

FOR LEASE

258 Wallace Ave

OFFICE SPACE | SUITE 117, 207, 208 & 209



METROPOLITAN
COMMERCIAL

PROPERTY DETAILS

LOCATION On Wallace Ave, west of Lansdowne Ave

BUILDING DETAILS	Unit 113	245	SF
	Unit 207	1,201	SF
	Unit 208	1,499	SF
	Unit 209	802	SF

RENTAL RATE (MONTHLY)	Unit 113	\$	735
	Unit 207	\$	3,350
	Unit 208	\$	4,120
	Unit 209	\$	2,275

ADDITIONAL RENT Utilities

TERM 2-5 Years

POSSESSION Varies

PROPERTY SUMMARY

Located in the heart of Junction Triangle, 258 Wallace Ave has a wide range of Studio/Office Spaces available for lease.

Suites 113, 207 & 209 are open concept office spaces that provide a flexible and collaborative working environment, perfect for teams or individuals seeking a modern workspace with ample room for creativity and productivity. Suite 208 includes an open office space, 2 private offices, mezzanine and a kitchen/lunch area. All suites have 14 foot ceilings and wood floors.

With many cafes, restaurants and breweries in the surrounding area, 258 Wallace Ave is part of a closely connected community of businesses and residents.

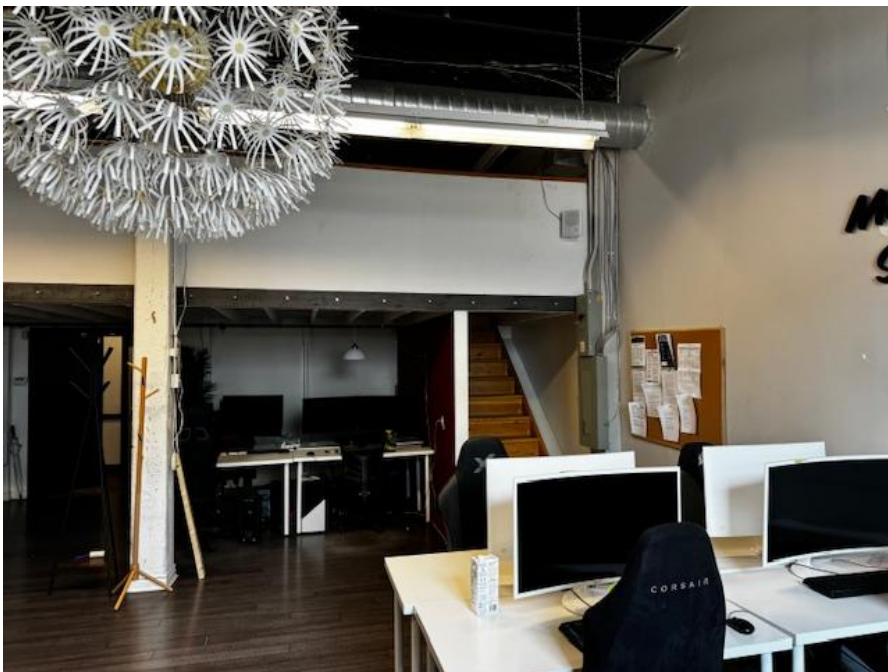
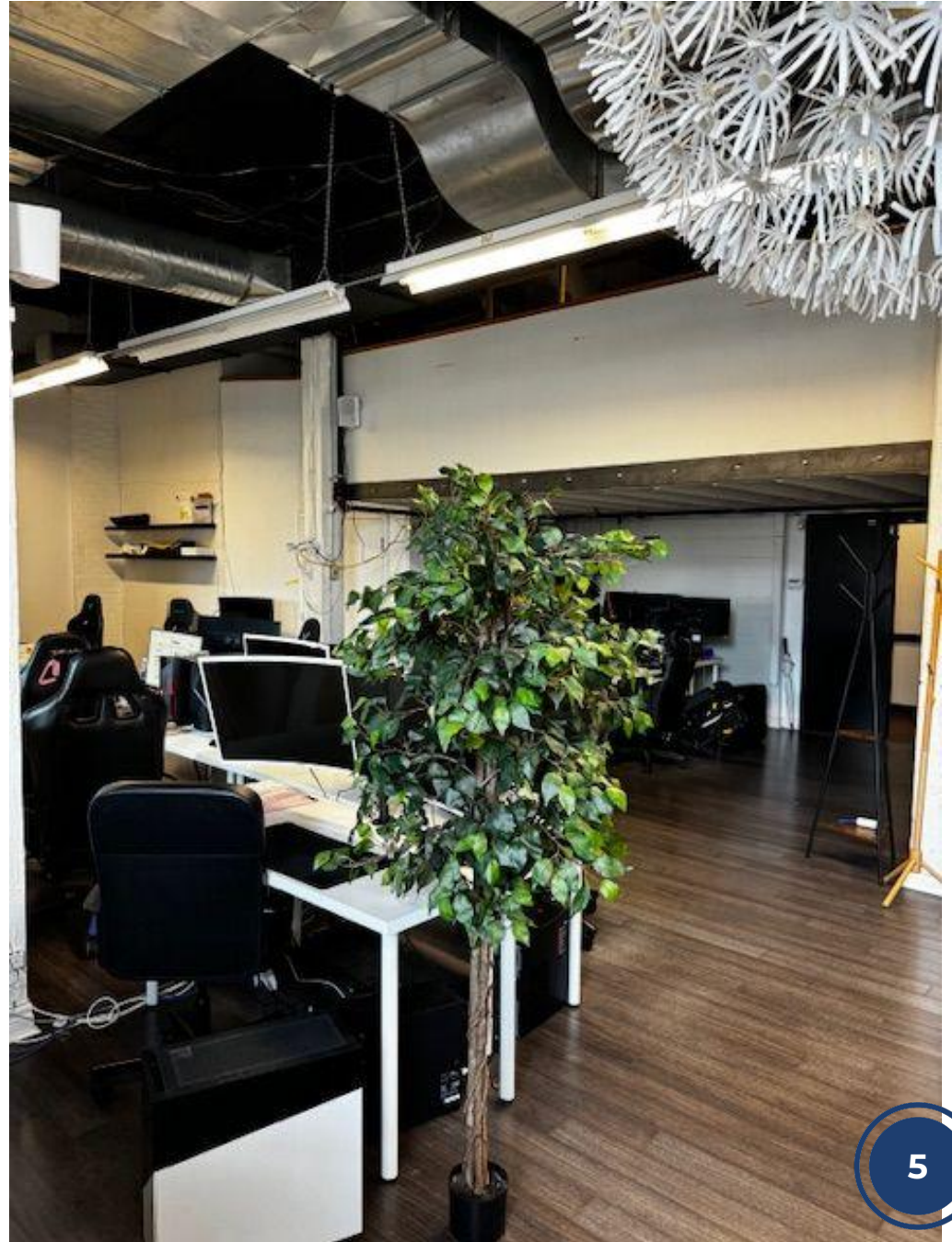
UNIT 207

Second Floor



UNIT 208

Second Floor



UNIT 209

Second Floor



CONNECTIVITY



BIKE SCORE OF 84

→ Toronto Bike Share stations available nearby



TRANSIT SCORE OF 94

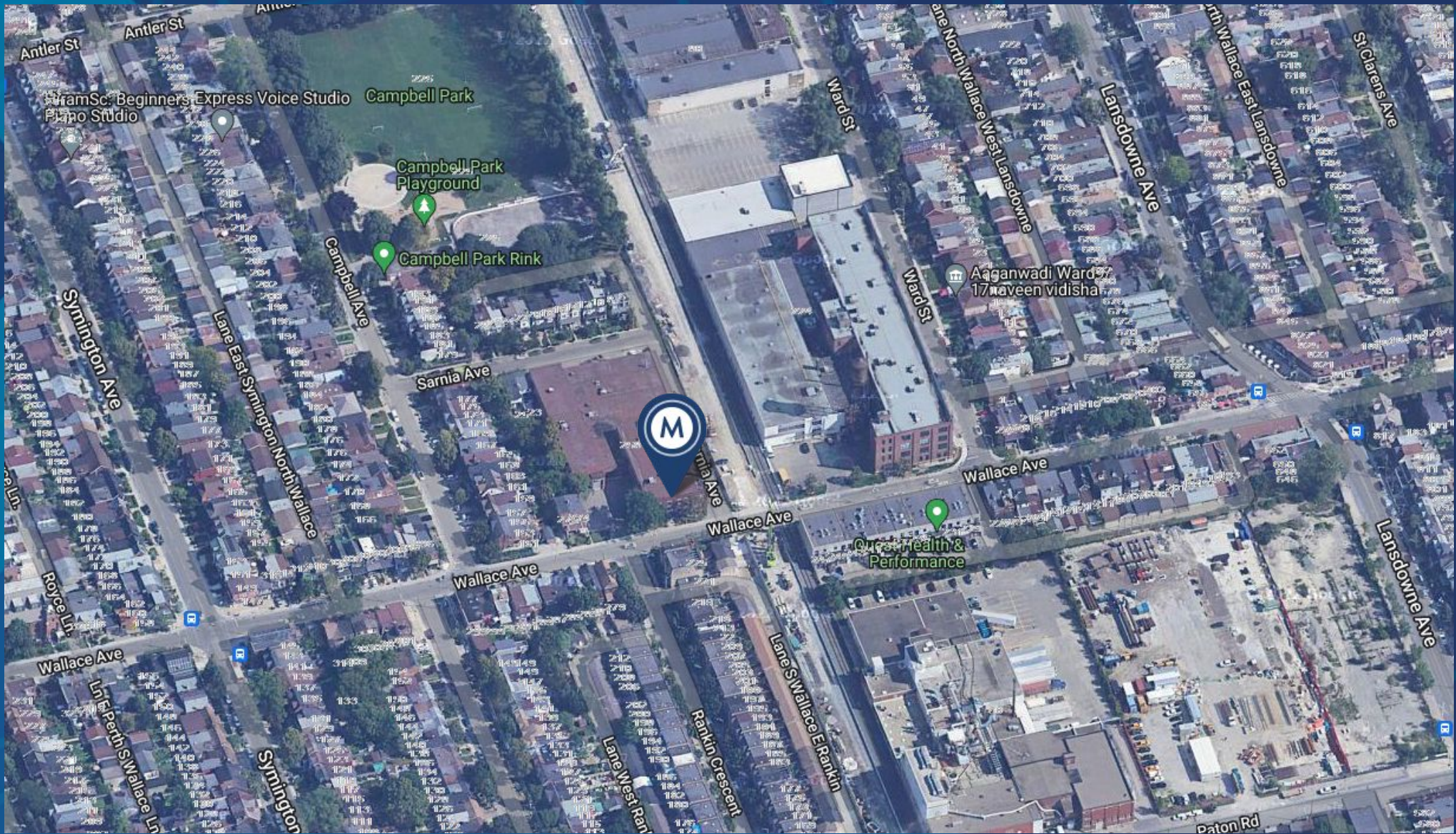
- World-class transportation
- 10 minute walk to Lansdowne Subway Station



WALK SCORE OF 89

- Located in a pedestrian-friendly area within walking distance of transit, parking, shopping and entertainment.

AREA MAP





**METROPOLITAN
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