

FOR LEASE | OFFICE/STUDIO SPACE

83-91B WALNUT AVENUE

SOUTH SIDE



METROPOLITAN
COMMERCIAL



METROPOLITAN
COMMERCIAL

NEWLY DESIGNED

Creative industrial office conversion, and special tech ready design.

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.

BRIGHT AND SIMPLE

featuring clear span, skylights, and laneway access.



POLISHED CONCRETE FLOORS

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

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.

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

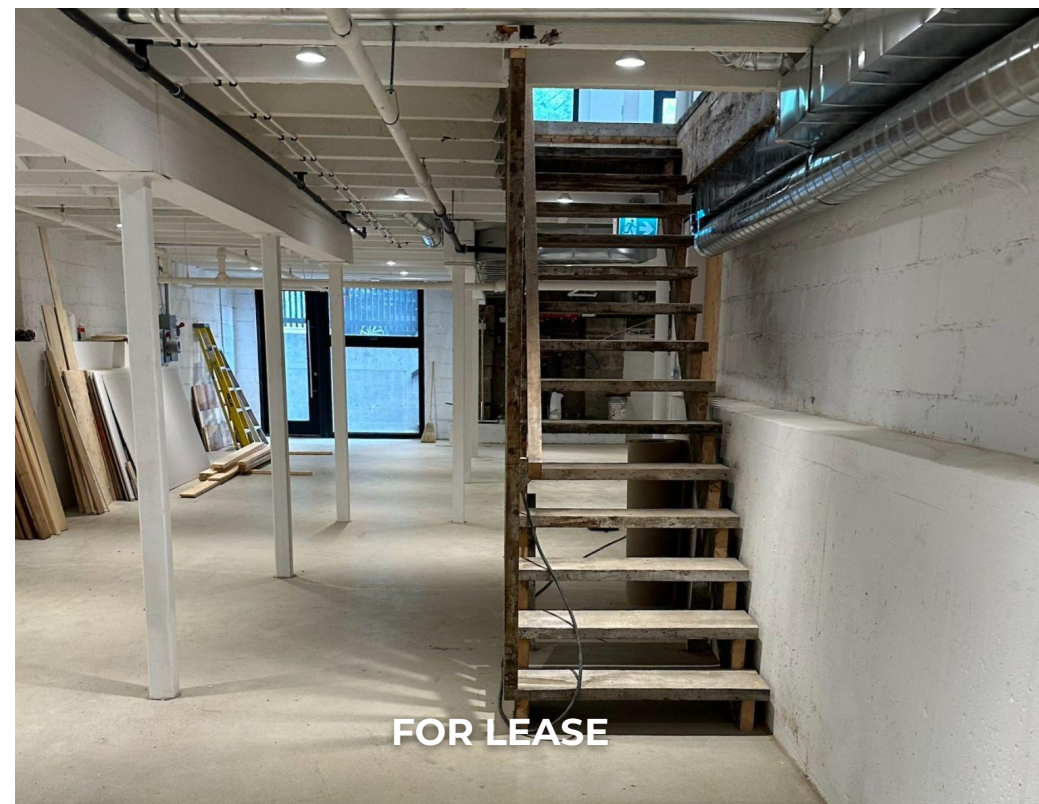
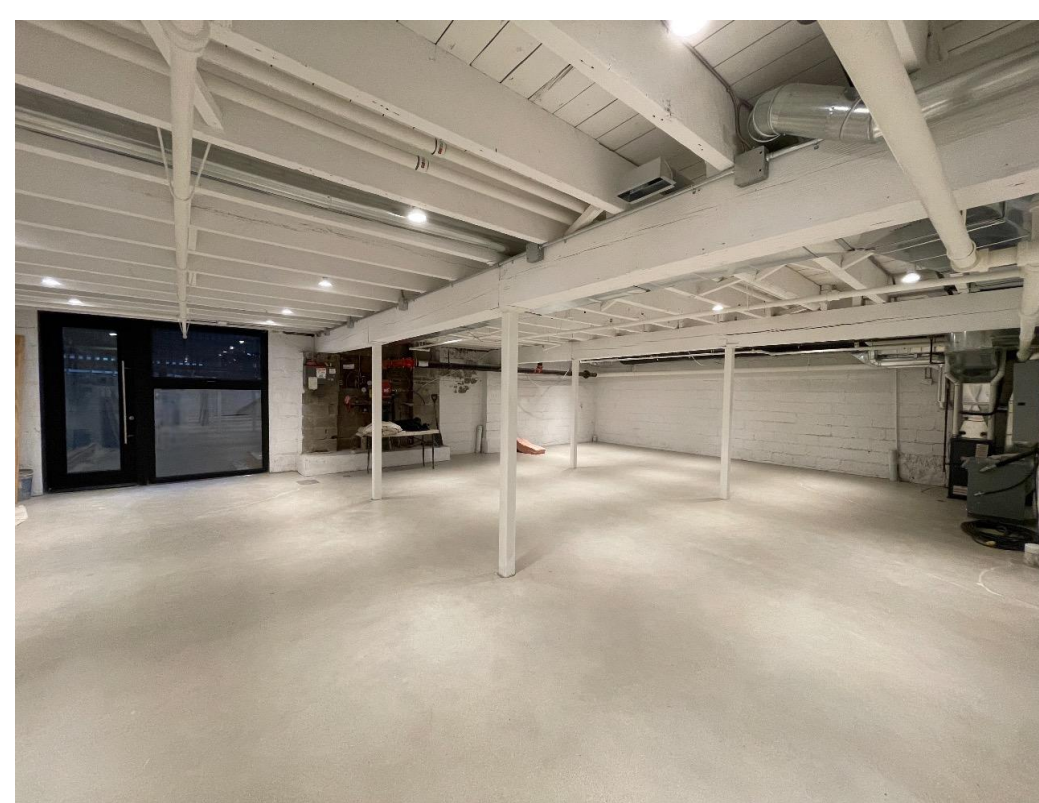
- Standalone building, with multiple entrances for great flexibility, employee engagement, comfort and growth.
- Ready for your further build out, customization, and brand your space to meet your companies' needs. Landlord work to be included, reasonable requests.
- Flexible space and spread your staff 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.



FOR LEASE

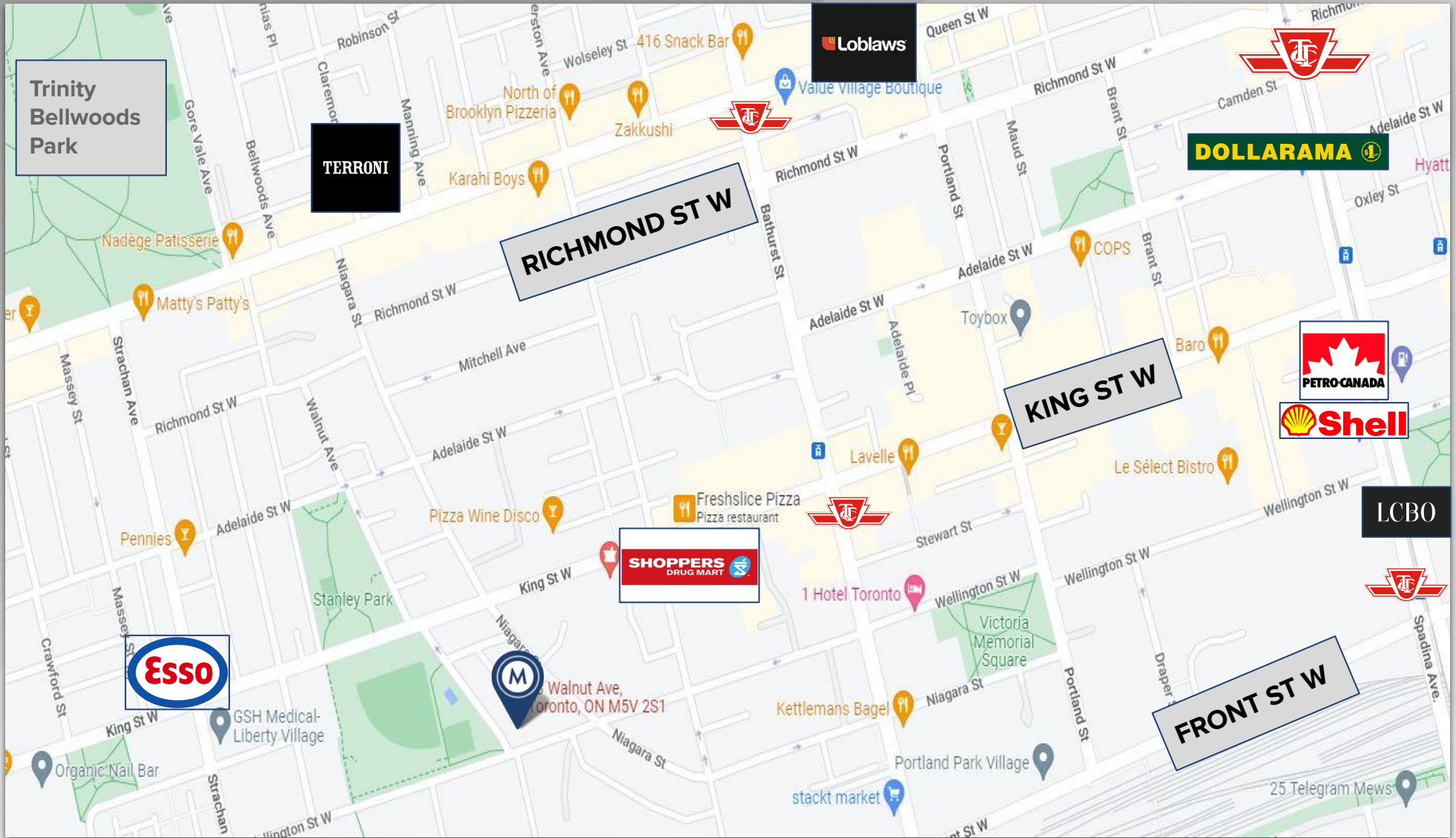


83-91B WALNUT AVENUE





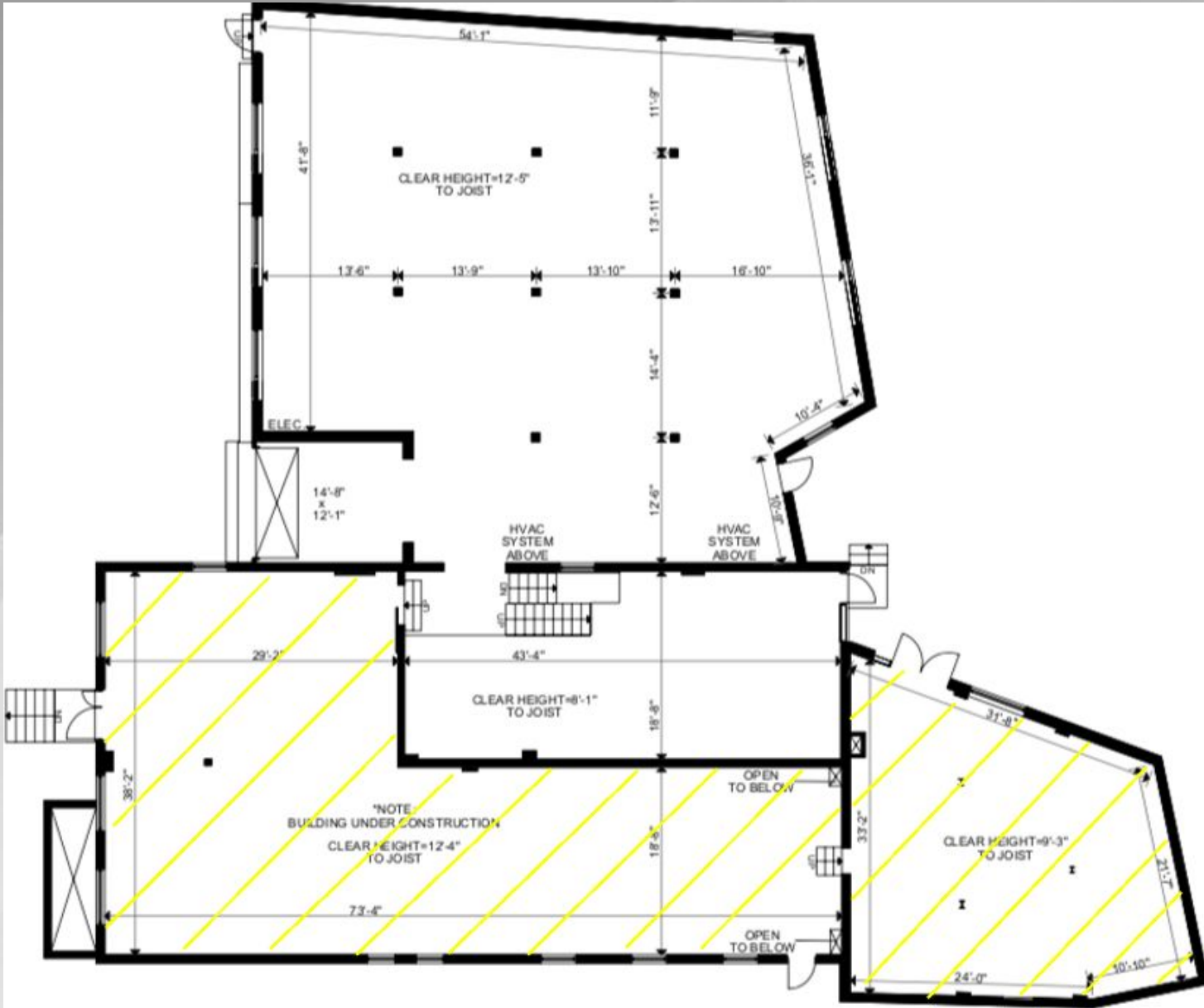
AREA MAP



FOR LEASE | 83-91B WALNUT AVENUE

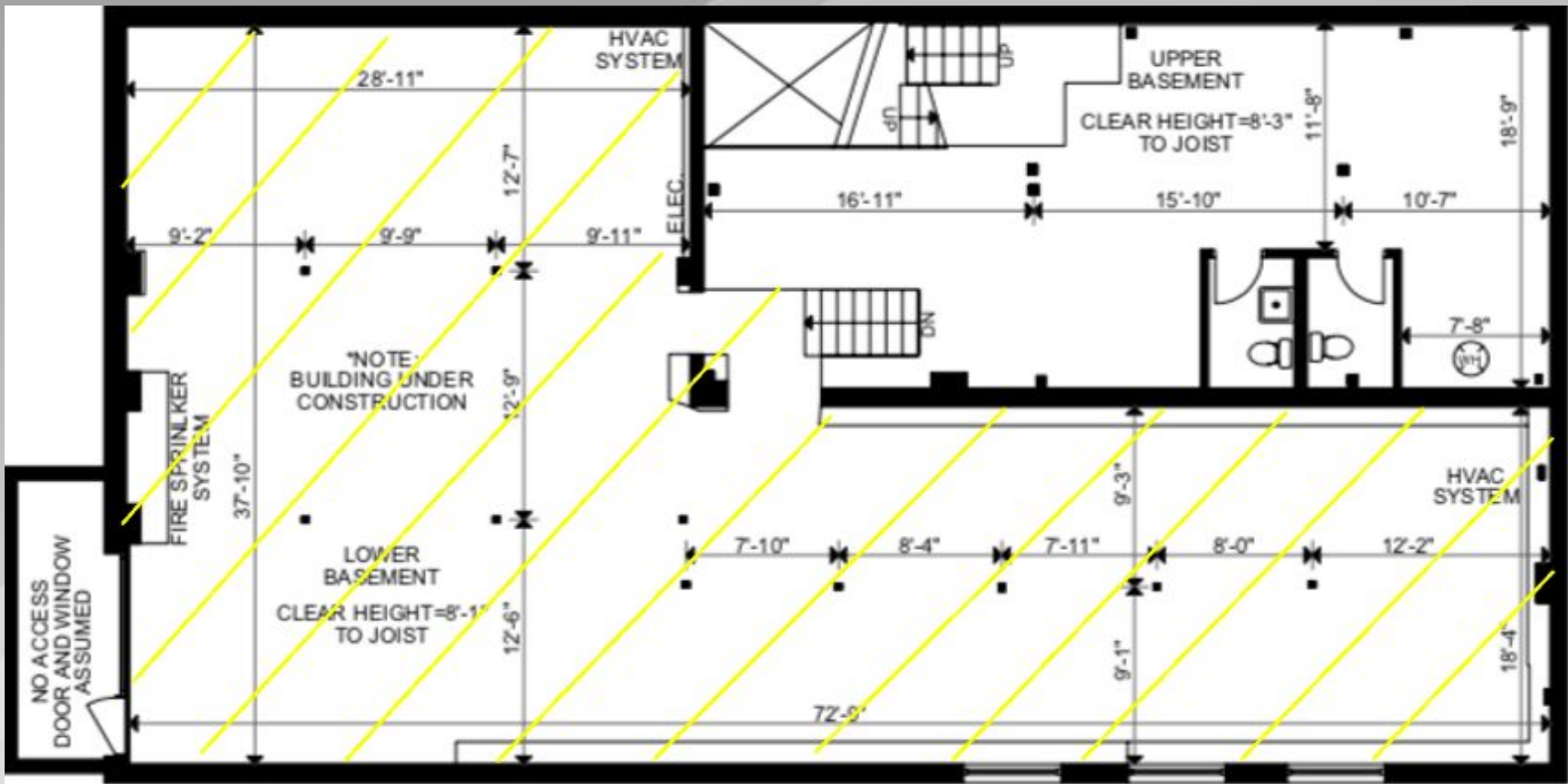


FLOOR PLAN - MAIN FLOOR





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