



**GITALIS
REAL
ESTATE**

20 MAUD STREET FOR LEASE

Historic, heritage-designated brick-and-beam building (originally from around 1910–1920s era, part of the city's preserved industrial architecture), located in the vibrant Fashion District/King West area within the Waterfront Communities C1 neighborhood.



THE SPACES:

- Featuring classic exposed brick & timber beams
- 13' high ceilings
- Hardwood floors
- Abundant natural light
- Private kitchenettes
- Common washrooms (key access only)
- Freight with dock and passenger elevator
- Limited parking available onsite / underground across the street
- Unit 100 includes a private entrance and private loading door
- Utilities included

SPACE SIZES:

Unit 100: 4,541 SF \$17,000.00/m Gross

Unit 302: 1,329 SF \$4,980.00/m Gross



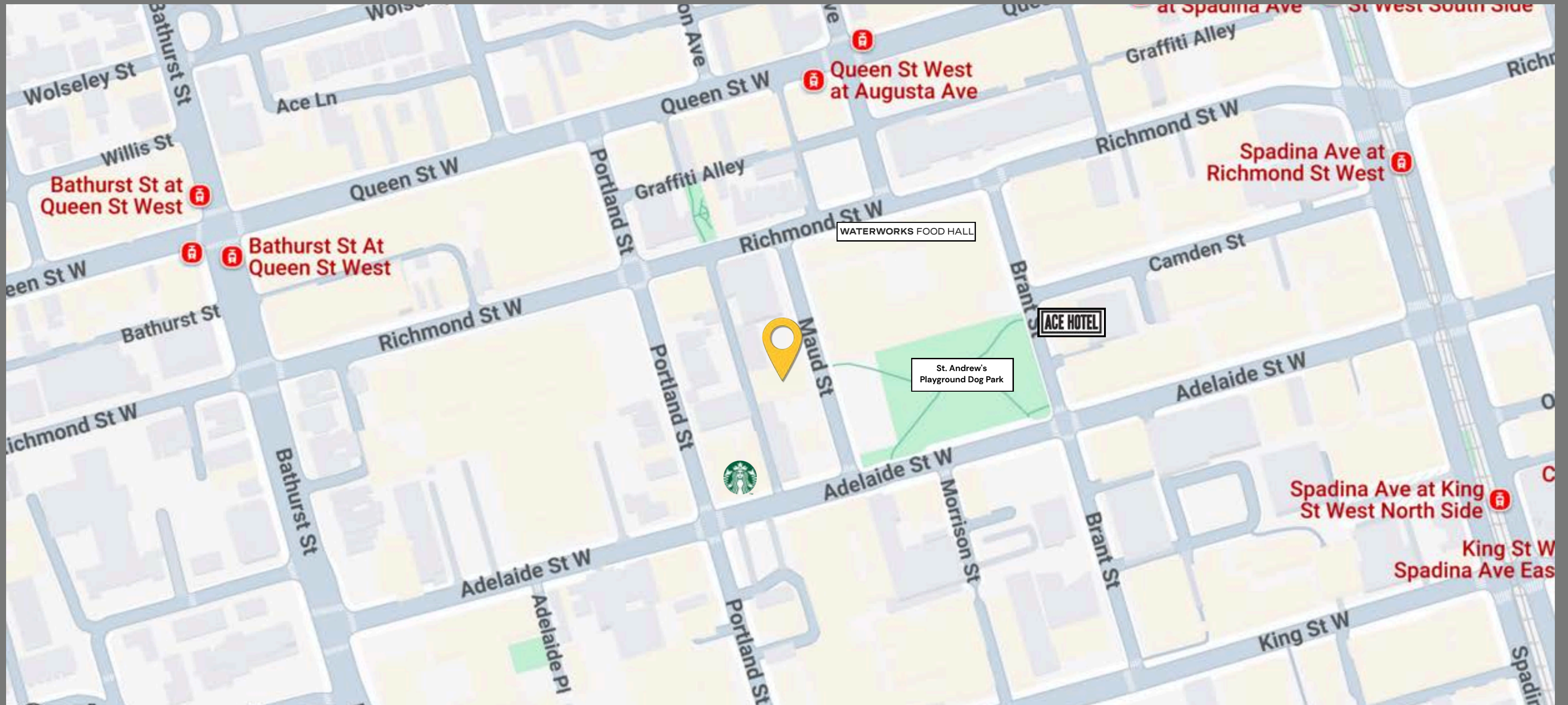


FLOOR PLANS



20 Maud Street #302

LOCATION



The TTC streetcar serving 20 Maud Street, Toronto is the 501 Queen streetcar line.



Starbucks



Ace Hotel Toronto

St. Andrew's Playground Dog Park

WATERWORKS FOOD HALL



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**Thank you for your
business**

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