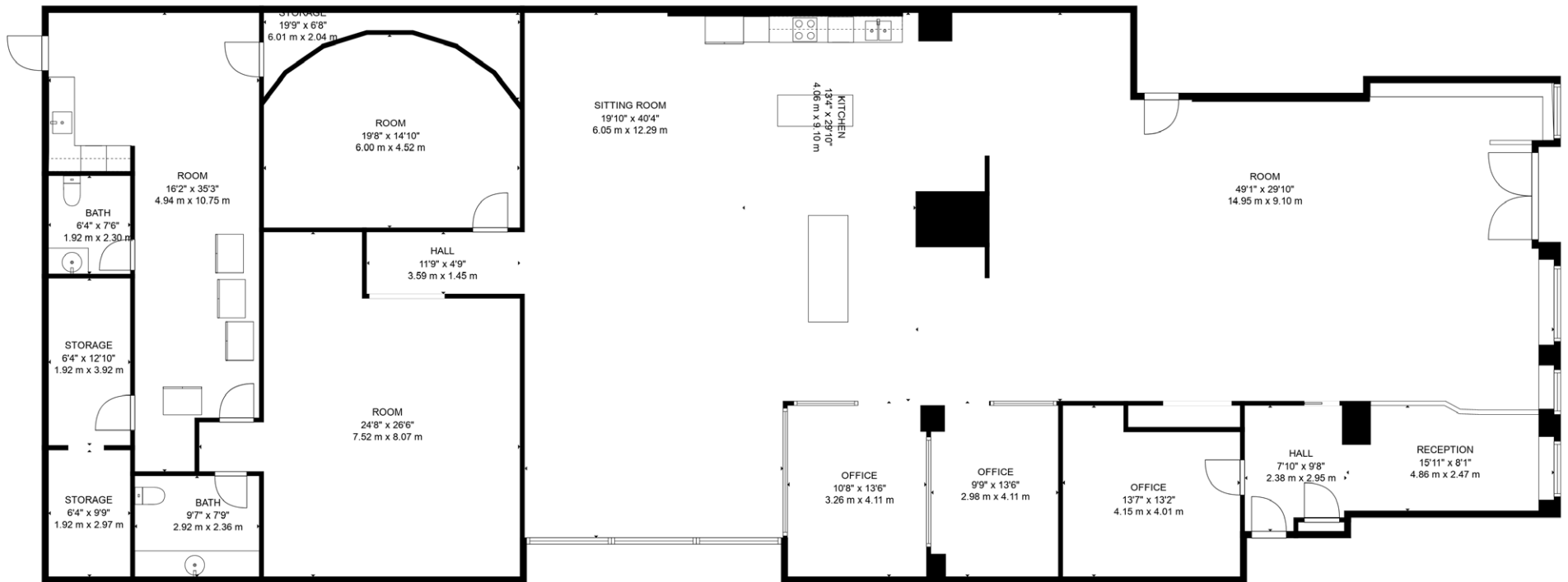


# 3605 Lake Shore Boulevard West

**GROUND FLOOR RETAIL SPACE: 4,431 SQ. FT.**



**TOTAL: 4,431 sq. ft., 412 m2**

GROUND FLOOR: 4431 sq. ft., 412 m2

EXCLUDED AREAS: STORAGE: 203 sq. ft., 19 m2

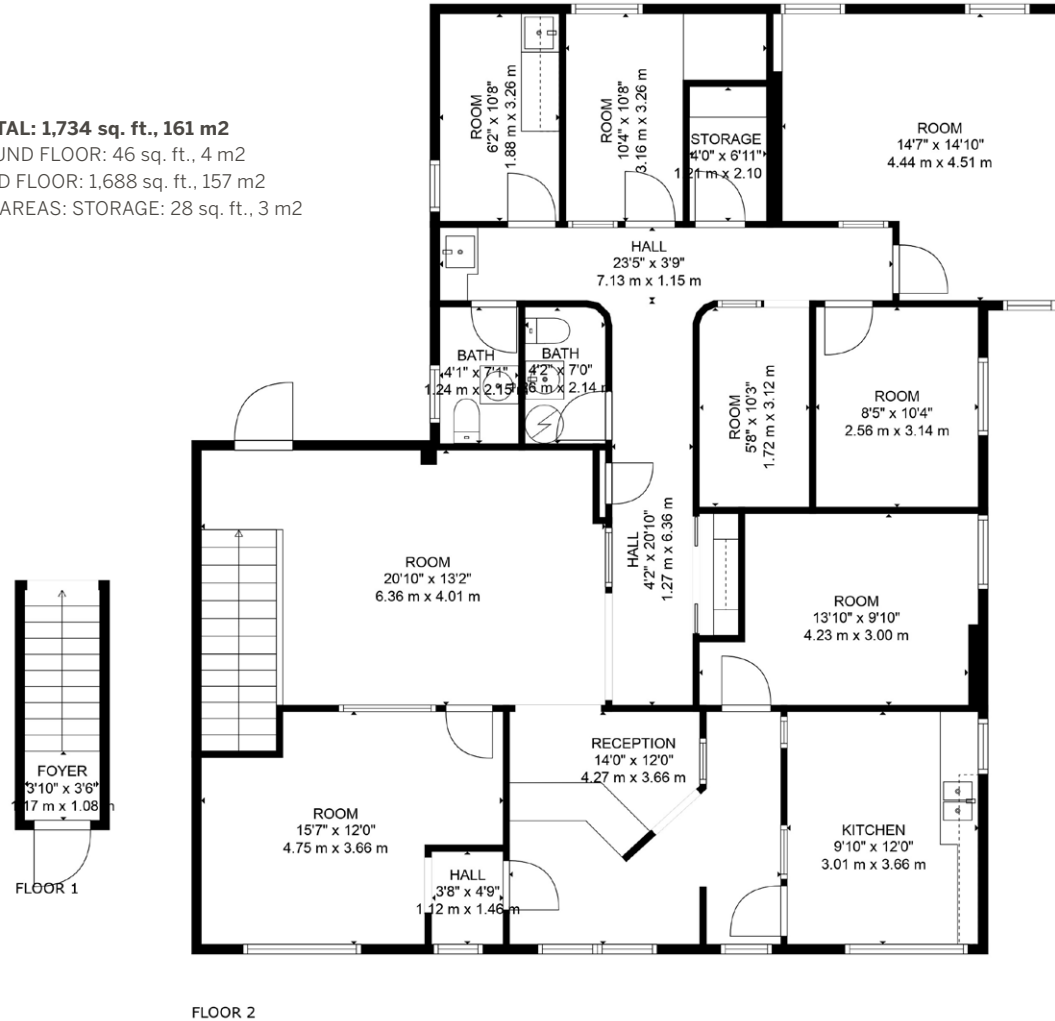
All dimensions are approximate and subject to remeasurement by prospective tenants/buyers and their agents. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Any furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Properties are offered unfurnished. Distinctive Real Estate Advisors Inc., Brokerage | E.&O.E. November 2024

**Distinctive  
Advisors**

# 3603 Lake Shore Boulevard West

## SECOND FLOOR OFFICE SPACE: 1,734 SQ. FT.


**TOTAL: 1,734 sq. ft., 161 m<sup>2</sup>**  
GROUND FLOOR: 46 sq. ft., 4 m<sup>2</sup>  
SECOND FLOOR: 1,688 sq. ft., 157 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 28 sq. ft., 3 m<sup>2</sup>



All dimensions are approximate and subject to remeasurement by prospective tenants/buyers and their agents. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Any furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Properties are offered unfurnished. Distinctive Real Estate Advisors Inc., Brokerage | E.&O.E. November 2024

**Distinctive  
Advisors**

Gross Leaseable		
Area	Area	Aggregate %
2nd Floor	1,882.63	19.24%
Outdoor Patio	277.78	2.84%
Total 2nd Floor	2,160.41	22.08%
Main	5,391.83	55.11%
Basement	2,230.80	22.80%
Total Building	9,783.04	100.00%
Net Leaseable	7,274.46	74.36%
(Excludes 2nd Floor Patio and Basement)		

Client: 1591732 ONTARIO LTD.  1591732 ONTARIO LTD.	3603-3605 Lake Shore Boulevard West Toronto, Ontario, Canada			Notes	Disclaimer  This work product has been prepared by Extreme Measures Inc. pursuant to a contract with the Client for the sole benefit of and use by the Client. No third party may rely on this work product without the receipt of a reliance letter from Extreme Measures Inc.	 T 416.323.2858 / 1.877.963.2787 E <a href="mailto:mail@xmeasures.com">mail@xmeasures.com</a> W <a href="http://www.xmeasures.com">www.xmeasures.com</a>
	ANSI/BOMA Z65.5-2020	Version 1A	Apr 21, 2022			

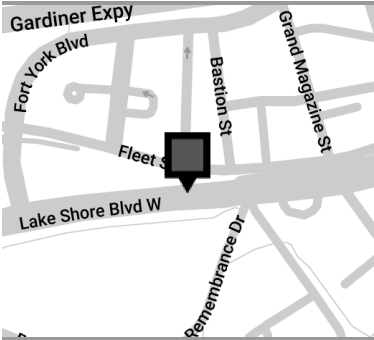
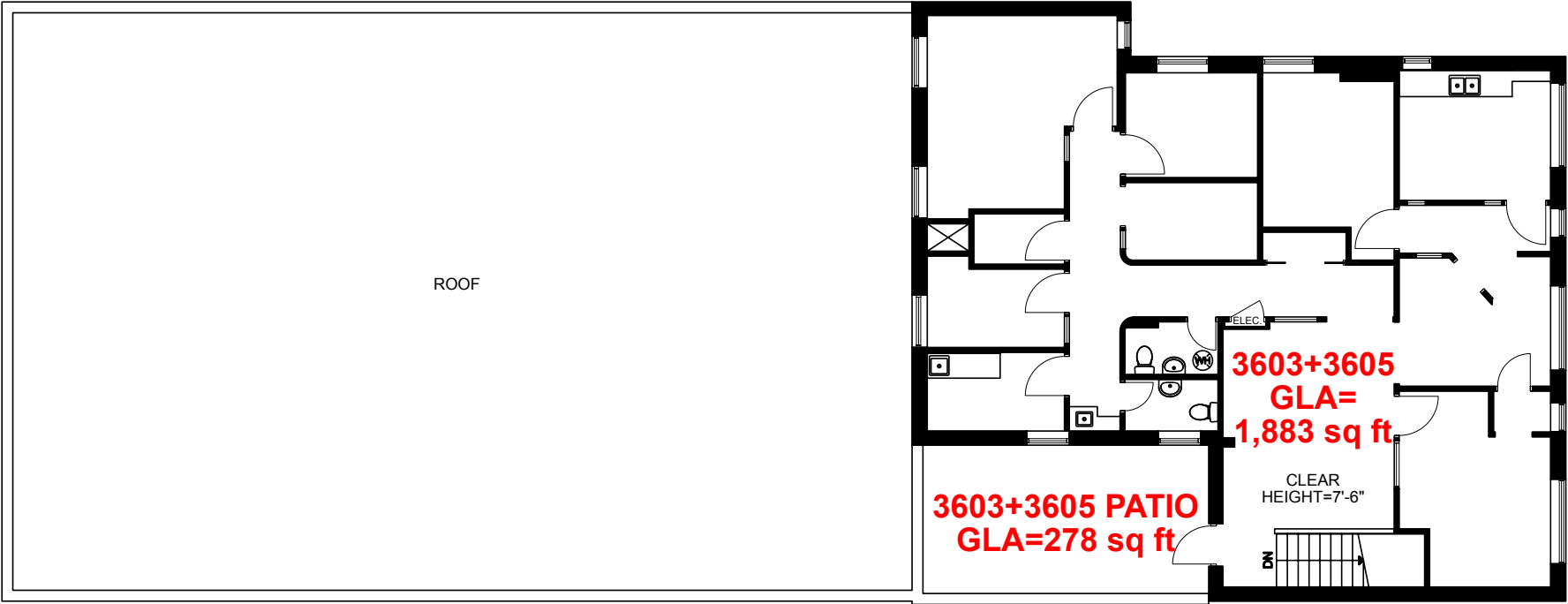
FLOOR LEVEL	BOUNDARY AREA	PARKING AREAS	MAJOR VERTICAL PENETRATIONS	SERVICE AND PUBLIC AREAS	SPACE ID	GROSS LEASABLE AREAS	INTER-BUILDING AREAS	PROPORTIONATE SHARE OF INTER-BUILDING AREAS	INTER-BUILDING LOAD FACTOR	AGGREGATE PERCENTAGE OF RETAIL PROPERTY
Basement <i>fp1</i>					Unit 3603+3605	2,230.80		27.51	1.23%	22.80%
Floor Total	2,230.80	0	0	0		2,230.80	0	27.51		22.80%
Floor 01 <i>fp1</i>				111.51	Service and Public Areas		111.51			
					Unit 3603+3605	5,391.83		66.50	1.23%	55.11%
Floor Total	5,503.34	0	0	111.51		5,391.83	111.51	66.50		55.11%
Floor 02 <i>fp1</i>			9.15		Major Vertical Penetrations		9.15			
					Unit 3603+3605	1,882.63		23.22	1.23%	19.24%
					Unit 3603+3605 Patio	277.78		3.43	1.23%	2.84%
Floor Total	2,169.56	0	9.15	0		2,160.41	9.15	26.65		22.08%
Building Total	9,903.70	0	9.15	111.51		9,783.04	120.66	120.66		100.00%

1591732 ONTARIO LTD.

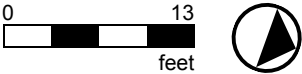
Version	Created: 04/21/2022
FP1A	Measured: 03/16/2022

3603-3605 Lake Shore  
Boulevard West  
Toronto, Ontario, Canada

Floor 02



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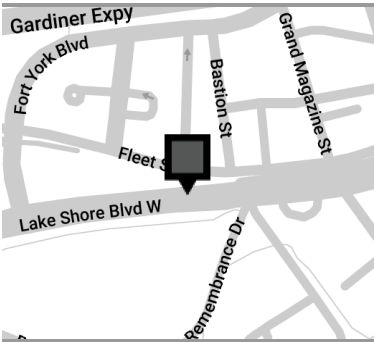


1591732 ONTARIO LTD.

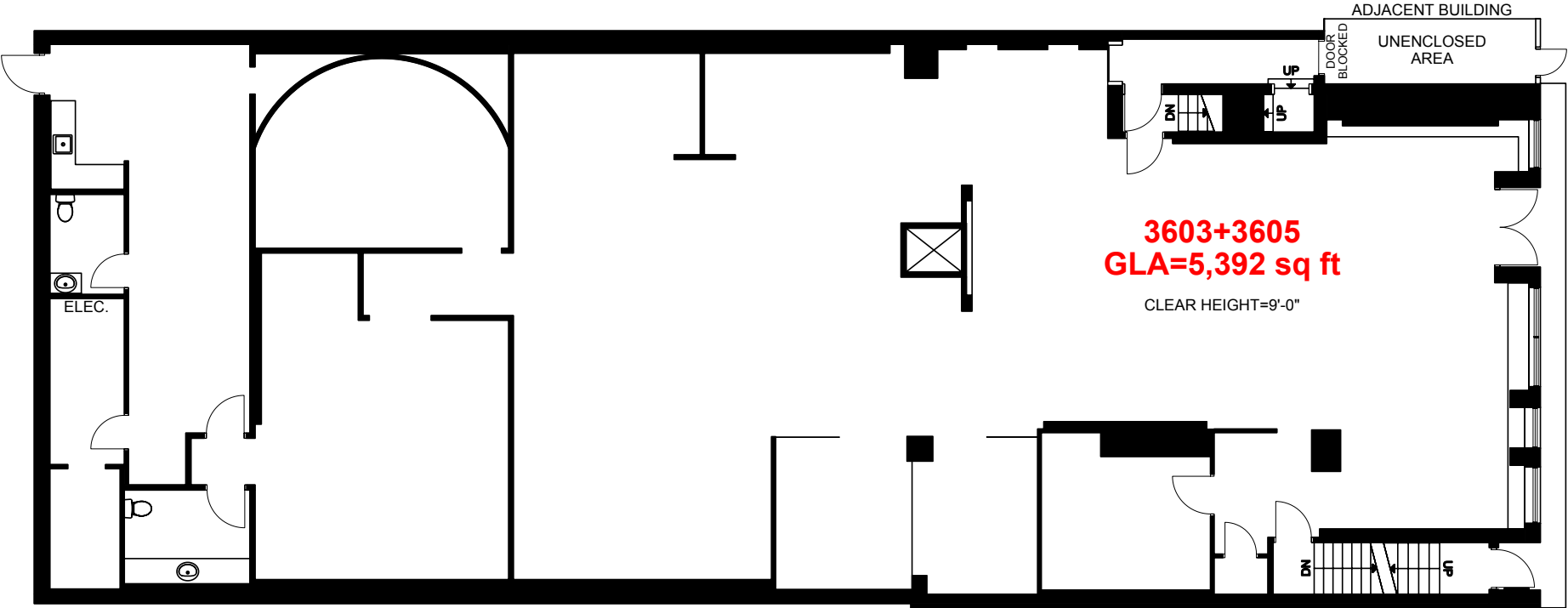
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3603-3605 Lake Shore  
Boulevard West  
Toronto, Ontario, Canada

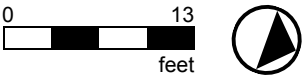
Floor 01

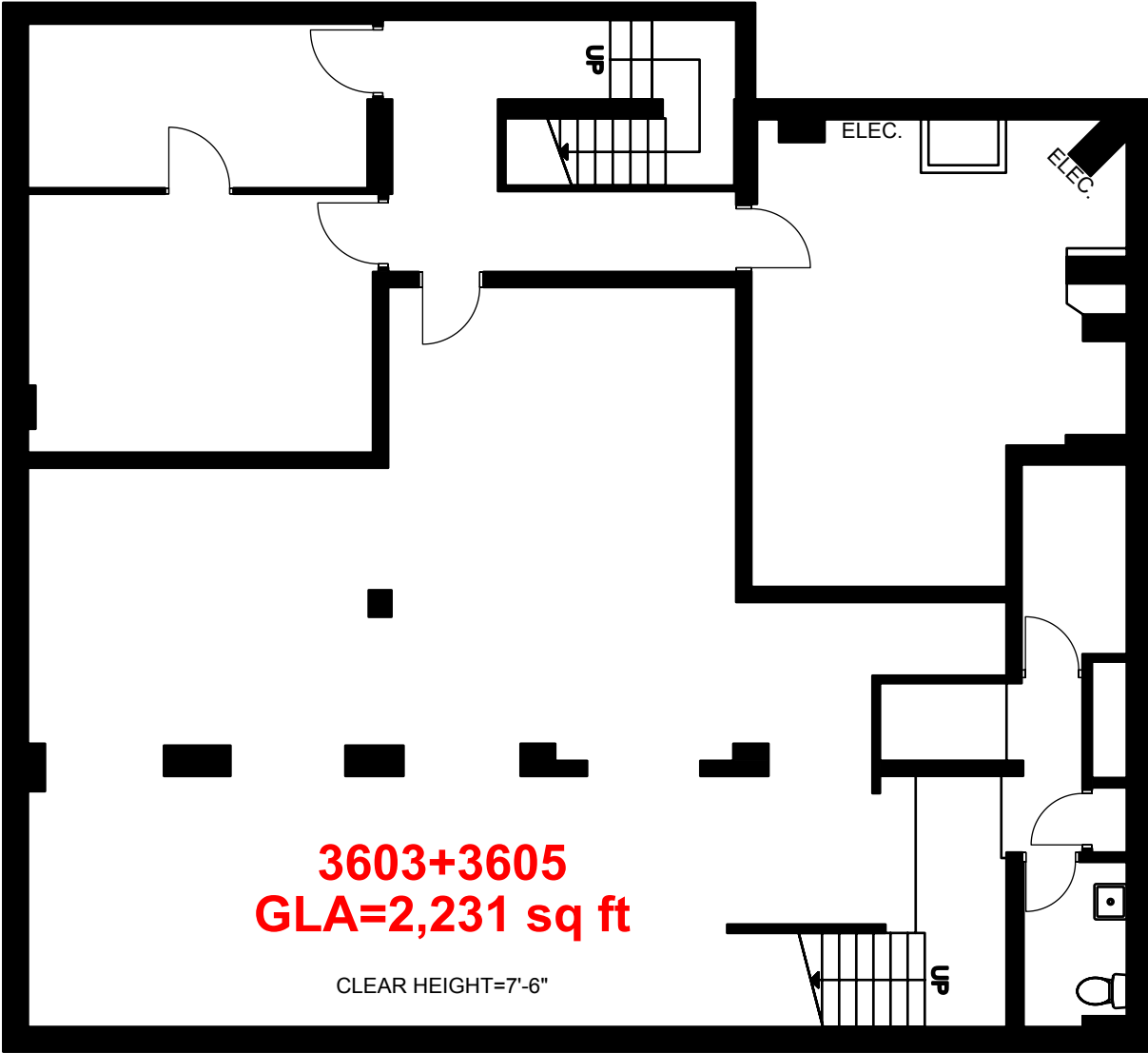


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\*NOTE: FLOOR UNDER CONSTRUCTION

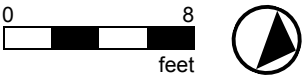




3603+3605  
GLA=2,231 sq ft

CLEAR HEIGHT=7'-6"

\*NOTE: FLOOR UNDER CONSTRUCTION

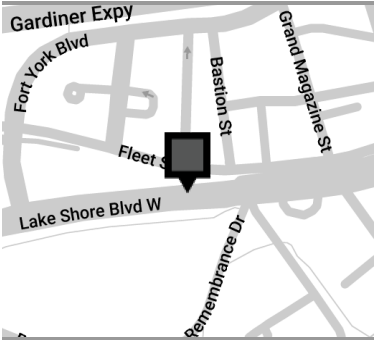


Client: 1591732 ONTARIO LTD.

1591732 ONTARIO LTD.

Version	Created: 04/21/2022
FP1A	Measured: 03/16/2022

3603-3605 Lake Shore  
Boulevard West  
Toronto, Ontario, Canada  
**Basement**



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