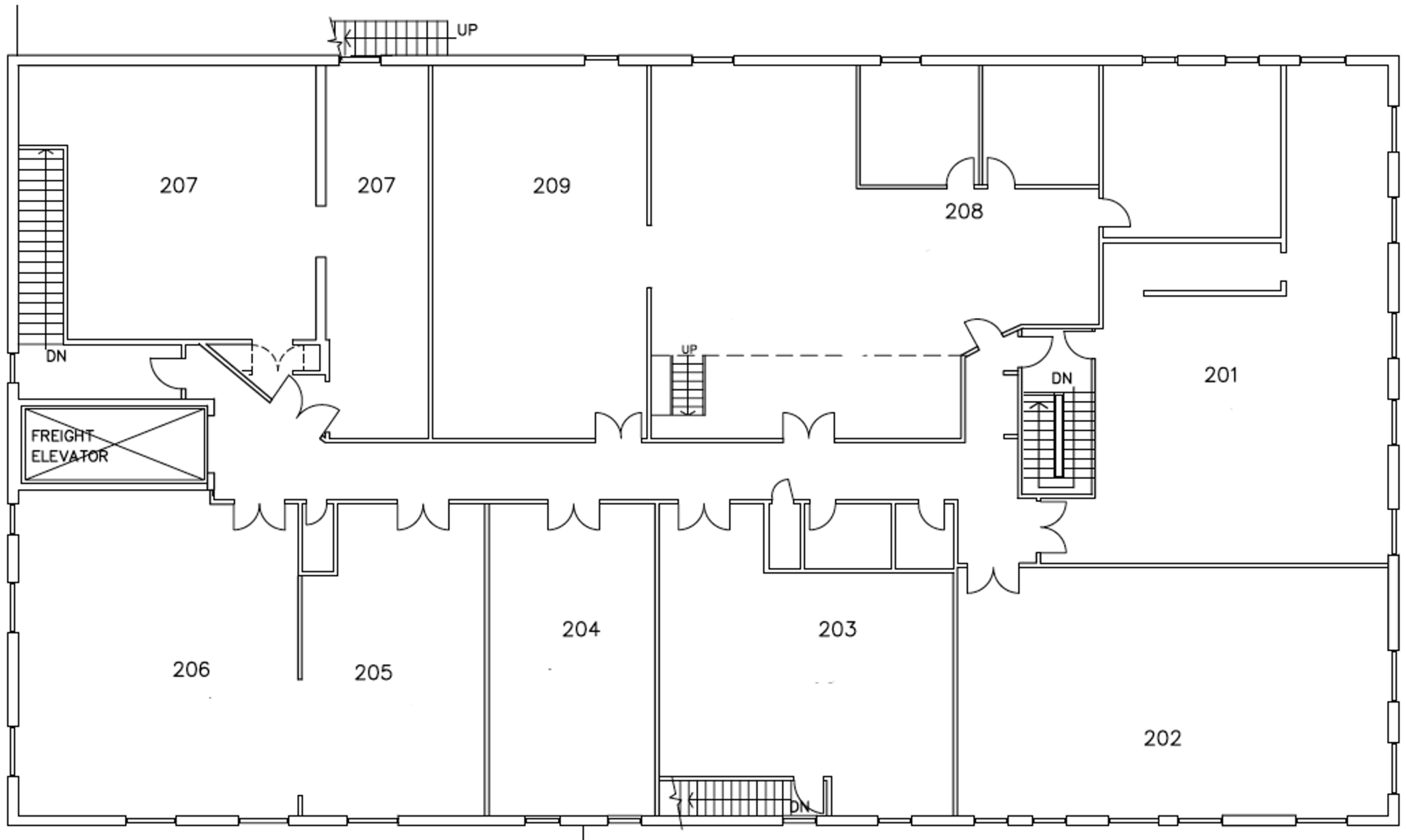
Suites 207 & 209 are open concept office spaces that provide a flexible and collaborative working environment, perfect for teams or individuals seeking a modern workspace with ample room for creativity and productivity. Suite 208 includes an open office space, 2 private offices, mezzanine and a kitchen/lunch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

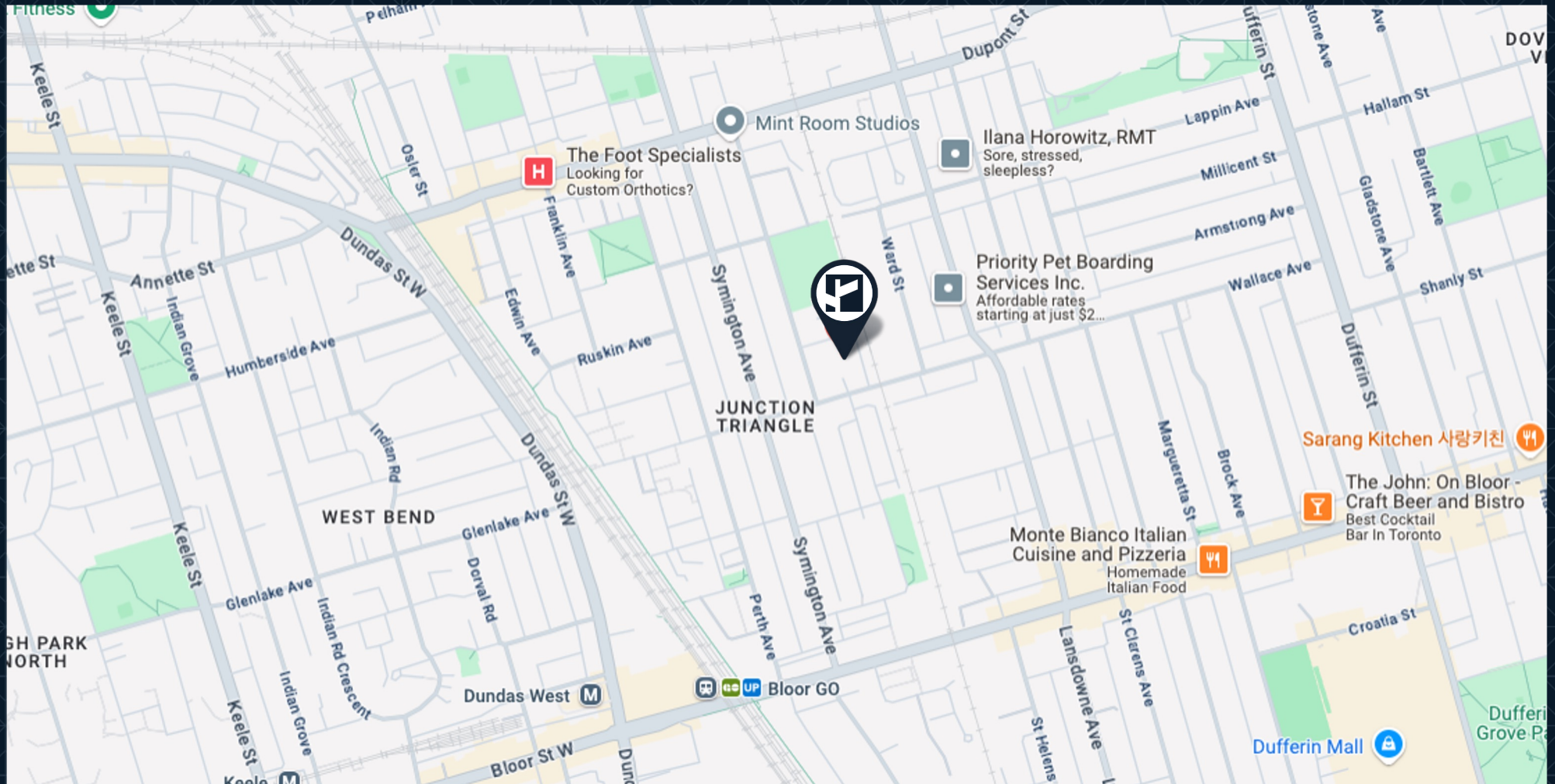


WALK SCORE OF **89**

→ Most errands can be accomplished on foot

[CLICK  
HERE](#)

# AREA MAP



## CONTACT

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