

CUBECOM
FULL SERVICE REALTY

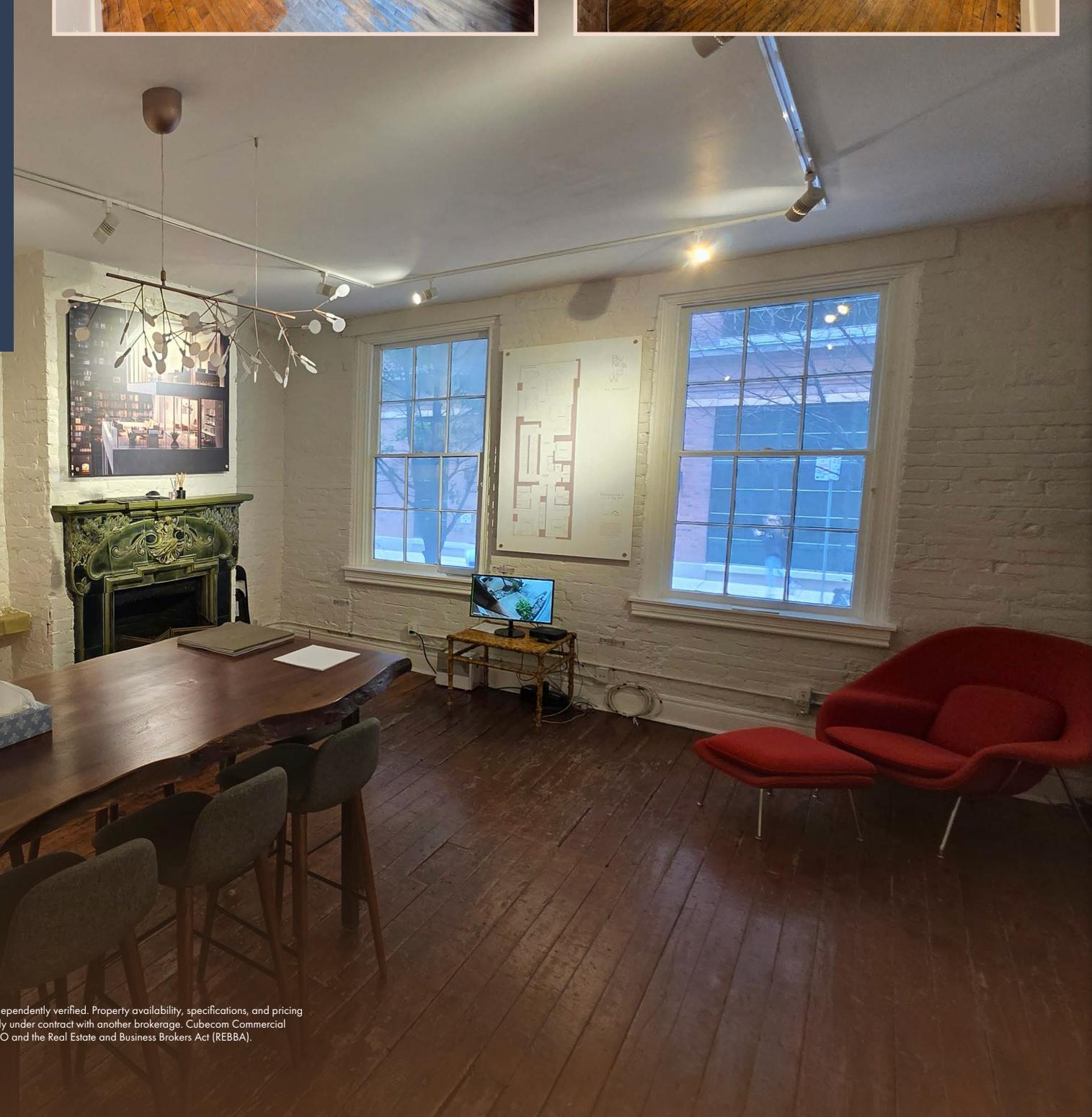
24 Mercer Street

ALAN MACDONALD
SALES REPRESENTATIVE
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Welcome to 24 Mercer St

BRICK & BEAM BOUTIQUE OFFICE

Opportunity to lease 1 or 2 small footprint full floors in downtown Toronto with additional basement storage at no extra cost. Priced to move! You will love quick PATH access and close streetcar and subway stops. Located at 24 Mercer Street, steps from the very best Toronto has to offer: food courts, restaurants, banks / retail, office towers, and theatre – in the vibrant Entertainment District.



Building Features



LOCATION:

Across from Nobu Restaurant & Hotel



TRANSIT ACCESS:

100 m to Metro Hall & PATH



BUILDING FEATURES:

Heritage character. High ceilings with hardwood floors



ACCESS:

Secure building (locked at all times)



LEASE OPTION:

Gross lease offered for up to 3 years

UNIT INFORMATION

USE: OFFICE

RENT: \$35 PSF Gross + Hydro

PARKING: Not available

SIZE: ~3,300 SF OVER 1ST + 2ND FLOORS
(≈ 1,650 SF/FLOOR)

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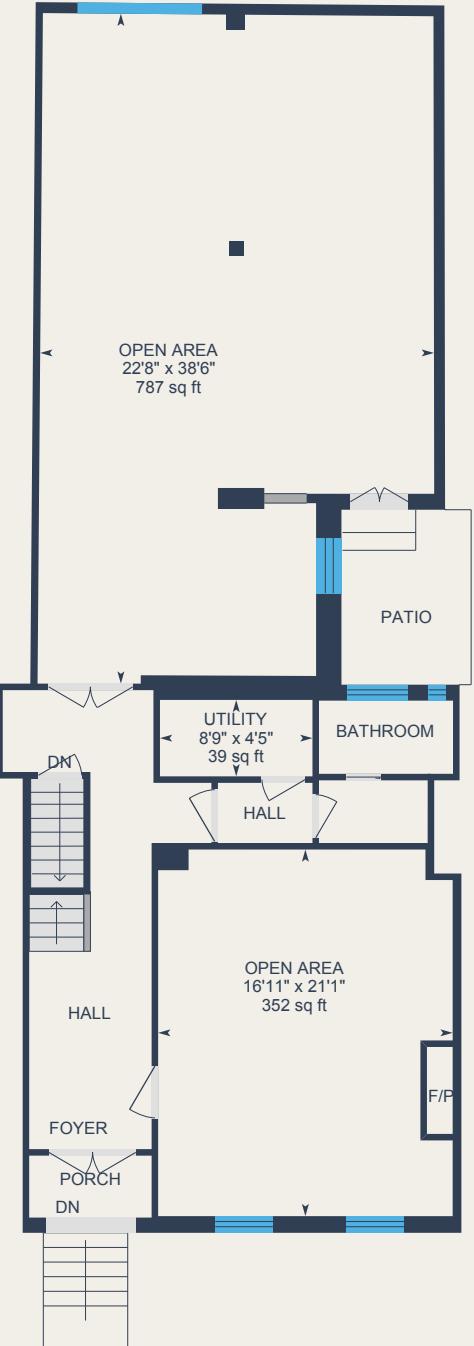
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Floorplans

BRICK & BEAM STUDIOS

 SEE VIRTUAL TOUR



2ND FLOOR

Exterior Area 1,650 SF



Demographic

POPULATION 2023

2km | 185,763
5km | 585,754
10km | 1,346,915

2028 POPULATION PROJECTION

2km | 201,973
5km | 629,622
10km | 1,429,171

DAYTIME POPULATION

2km | 677,131
5km | 1,077,096
10km | 1,702,929

AVG HOUSEHOLD INCOME

2km | \$111,166
5km | \$124,975
10km | \$131,168

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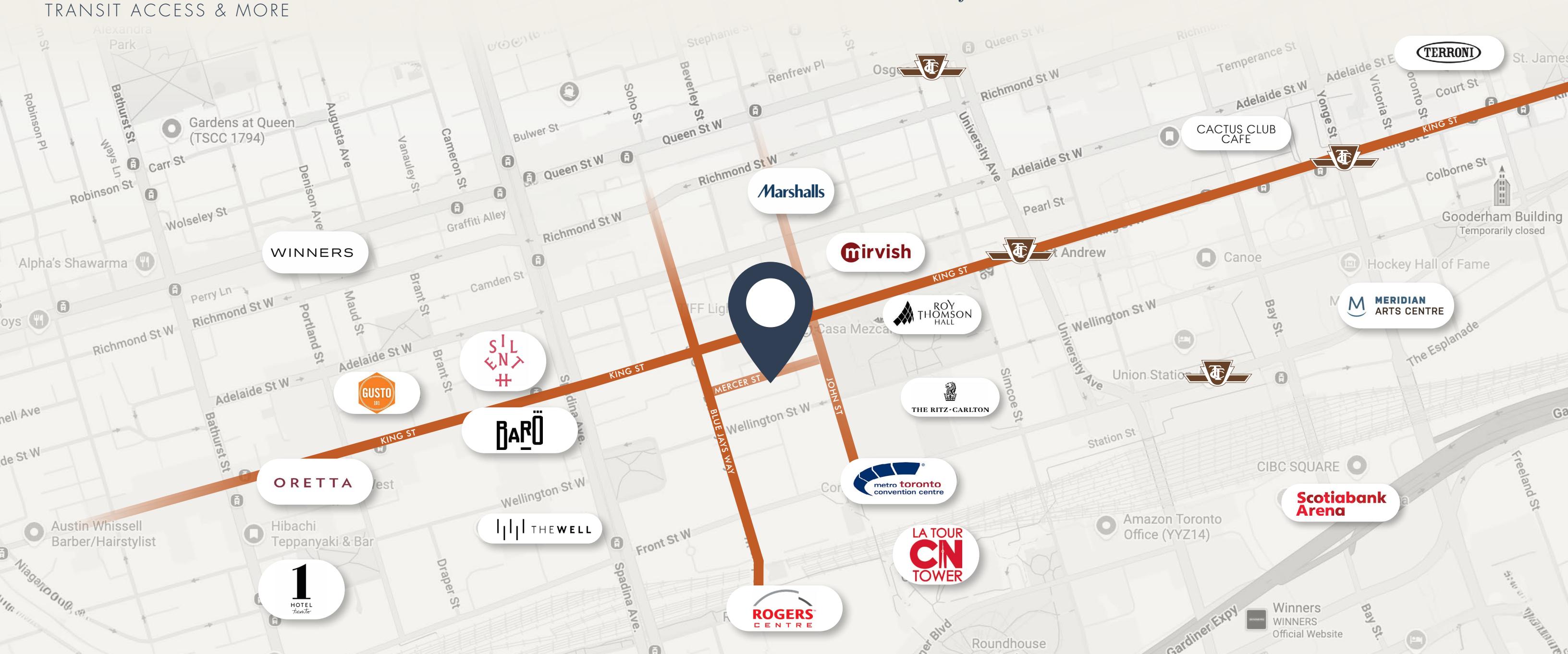
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Area Overview

TRANSIT ACCESS & MORE

*Not just an office, but an address of distinction
in the heart of Downtown West.*



SUBWAY ACCESS

- 7min walking to St. Andrew Station
- 6min driving to St. Andrew Station
- 7min by street car to St. Andrew Station



GO TRAIN ACCESS

- 10min walking to UP Express - Union Station
- 2min driving to UP Express - Union Station
- 14 min by subway to UP Express - Union Station



AIRPORT

- 44min using UP/TTC to YYZ
- 37min driving to YYZ



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