

91 Oxford Street

Fabulous Wide Open Loft Space with Some Private Offices

For Lease: Office

Here is where your
business will *grow*.

Lennard:

200-55 University Avenue, Toronto
416.649.5920 • lennard.com

*Sales Representative



91 Oxford Street



Approximately 7,334 SF of office space in brick and beam building; on top floors with southern views.



Suite
3rd Floor
(walk up)

Available Space
5,434 SF



Available
30 days



Semi-Gross Rent
\$39.00 PSF
(+ heat, air & hydro)



Suite
Lower Level
Available Space
1,900 SF



Available
Immediate



Semi-Gross Rent
\$27.00 PSF
(+ heat, air & hydro)



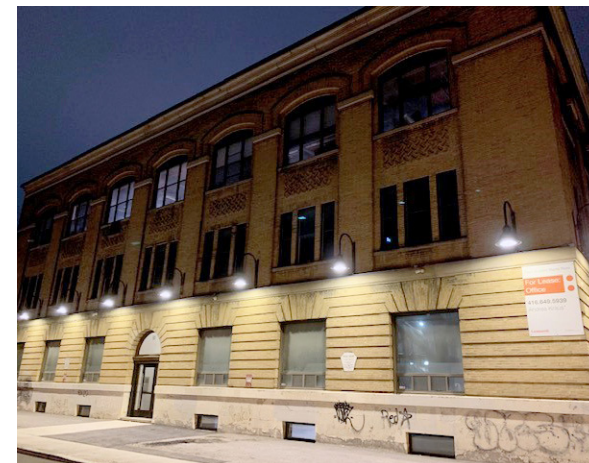
Listing Agents

Andrea Kraus*
Senior Vice President
416.649.5939
akraus@lennard.com

*Sales Representative

Property Highlights

- New electrical panels on each floor
- New HVAC & Roof
- Sandblasted ceilings and beams
- Refinished hardwood floors
- 3rd Floor Ceiling Height: 15 FT
- Lower Level with high ceilings, polished concrete floors with natural daylight. Adjacent to this unit, is another 2,650 SF
- Lots of natural light
- Great southern views of Downtown
- Loading dock and freight elevator
- 1 parking stall/5,000 SF leased



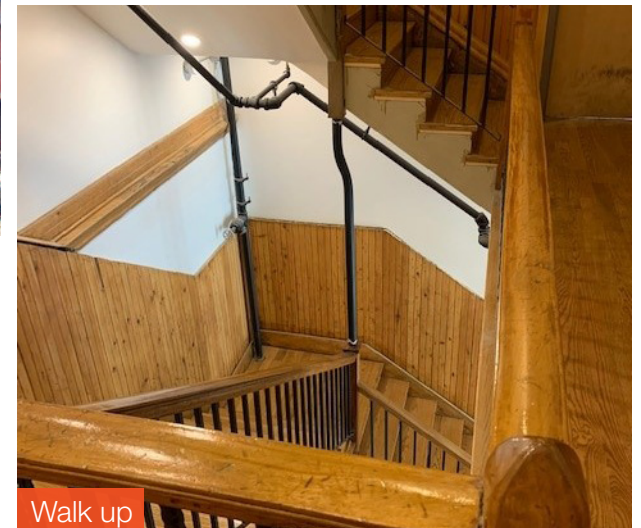
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A bright future for your business is right here.



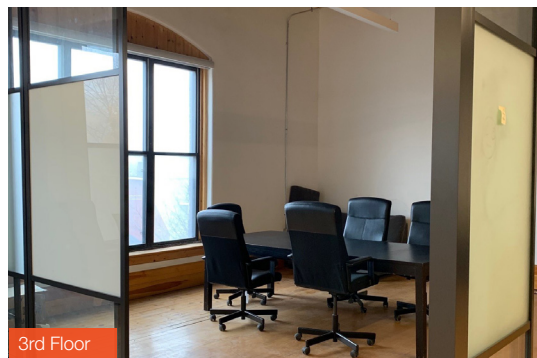
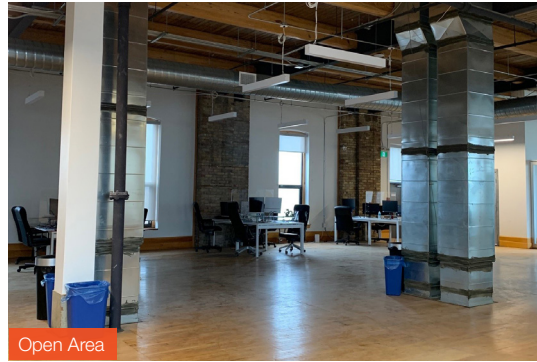
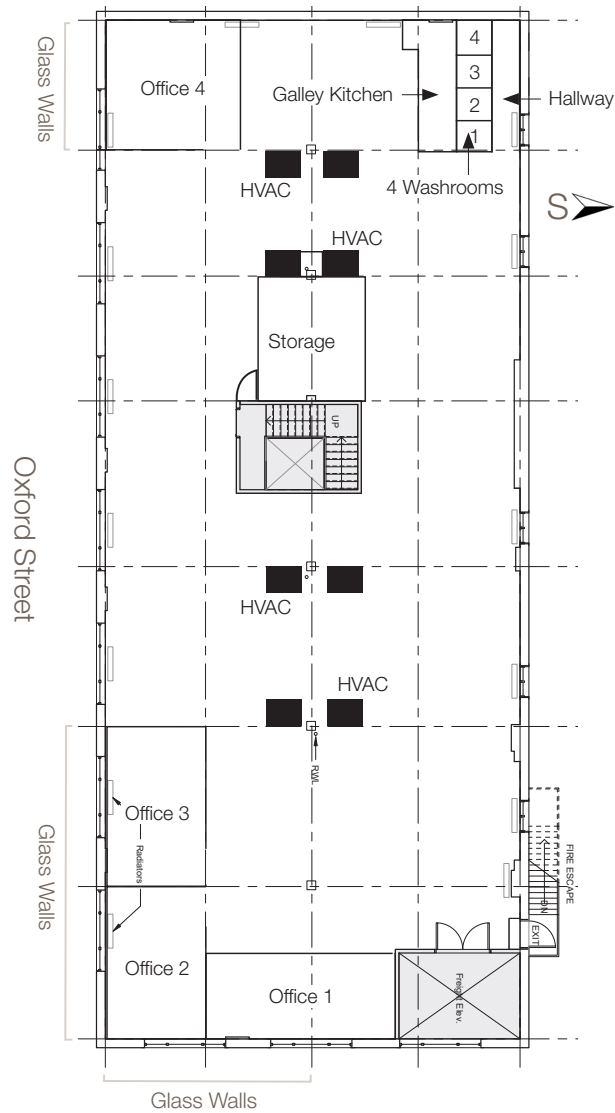
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Floor Plan - Third Floor "As-Is"

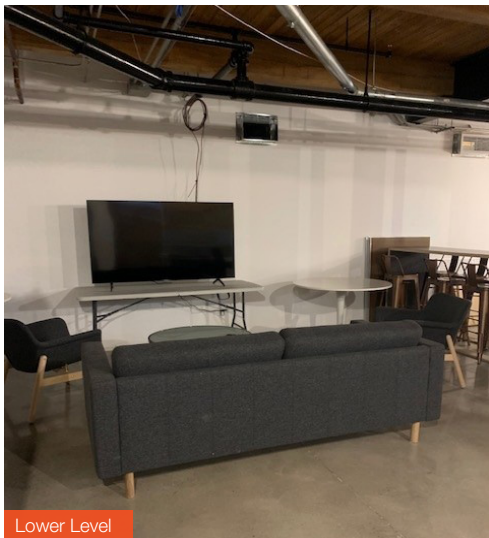
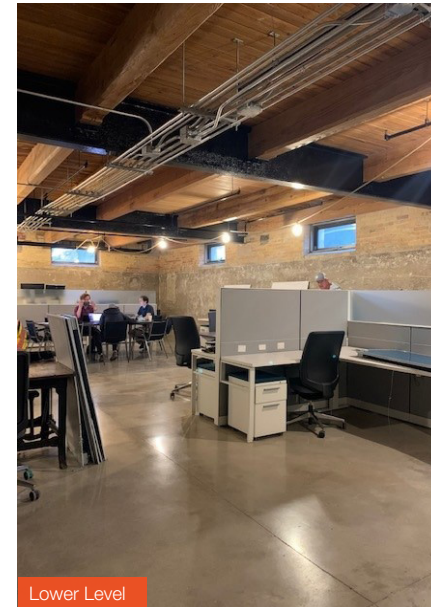
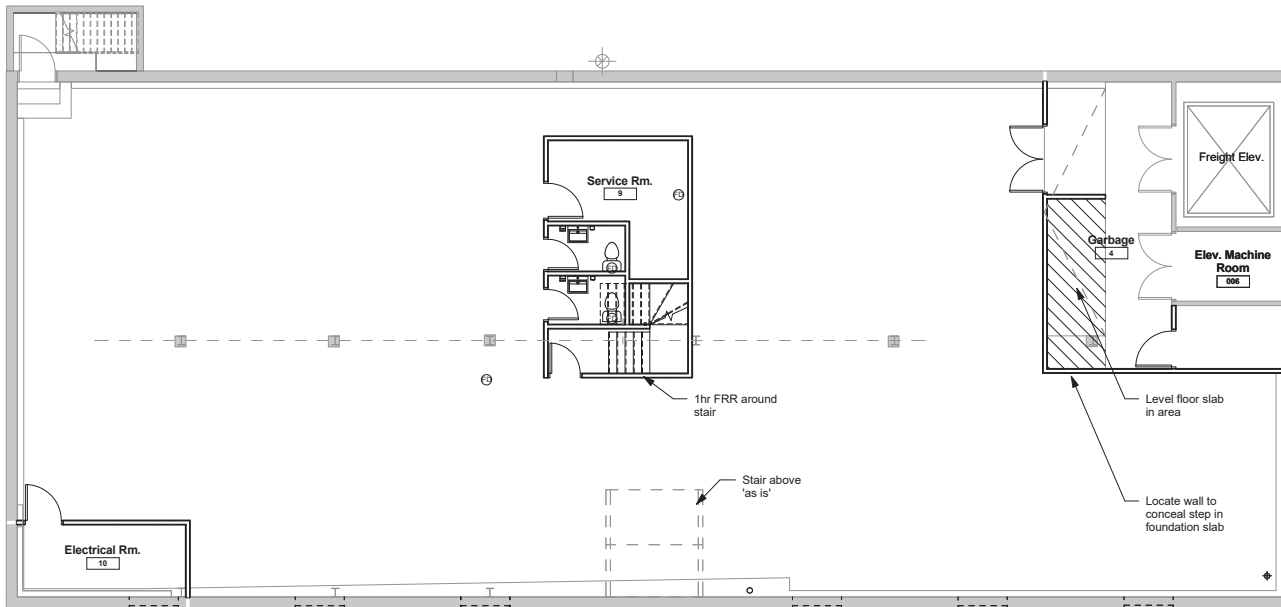


Desks are
Plexiglass Ready!

91 Oxford Street



Floor Plan - Lower Level



91 Oxford Street



What's Near By

91 Oxford Street is located one block south of College Street; in the Kensington Market Area. The building is situated at the corner of Oxford Street and Bellevue Avenue; within walking distance to a variety of bars, restaurants and shops. 3 minutes walk to the College Streetcar and 10 minutes from the Dundas Streetcar.

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

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