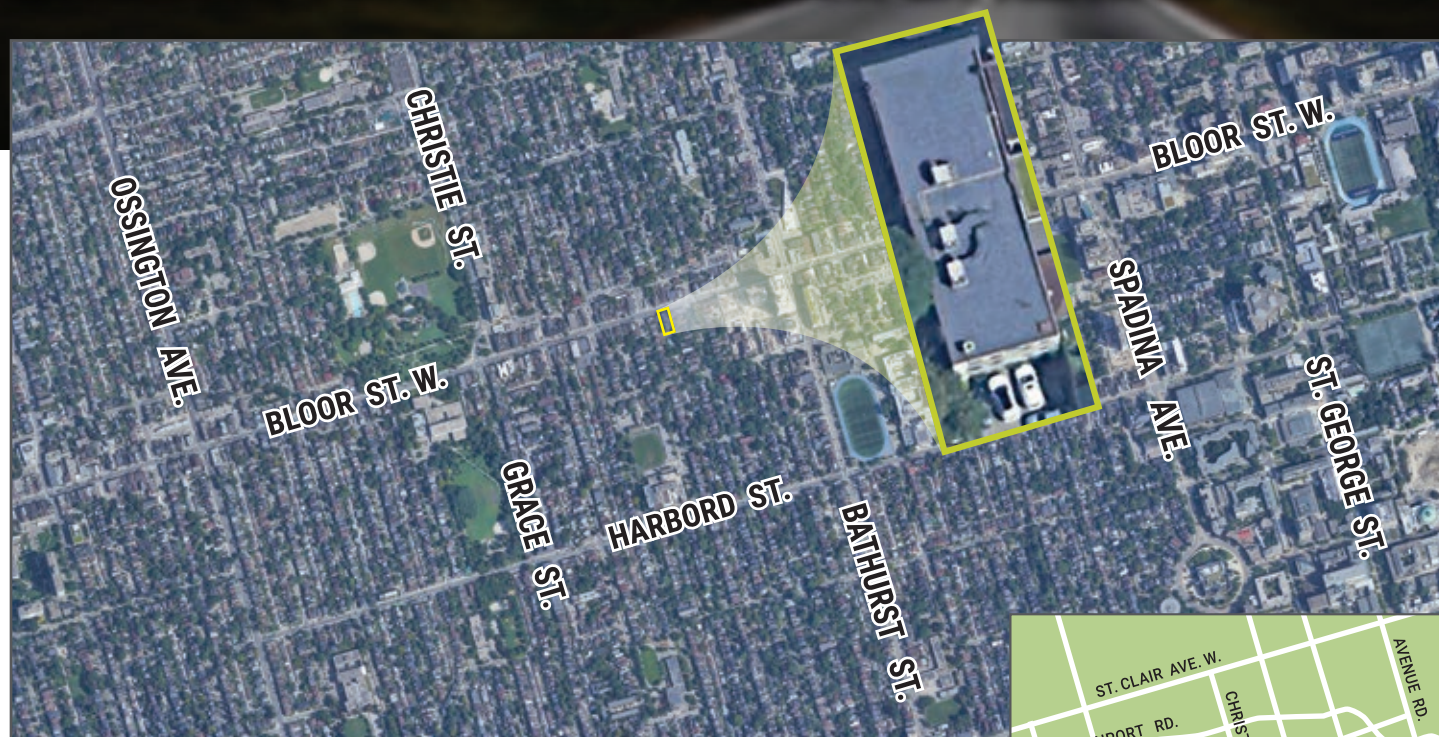


**PROPERTY PROFILE:** 627 BLOOR ST. W., 2ND FLOOR, TORONTO, ON

# FOR LEASE IN TORONTO ENTIRE 2ND FLOOR IN PALMERSTON-LITTLE ITALY



**Location:** 627 Bloor St. W., 2nd Floor, Toronto, ON

Property is located on the South side of Bloor St. W., just West of Bathurst St.

**Office:**

\$35/sq.ft. Gross

**Dental/Medical:**

\$40/sq.ft. Gross

**Retail:**

\$45/sq.ft. Gross

**Possession:**

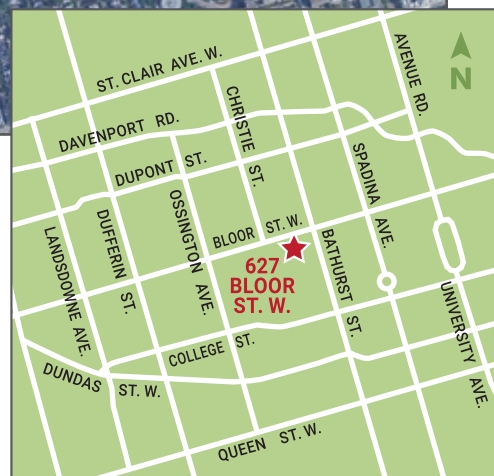
Immediate

**2nd Floor Area:**

3,250 sq.ft.

**Zoning:**

CR 2.5



**Comments:** - Entire 2nd floor for Lease; Gross Rent

- Bright & Airy Space with Large Windows

- Several Rooms Currently Used for Executive Offices & Boardroom with Majority of the Space Wide-Open Concept Layout

- Located close to all amenities, U of T, Christie Pits, TTC, The Annex, Seaton Village & much more

- Will Consider Shorter Term Lease with/without Office Equipment for the right User needing temporary office space commensurate on the Lease Rate Offer

- Lots of Potential for Other Uses including Retail Sales & Services; Clean Uses/Non-Food Preferred

- One Parking Spot in the back

- Women's and Men's Washroom, Kitchen, Storage and Lots of Wide Open Space for a Wide Array of Uses

- Tenant Pays Gross Rent + Utilities + 16.65% of Taxes (\$1027.88/month)

**Extras:** Lots of Office Desks, Chairs and Office Furnishing Available for Purchase or Rent, Price TBD

**CLICK TO  
VIEW:**

**IMAGES**

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FOR MORE INFORMATION:

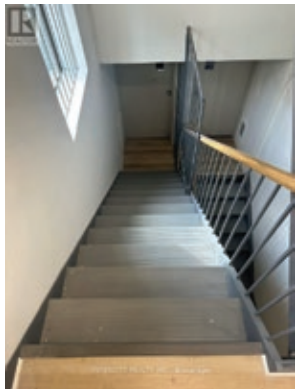
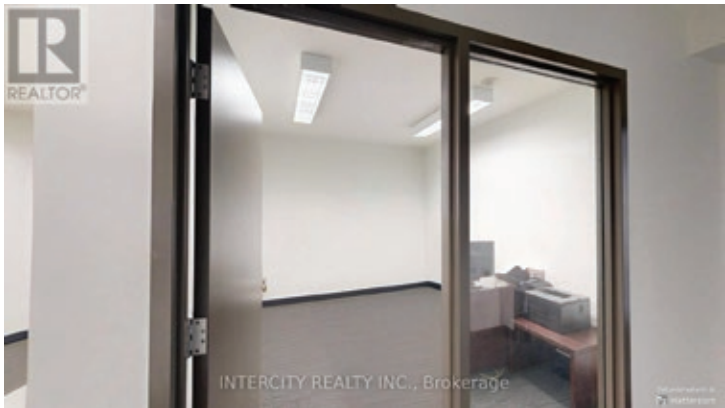
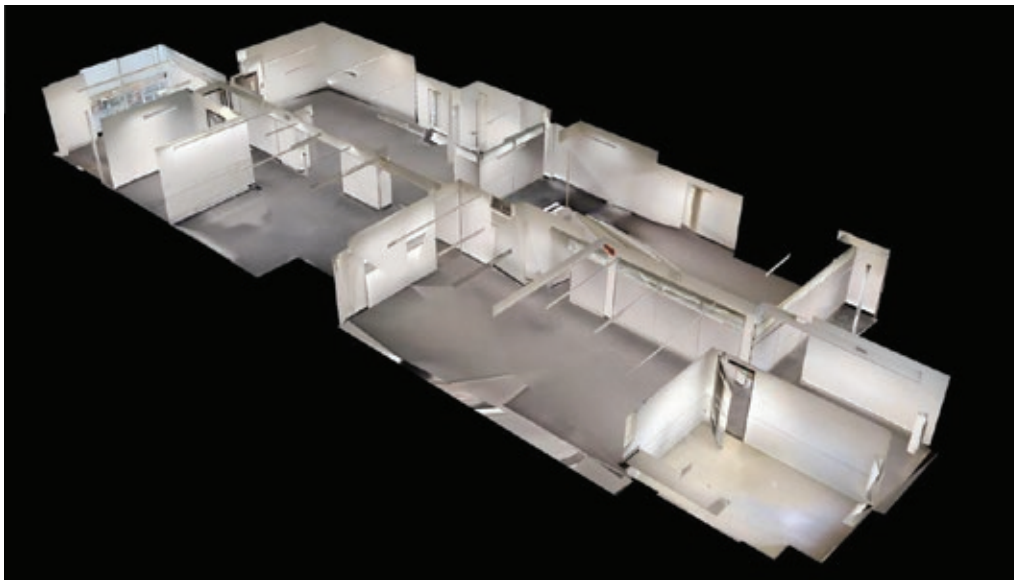
**IntercityRealty.com**



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