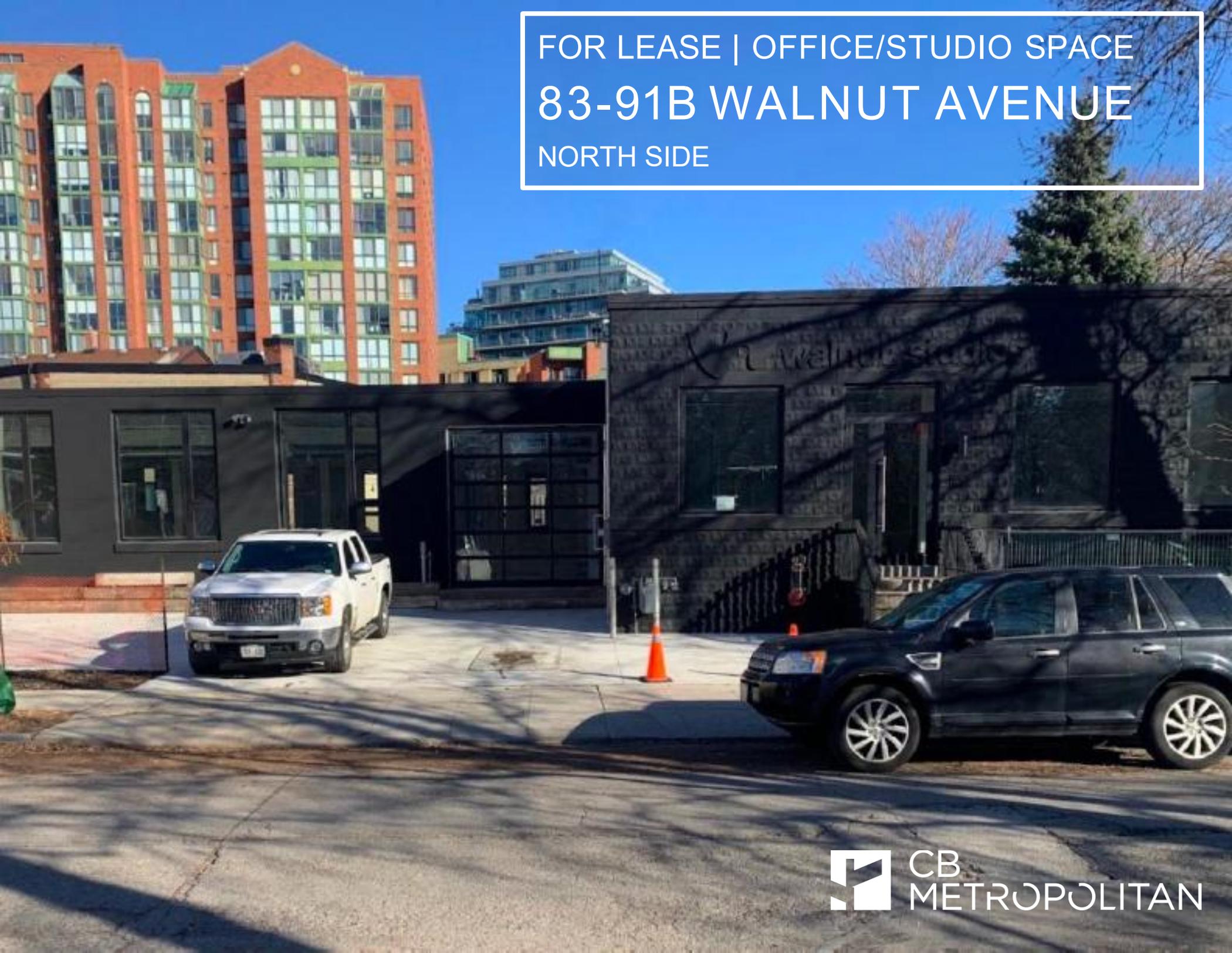


FOR LEASE | OFFICE/STUDIO SPACE
83-91B WALNUT AVENUE
NORTH SIDE



CB
METROPOLITAN

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.



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.

**POLISHED
CONCRETE FLOORS**

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

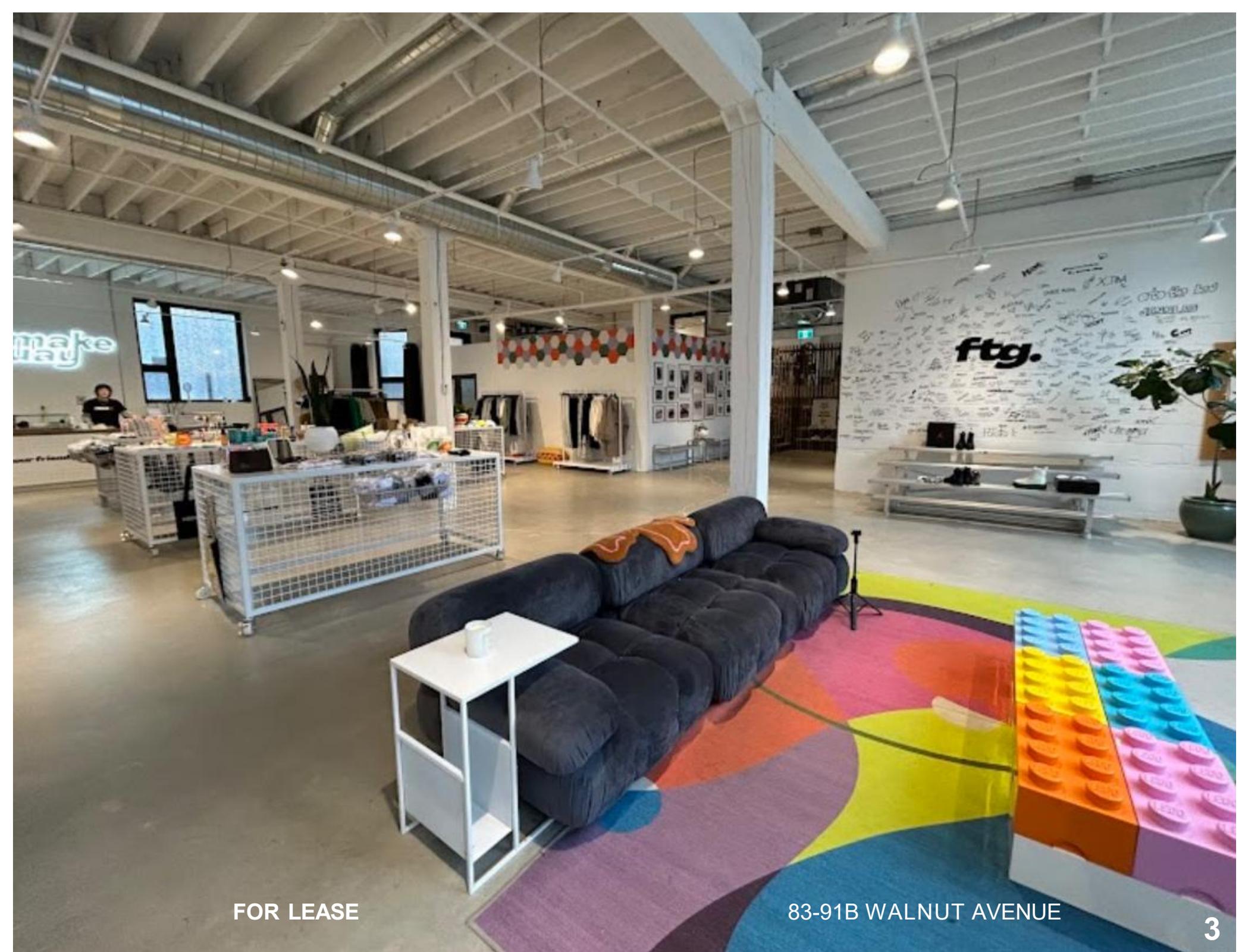


DETAILS

Building Area	4,885 SF
Semi-Gross Rent	\$37.50 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.



FOR LEASE

83-91B WALNUT AVENUE



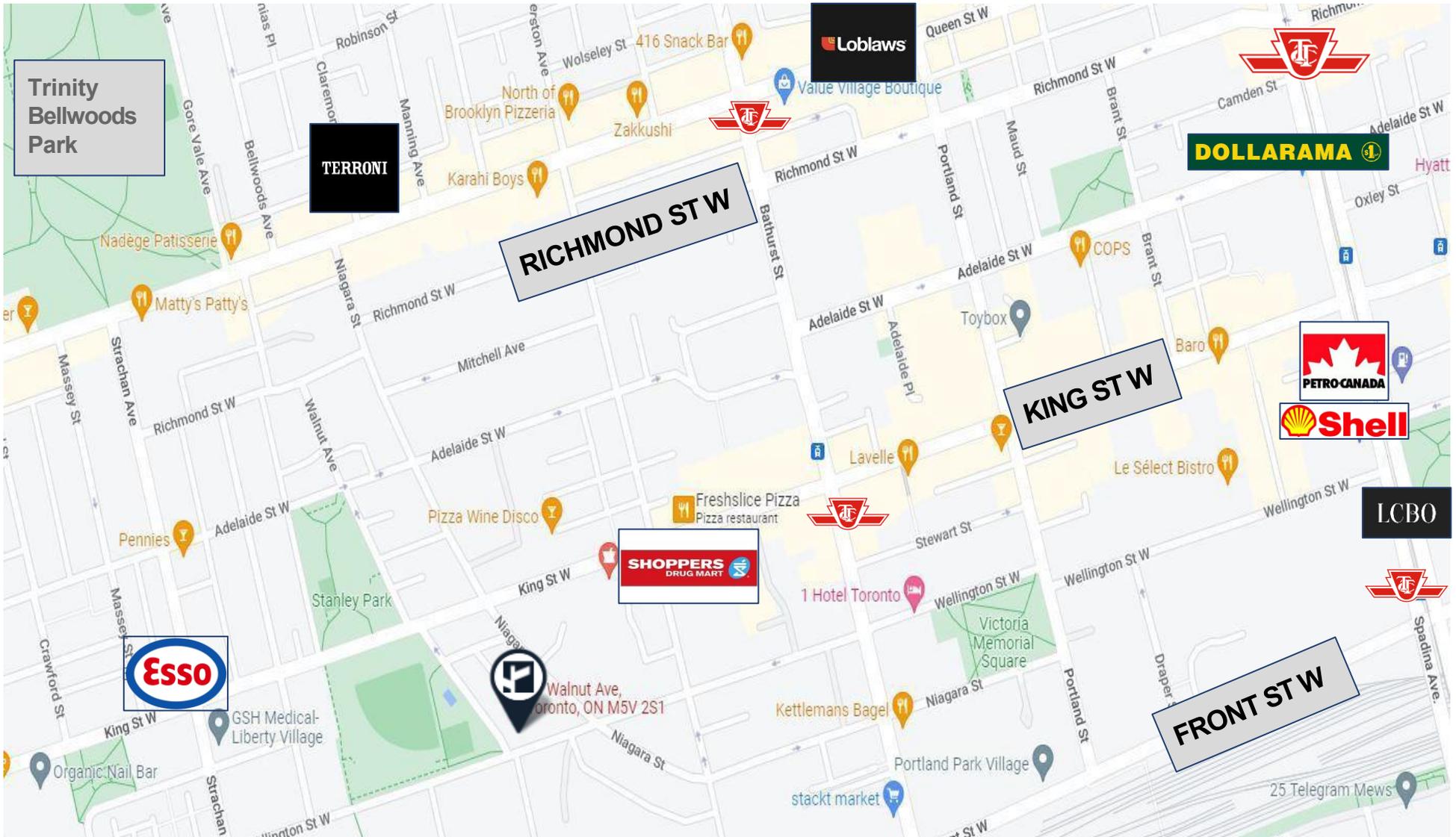
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83-91B WALNUT AVENUE



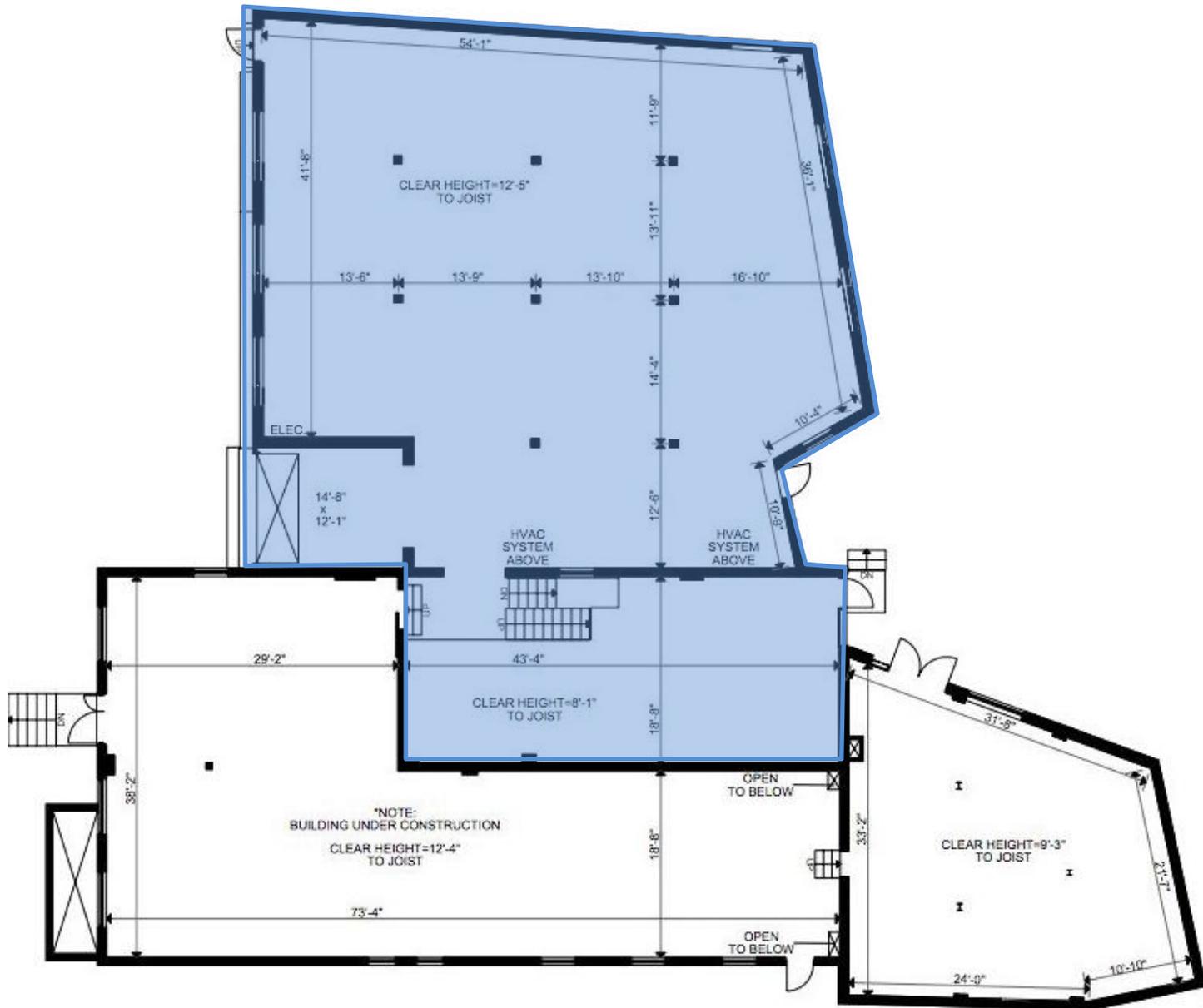
AREA MAP



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FLOOR PLAN - MAIN FLOOR



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CONTACT

CLAIRE BLICKER*

Senior Vice President

416.703.6621 Ext. 232

Claire.blicker@cbmetcom.com



370 KING STREET WEST, UNIT

802 TORONTO, ON | M5V 1J9

416.703.6621

WWW.CBMETCOM.COM