## FOR LEASE | OFFICE/STUDIO SPACE 83-918 WALNUT AVENUE SOUTH SIDE

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100.00

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#### METROPOLITAN COMMERCIAL

#### NEWLY DESIGNED

Creative industrial office conversion, and special tech ready design.

#### BRIGHT AND SIMPLE

featuring clear span, skylights, 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.

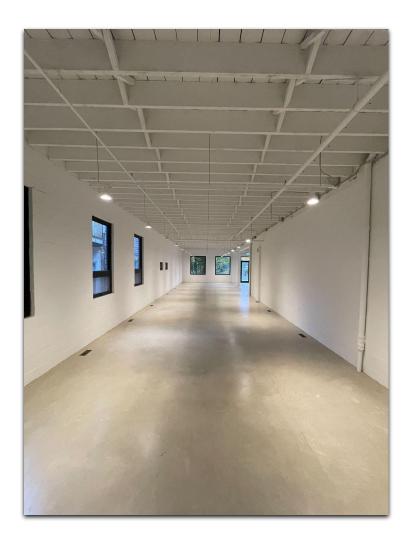
### SOUTH SIDE OF BEAUTIFUL AND HIP

San Francisco style, open layout space. Ready for your further build out, customization, and branding to meet your company's needs.

### POLISHED CONCRETE FLOORS

high ceilings, black metal design accents, bright, simple space, featuring large bright windows throughout, skylights, and modern lighting.

FOR LEASE | 83-91B WALNUT AVENUE

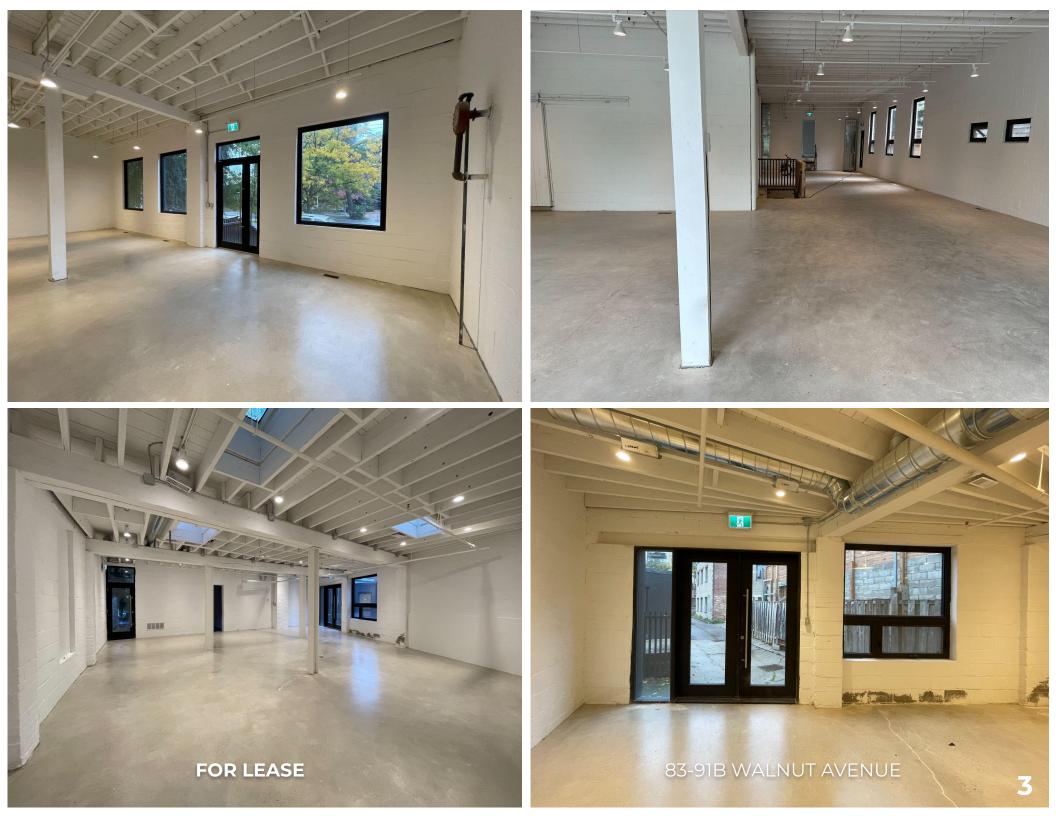


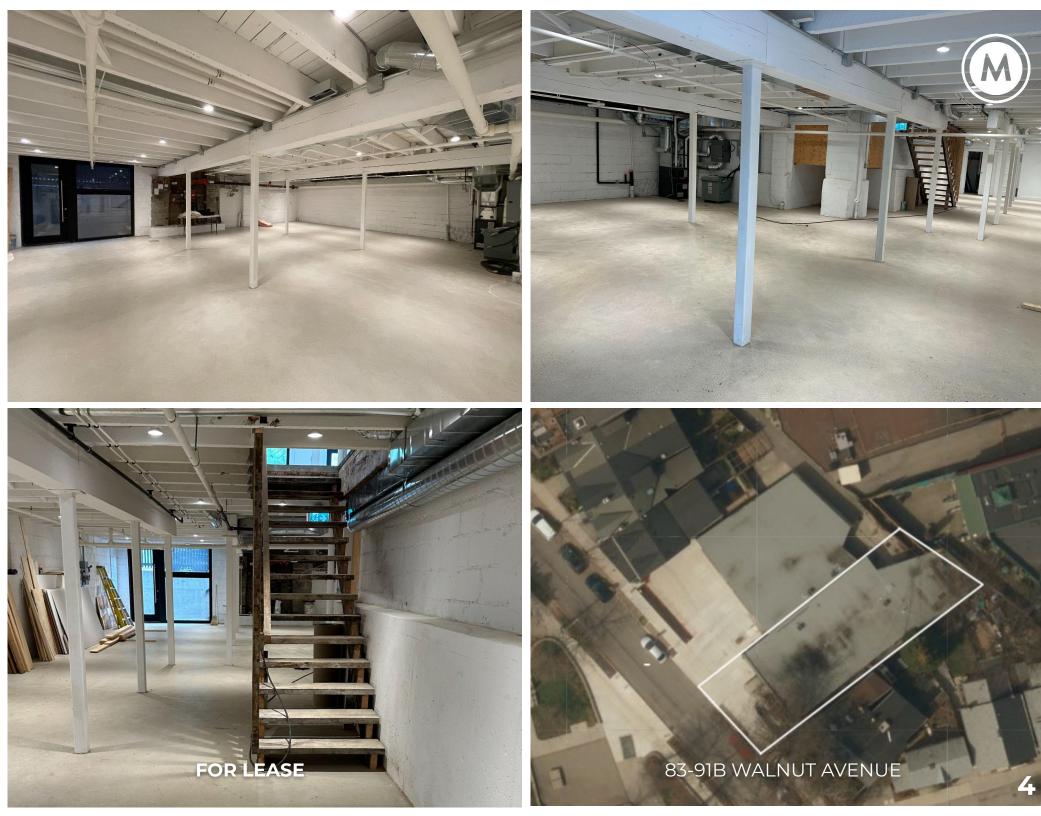
### DETAILS

Building Area	5,215 SF
Semi-Gross Rent	\$33.00 PSF/YR
Additional Rent	Utilities
Term	3-10+ Years
Possession	Immediate

### **ADDITIONAL FEATURES**

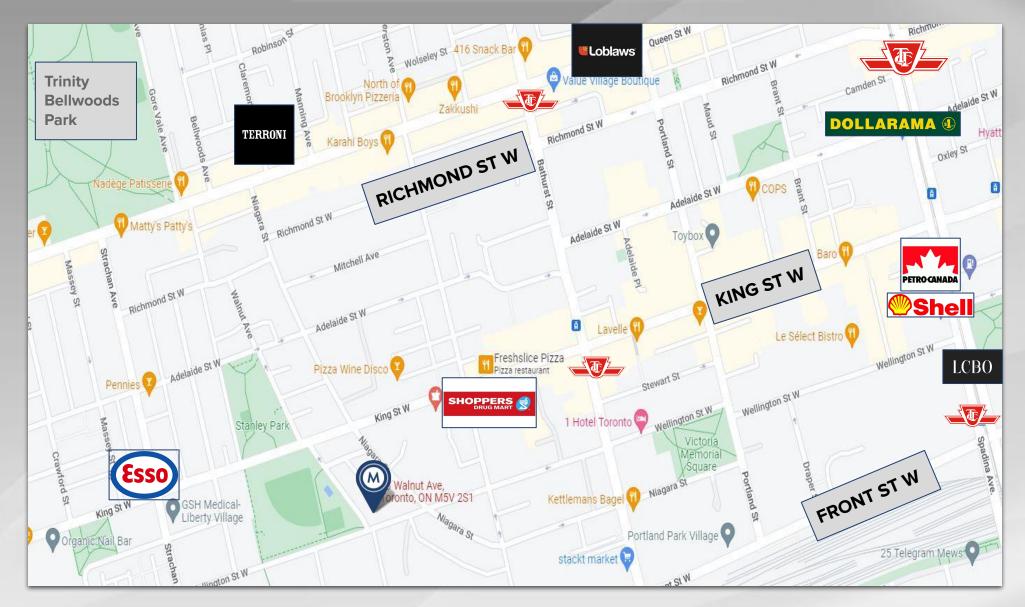
- Standalone building, with multiple entrances for great flexibility, employee engagement, comfort and growth.
- Ready for your further build out, customization, and brand your space to meet your companies' needs. Landlord work to be included, reasonable requests.
- Flexible space and spread your staff over two floors.
- Limited surface parking available, laneway access. Washrooms on basement level. Sleek, exposed white-washed ceilings, operable windows, and HEPA filters on HVAC.





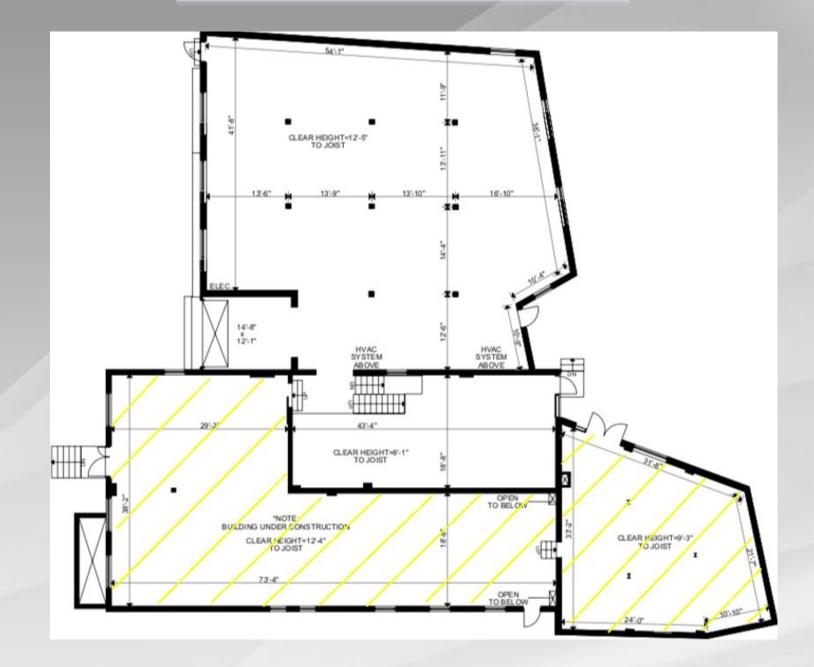


### AREA MAP





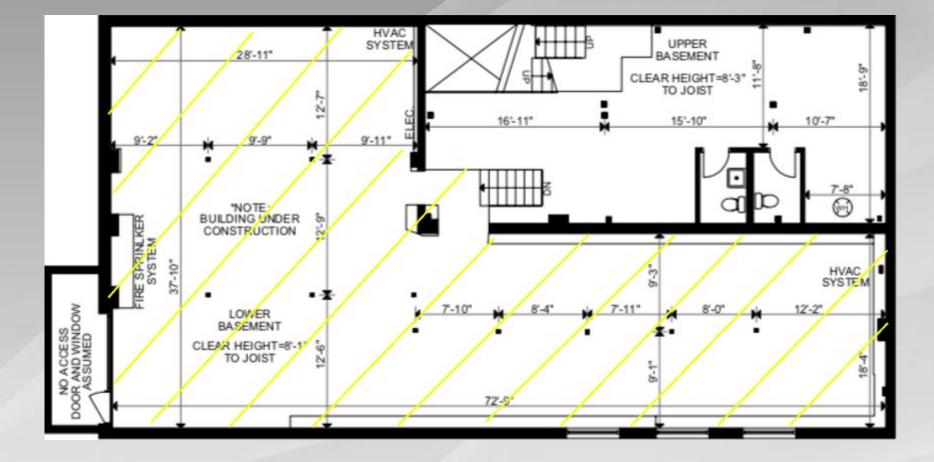
### FLOOR PLAN - MAIN FLOOR



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### FLOOR PLAN - LOWER LEVEL



# METROPOLITAN COMMERCIAL

#### **CLAIRE BLICKER\***

Vice President 416.703.6621 x 232 claire.blicker@metcomrealty.com

150 BEVERLEY STREET, SUITE 1

TORONTO, ON | M5T 1Y5

416.703.6621

WWW.METCOMREALTY.COM

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