

FOR LEASE

1444 DUPONT STREET #40

STUDIO LOFT SPACE



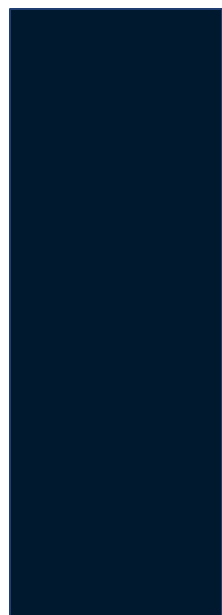
DETAILS

LOCATION	On Dupont Street, just West of Lansdowne Avenue. CLICK HERE
BUILDING DETAILS	2,544 SF
RENTAL RATE	\$32.45 PSF NET + \$6.55 PSF TMI
POSSESSION	60 Days / TBA
TERM	3-5 Years

PROPERTY OVERVIEW

- Exceptional 2,544 sq ft industrial-style loft.
- Space ideally suited for office, creative studio, or boutique retail use.
- Featuring dramatic 18' ceilings with exposed concrete joists and ductwork.
- This striking space delivers an authentic loft aesthetic with sophisticated urban character.
- The south-facing unit is filled with natural light through oversized industrial windows and features a Juliette balcony.
- The open-concept main level offers versatile space ideal for workstations, showroom displays, or client-facing retail layouts, complemented by a sleek stainless steel eat-in kitchen.
- The expanded second level includes three spacious private rooms perfect for offices, meeting rooms, or studio spaces, along with a four-piece bathroom overlooking the main floor through a dramatic floor-to-ceiling glass partition.
- Additional highlights include in-suite laundry, storage, and two dedicated parking spaces.
- Beautifully designed space from top to bottom. An impressive setting to welcome clients and customers. Showroom has a proven history of strong sales volume, an outstanding opportunity for businesses seeking a distinctive, high-impact space.
- Situated in a vibrant, well-connected Toronto location with convenient access to transit and major routes.









**CB
METROPOLITAN**

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