

**FOR LEASE | MEDICAL OFFICE SPACE**

**150 Beverley St | Unit 1**

**INCLUDES 10 PARKING SPACES**





## PROPERTY DETAILS

LOCATION	Located near the Discovery District on Beverley St, just north of Dundas St W. <a href="#">CLICK HERE</a>
SIZE	3,758 SF
TERM	24 to 60 Months
POSSESSION	Immediate
PARKING	10 surface parking spaces included
ASKING PRICE	Call agent to discuss

## PROPERTY HIGHLIGHTS

This modern turnkey office space offers an exceptional opportunity for medical and dental professionals seeking a centrally located practice. **150 Beverley Street** is within walking distance of the University of Toronto, Kensington Market, and only a 5-minute walk from St. Patrick Subway Station. The property is also ideally positioned near Toronto's **Discovery District**, home to a high concentration of hospitals and research institutions, particularly those specializing in biotechnology.

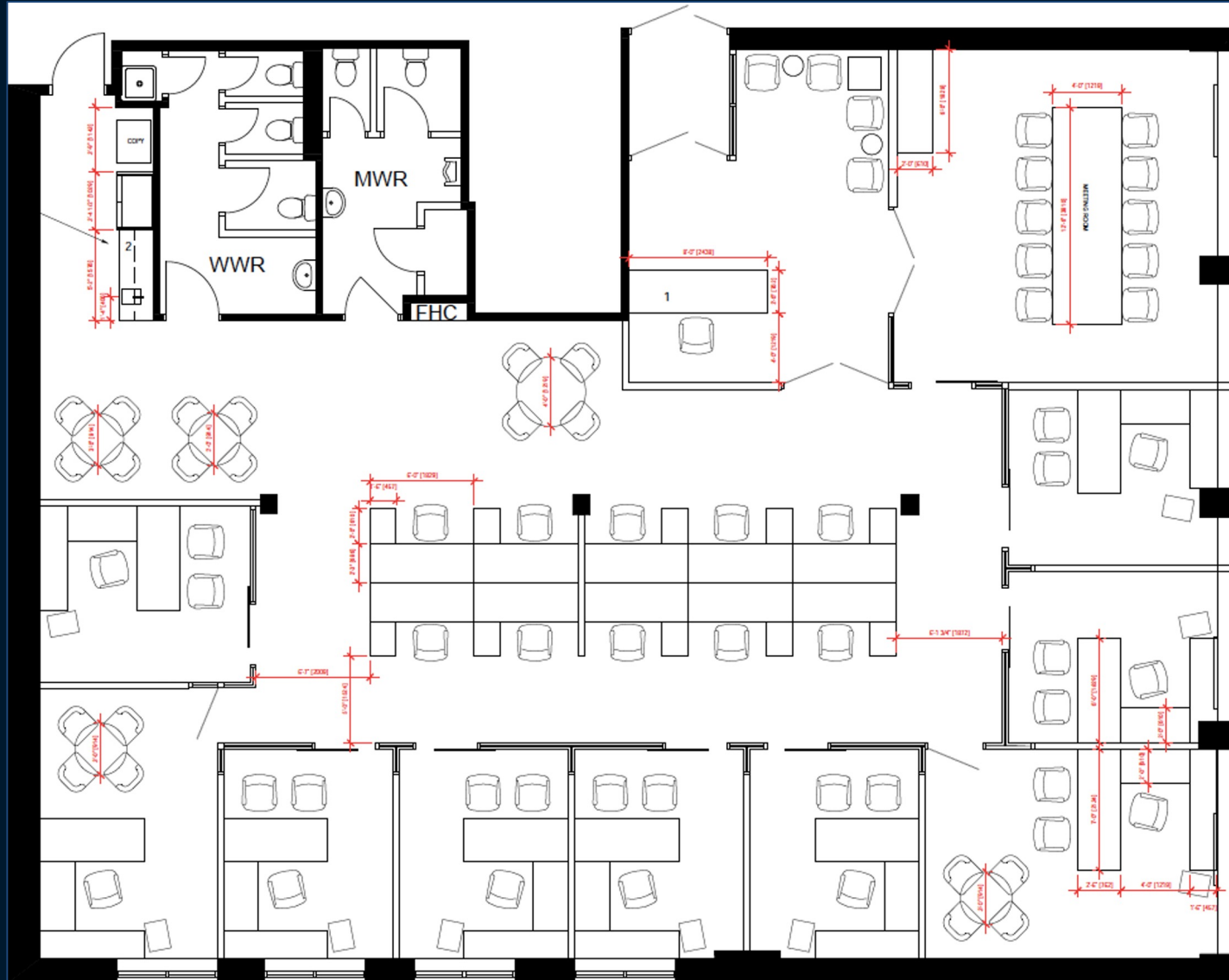
The unit has been fully renovated with contemporary finishes, creating a professional and welcoming environment for both patients and staff. The flexible **3,758 sq. ft. layout** can accommodate examination rooms, consultation offices, procedure areas, staff facilities, and storage, making it well-suited for a wide range of healthcare practices. The property also includes **10 designated parking spaces**, offering rare convenience for practitioners and visiting patients. Committee of Adjustment approval for medical office use is currently underway.

### Toronto's Official Plan Policy 4.1.3

Situated along Beverley Street—classified as a **Major Street** under the City of Toronto Official Plan—this property benefits from policies that promote a broader mix of uses, including medical and dental offices, within Neighbourhood-designated areas. This encourages healthcare services in locations that are easily accessible to the surrounding community.

Located in the heart of Chinatown and surrounded by significant residential, student housing, and hotel developments, the area is experiencing rapid growth and revitalization. This is a prime opportunity to **lease medical or dental office space** in a high-demand, transit-accessible neighbourhood with strong long-term potential.

# FLOORPLAN

























# CONNECTIVITY



BIKE SCORE OF **99**



Daily errands can be accomplished on a bike



TRANSIT SCORE OF **100**



World-class public transportation

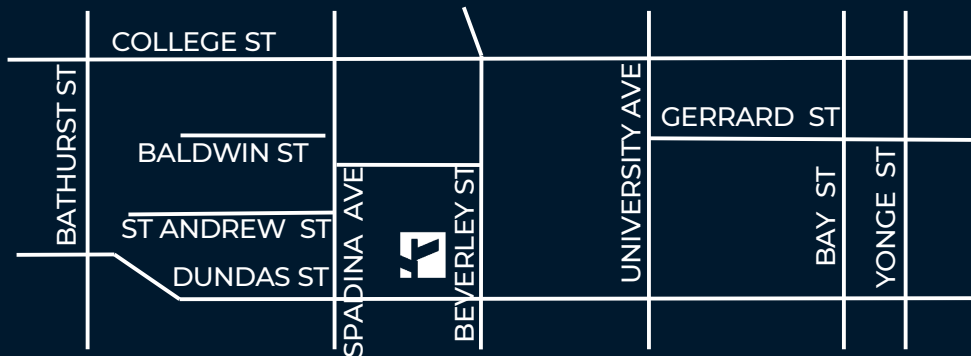


WALK SCORE OF **100**



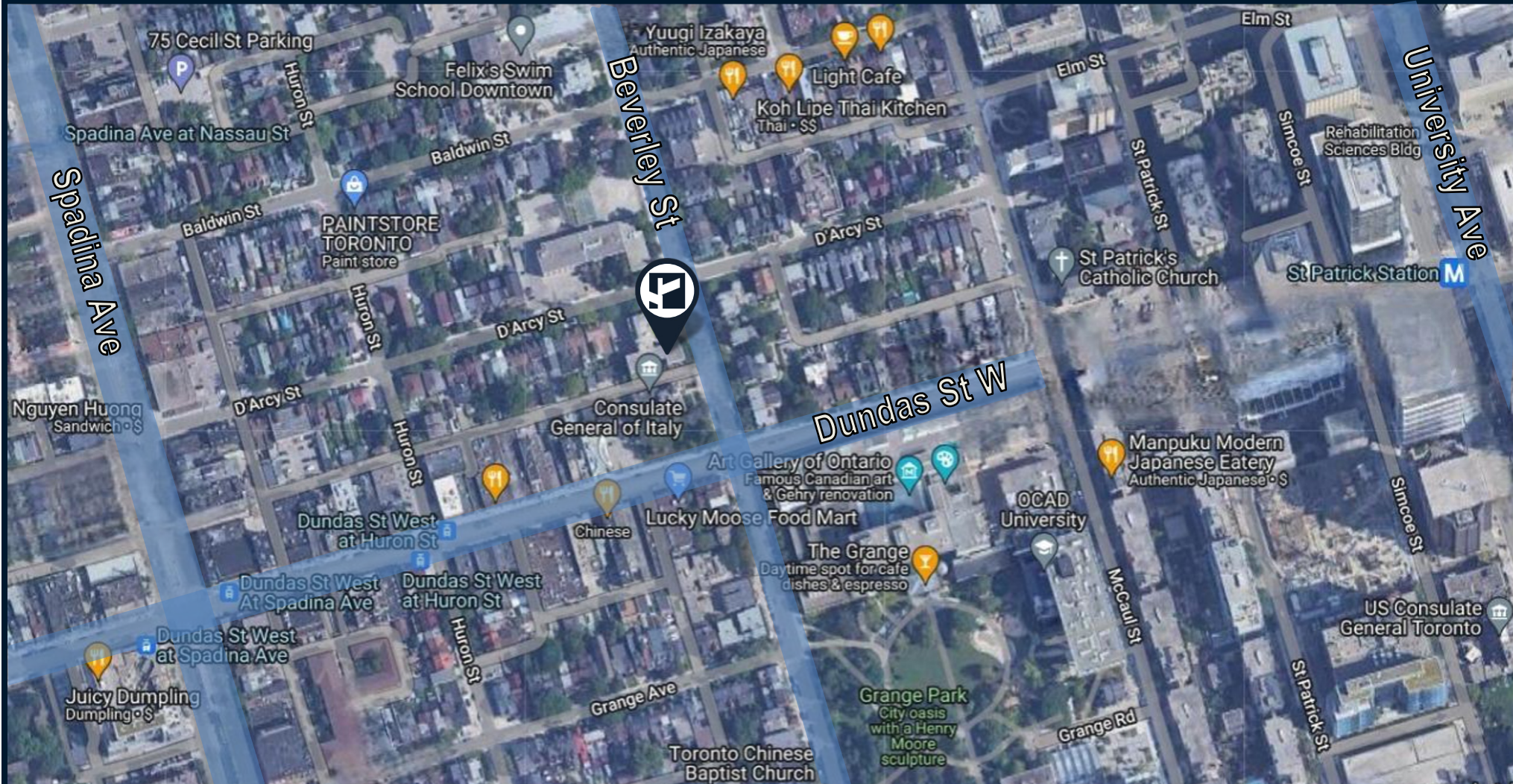
Daily errands do not require a car

[CLICK  
HERE](#)





# AREA MAP







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