

FOR LEASE | OFFICE/STUDIO SPACE
83-91B WALNUT AVENUE
NORTH SIDE



CB
METROPOLITAN



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NEWLY DESIGNED

Creative industrial
office conversion, and
special tech ready
design.

BEAUTIFUL AND HIP

San Francisco style with cool
high designed open layout
space. On the park, ideal for
office and select retail uses

BRIGHT SIMPLE LOFT-STYLE SPACE

Includes clear span, large
operable windows
throughout, freight entrance,
loading dock and garage.



POLISHED CONCRETE FLOORS

High ceilings, metal designed
accents, skylights, exposed
white-washed ceilings,
modern designer LED lighting,
outdoor office/patio potential,
and laneway access.

WALKING DISTANCE

Located in the heart of King
Street West - live, work, and play.
Many trendy bars and
restaurants in the area, close to
King and Queen Street West TTC
Streetcars.

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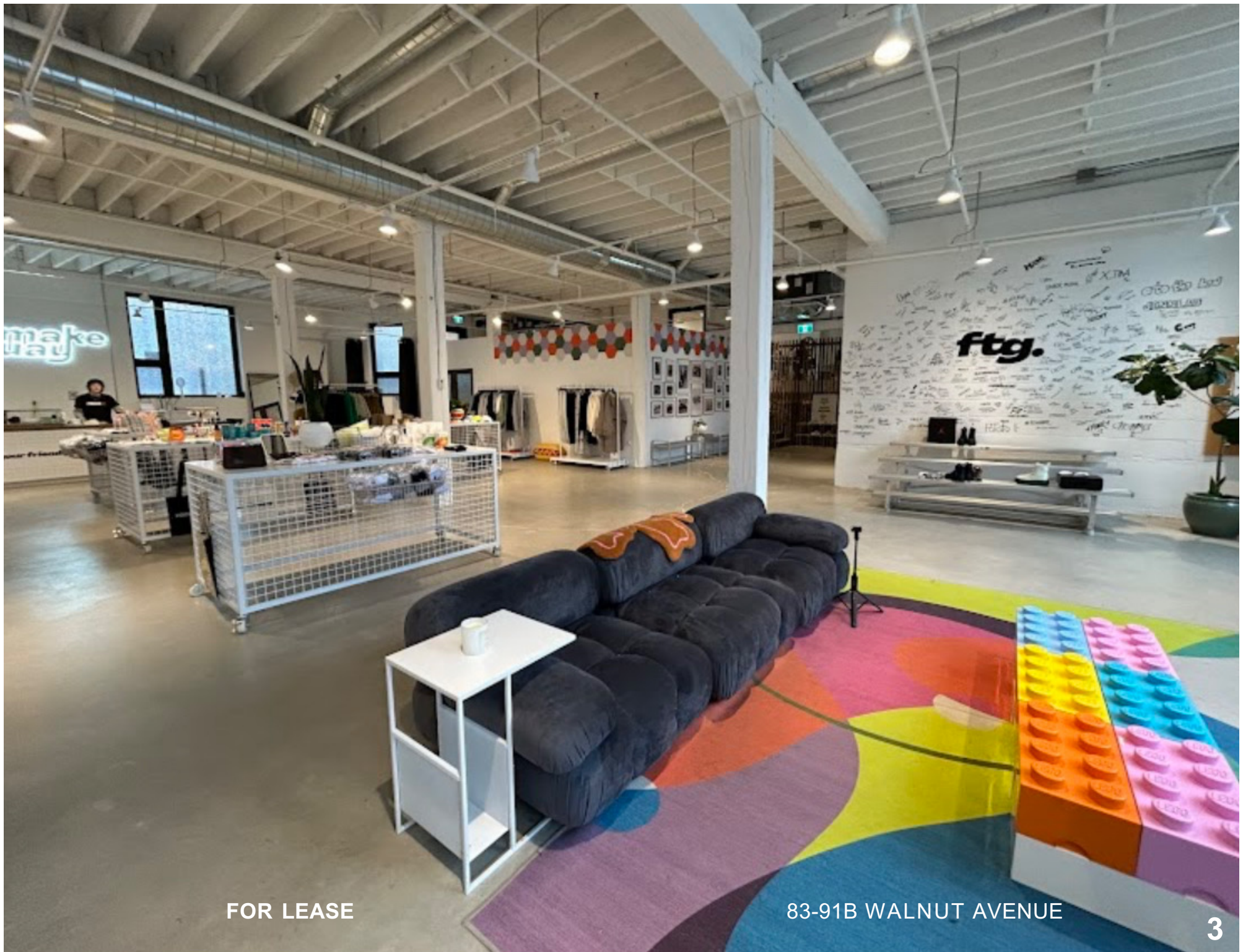


DETAILS

Building Area	4,885 SF
Semi-Gross Rent	\$40.00 PSF/YR
Additional Rent	Utilities
Term	3-10+ Years
Possession	Immediate

ADDITIONAL FEATURES

- Standalone building, only 1 tenant, with multiple entrances for great flexibility, employee engagement, comfort and growth
- Ready for your further build out, customization, and brand your space to meet your companies' needs. Landlord work to be included, reasonable requests.
- Easy and ample surface parking, outside front door on site. 5 plus cars.



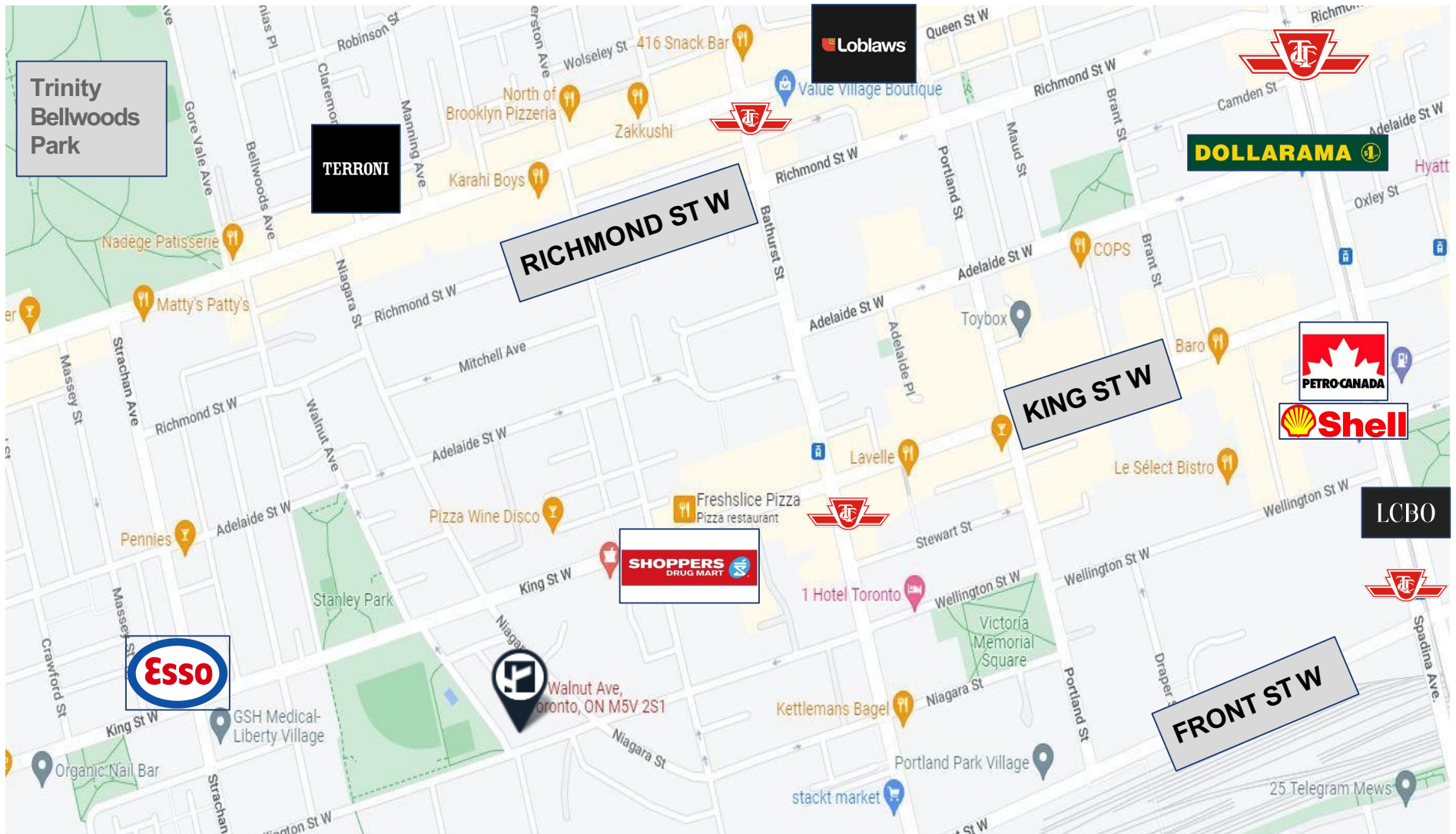
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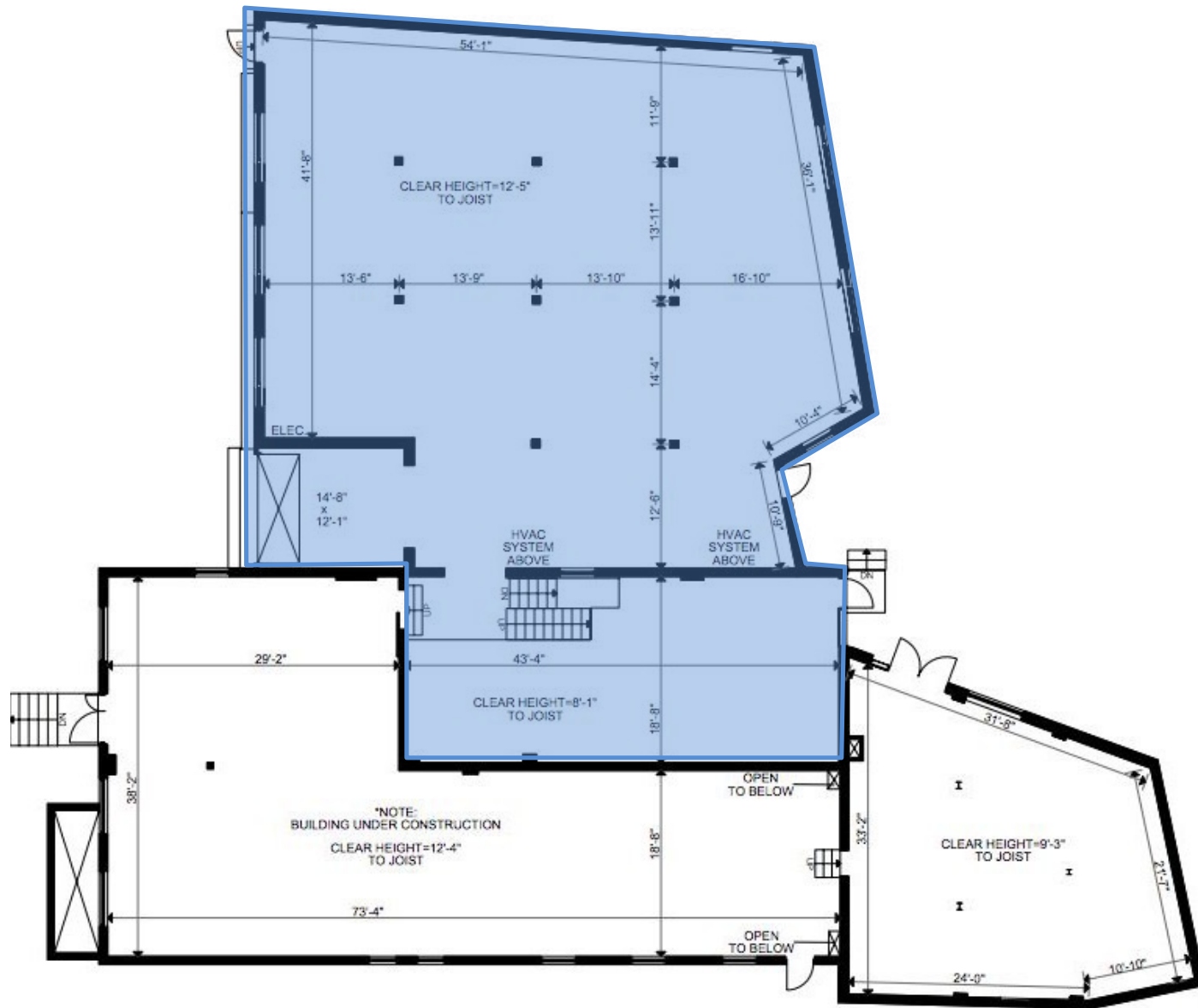
AREA MAP



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FLOOR PLAN - MAIN FLOOR



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CONTACT

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