

FOR LEASE | OFFICE/STUDIO SPACE

83-91B WALNUT AVENUE

SOUTH SIDE



METROPOLITAN
COMMERCIAL



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COMMERCIAL

NEWLY DESIGNED

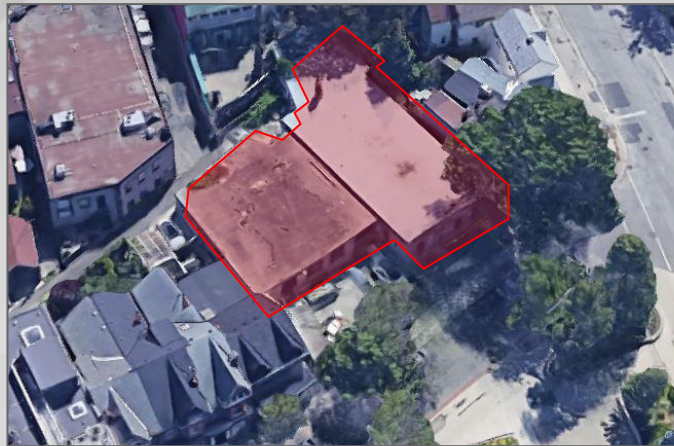
Creative industrial office conversion, and special tech ready design.

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.

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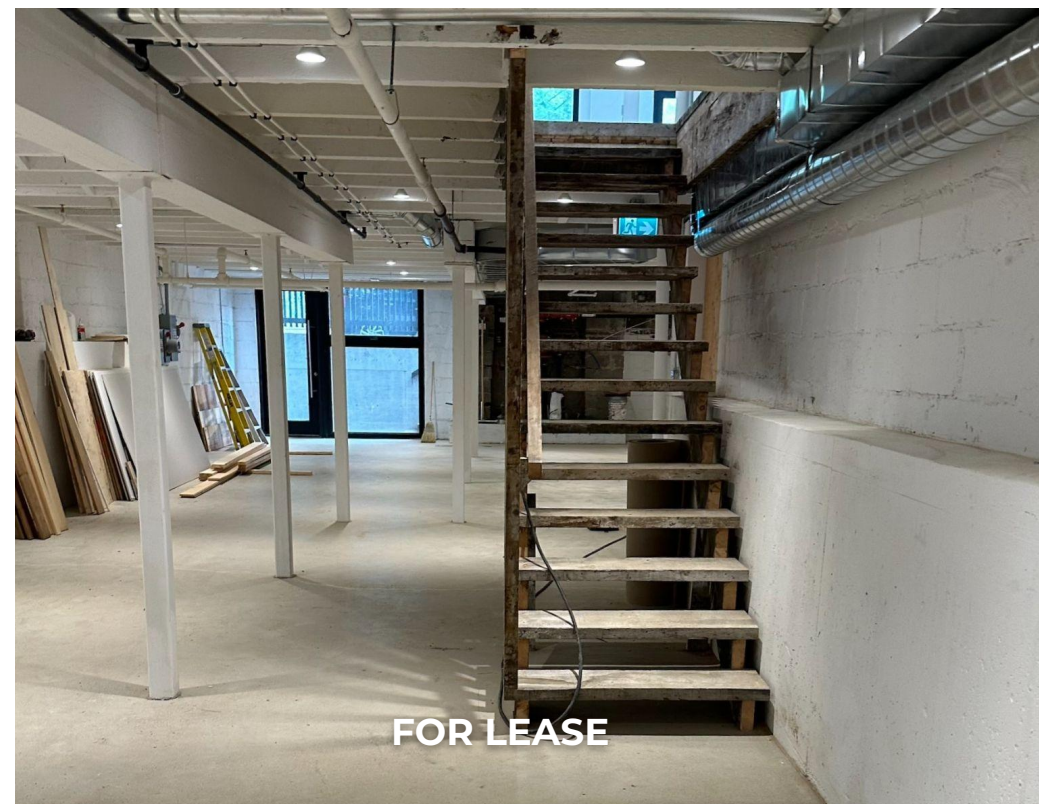
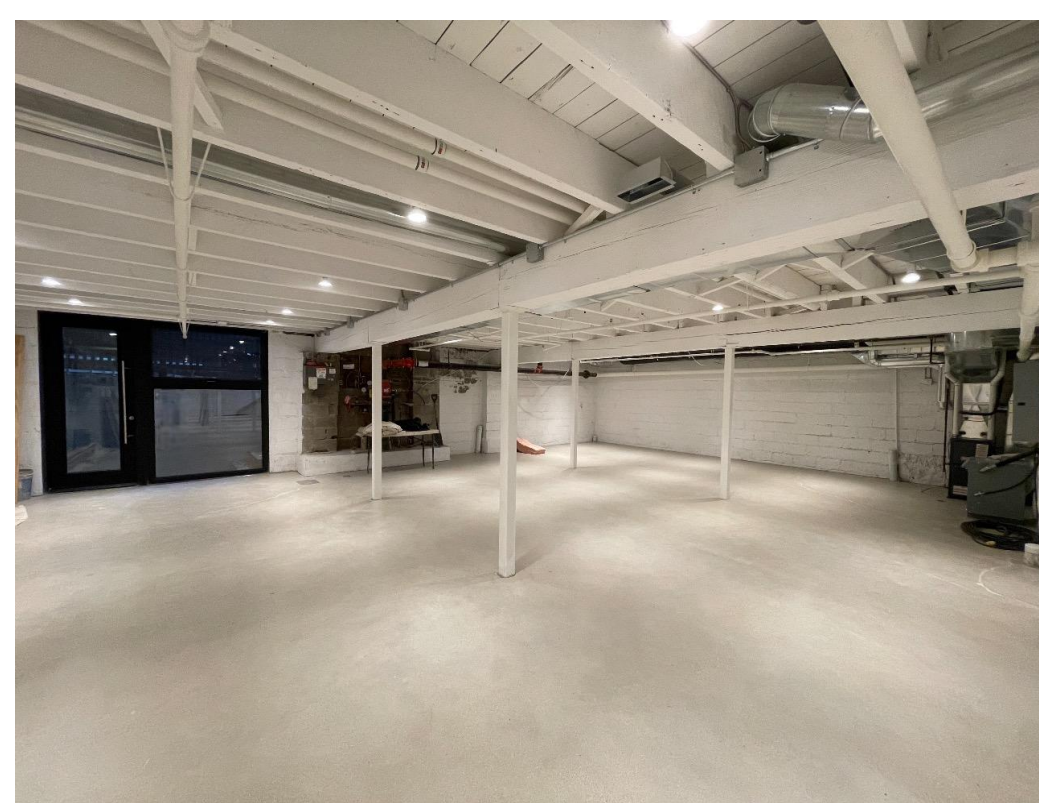
DETAILS

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

ADDITIONAL FEATURES

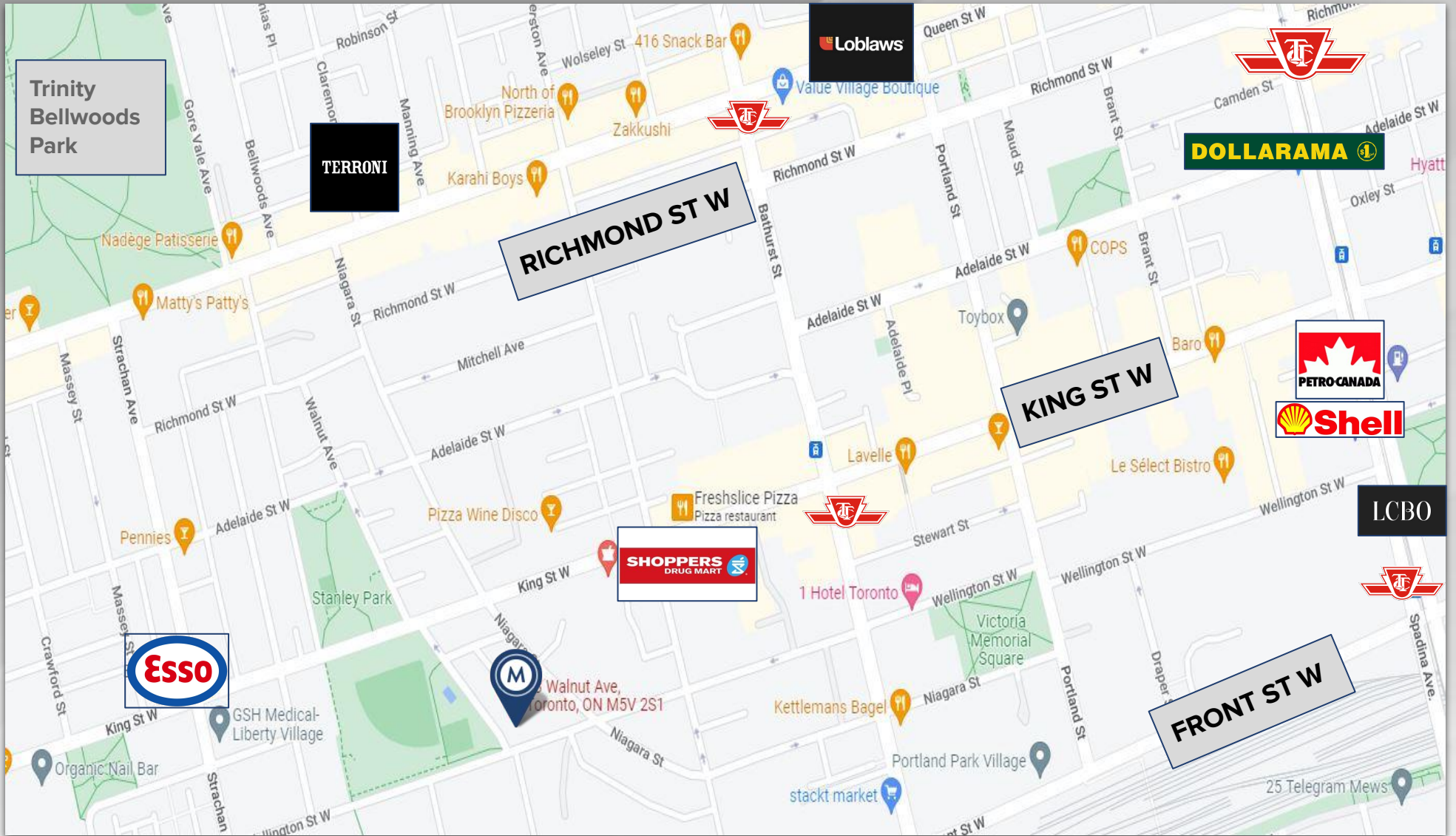
- Standalone building, with multiple entrances for great flexibility, employee engagement, comfort and growth.
- Ready for your further build out, customization, and brand your space to meet your companies' needs. Landlord work to be included, reasonable requests.
- COVID-ready: can be flexible and spread your staff over two floors. No common spaces shared with strangers in building. Fresh air.
- Limited surface parking available, laneway access. Washrooms on basement level. Sleek, exposed white-washed ceilings, operable windows, and HEPA filters on HVAC.







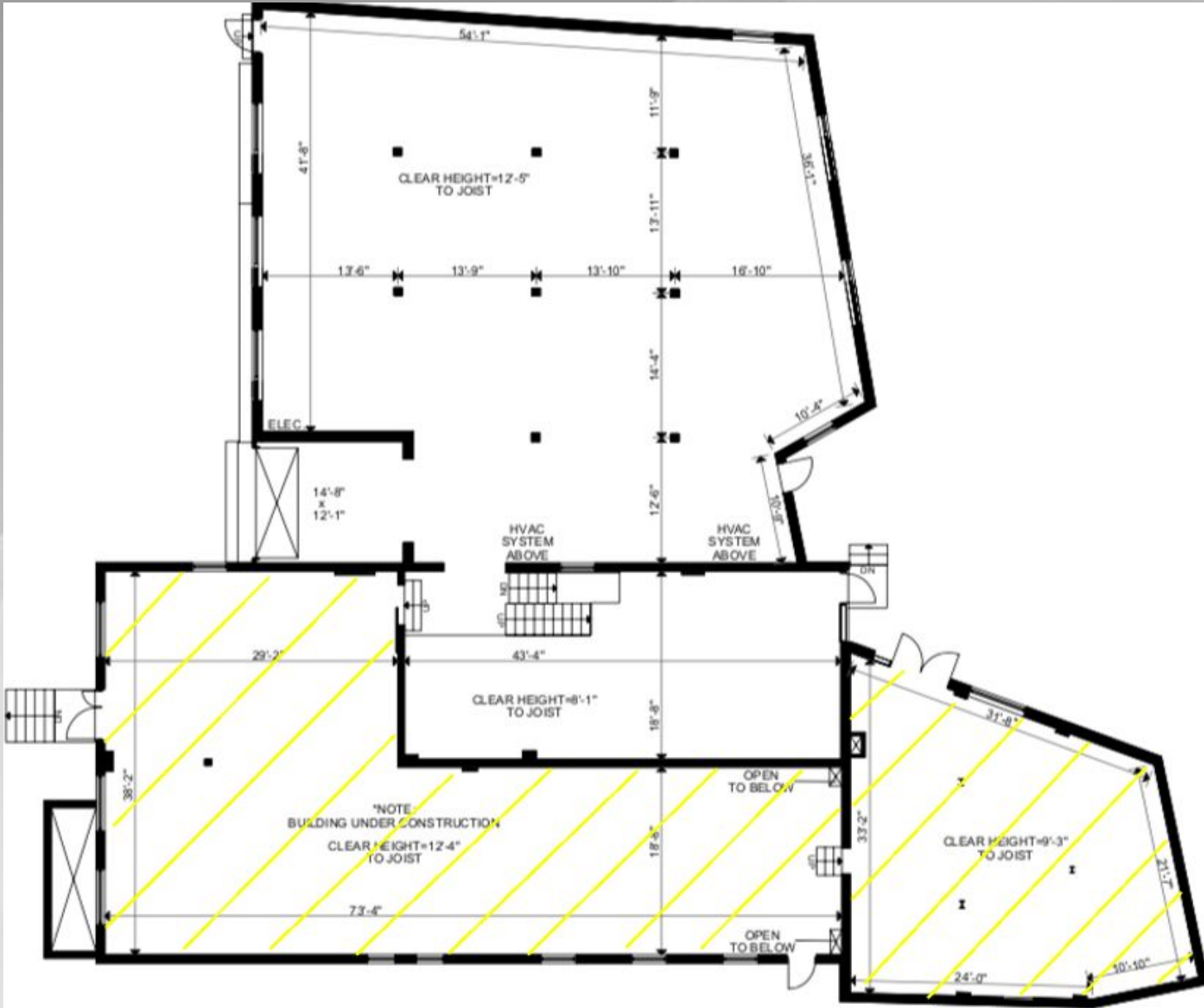
AREA MAP



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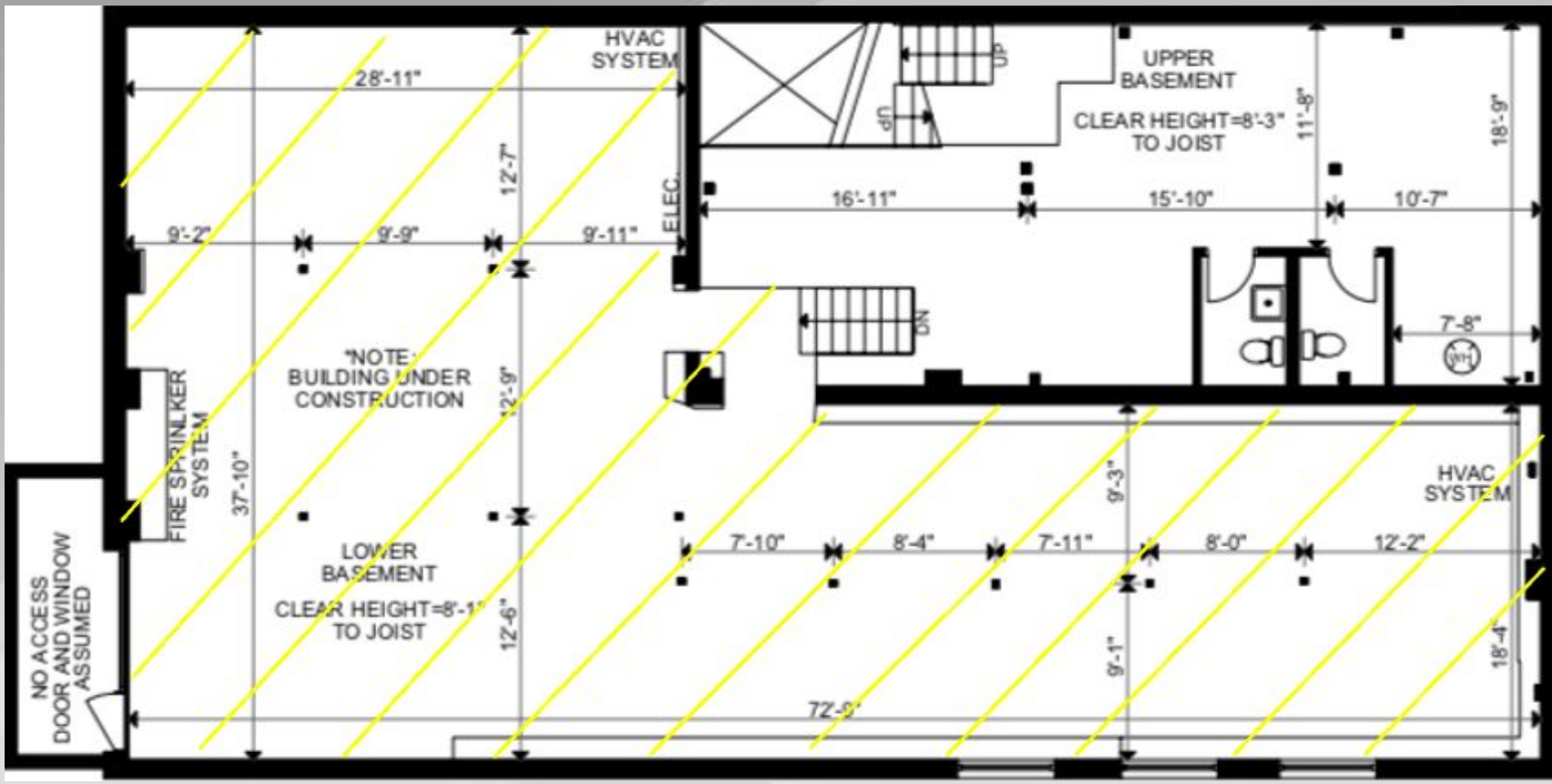
FLOOR PLAN - MAIN FLOOR



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FLOOR PLAN - LOWER LEVEL





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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