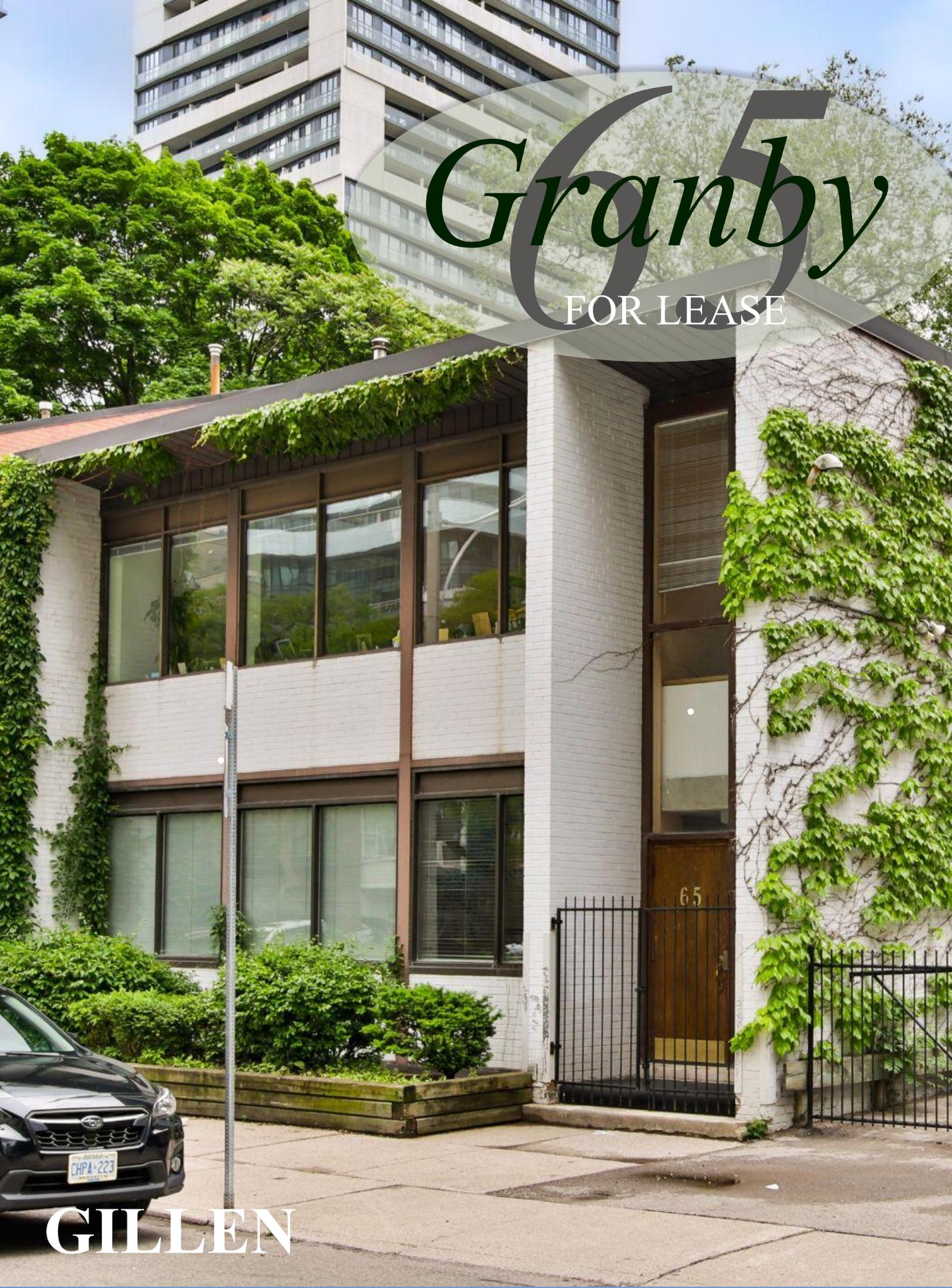


Granby

FOR LEASE



GILLEN

Granby



65 Granby Street is ideally suited to tenants seeking a high-profile stand-alone professional address within a dynamic midtown mixed-use setting - offering ample on-site parking, located just steps from parks, shopping, restaurants, and excellent public transit. Full floors of 2480 sq. ft to full building of 7440 sq.ft available .

65 Granby Street affords an excellent alternative work environment that is devoid of crowded elevators, congested common areas, and the compacted work environs that are endemic in most Toronto office towers.

GILLEN

65 Granby

PROPERTY DETAILS

2021 Property Tax: \$82,995.00

Total 2021 TMI: \$117,499.00/6000 sq. ft. = \$19.58 p.s.f

First floor - 2440 sq ft

Second floor - 2440 sq ft

Lower level - 2480 sq ft

Legal Description: PT LT 41-42 PL 203 TORONTO PT 1, 2, 3, & 4
63R3243; CITY OF TORONTO

Lot Size: Frontage 79.26 ft.

Depth: 71.33 ft.

Highlights:

- Built out offices and meeting areas
- 3 minute walk to parks, shops, restaurants and the College Street Subway Station
- 13 on-site parking spaces available

Asking rates: From \$16.20 p.s.f, NET (Full Building)

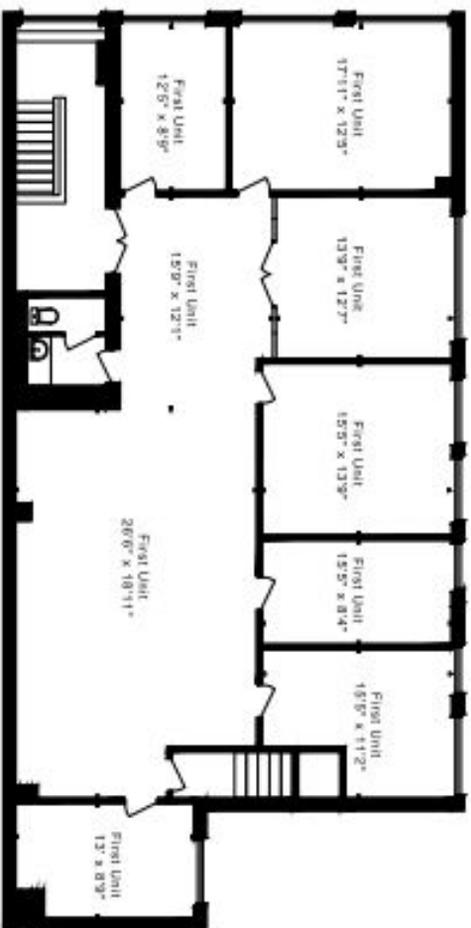
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65 GRANBY STREET FLOOR PLANS

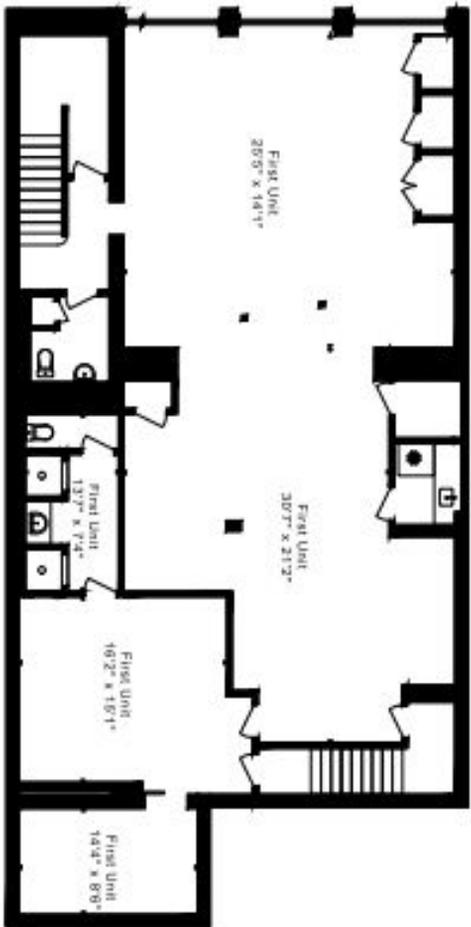
MAIN FLOOR
2480 SQUARE FEET



SECOND FLOOR
2480 SQUARE FEET



LOWER FLOOR
2480 SQUARE FEET



4960 sq ft + 2480 sq ft
BELOW GRADE

Granby



65 Granby Street is located within the Church-Yonge Corridor neighborhood on a one-way street running east to west and terminating one block east of Yonge Street at the Joseph Sheard Parkette.

For further information or to arrange a tour of the property, please contact :

Kevin Gillen FRI, Broker of Record

Office: 416-964-9460 (dir)

Cell: 416-879-9460

email: kevin@kpgillen.com

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