

91 Oxford Street

Fabulous Wide Open Loft Spaces 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



**Bonus on a
new deal!**

91 Oxford Street

Office Spaces Available in Brick & Beam Building – 2,400 SF Lower Floor + 5,434 SF Top Floor with Southern Views



Available Space

Lower Floor - 2,400 SF
3rd Floor - 5,434 SF
(walk up)



Available

30 days



Ceiling Height

Lower Floor - 9.4 FT
3rd Floor - 15 FT



Semi-Gross Rent

Lower Floor - \$27.00 PSF
3rd Floor - \$37.00 PSF
(+ heat, air & hydro)



Bonus for a Minimum 3-Year Deal

\$5,000 Visa Card (Lower Floor)
\$20,000 Visa Card (3rd Floor)



*Bonus for
new deal with a
minimum of
3 years!*

Property Highlights

- New electrical panels on each floor
- New HVAC & Roof
- Sandblasted ceilings and beams
- Refinished hardwood floors
- Lots of natural light
- Great southern views of Downtown
- Loading dock and freight elevator
- 1 parking stall/5,000 SF leased



Listing Agents

Andrea Kraus*

Senior Vice President

416.649.5939

akraus@lennard.com

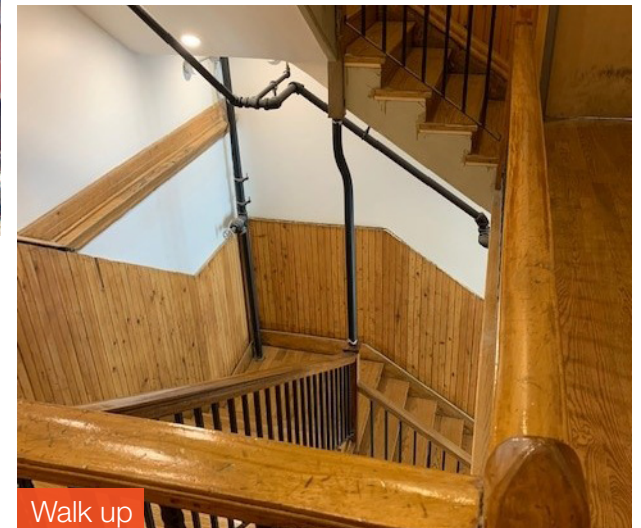
*Sales Representative

91 Oxford Street



A bright future for your business is right here.

Lennard:

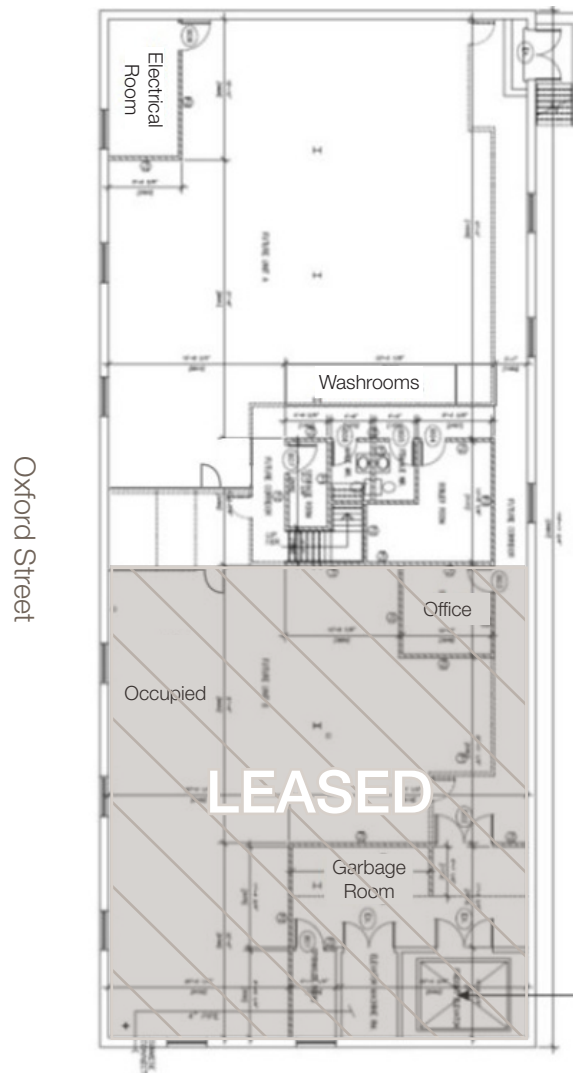


Walk up

lennard.com

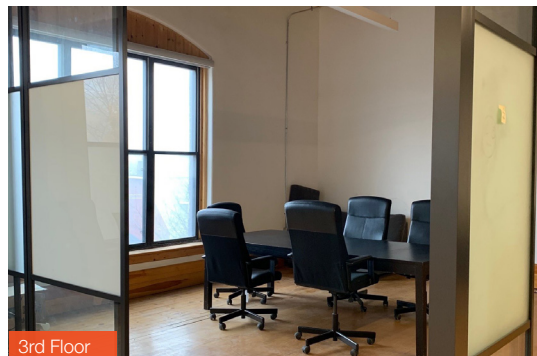
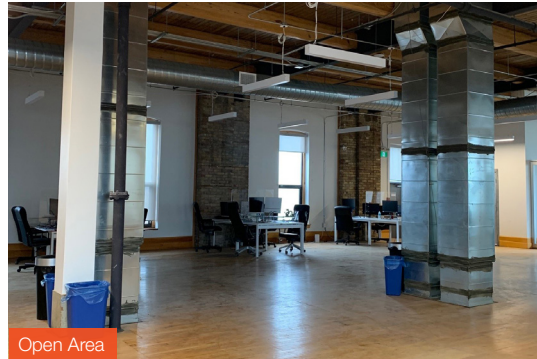
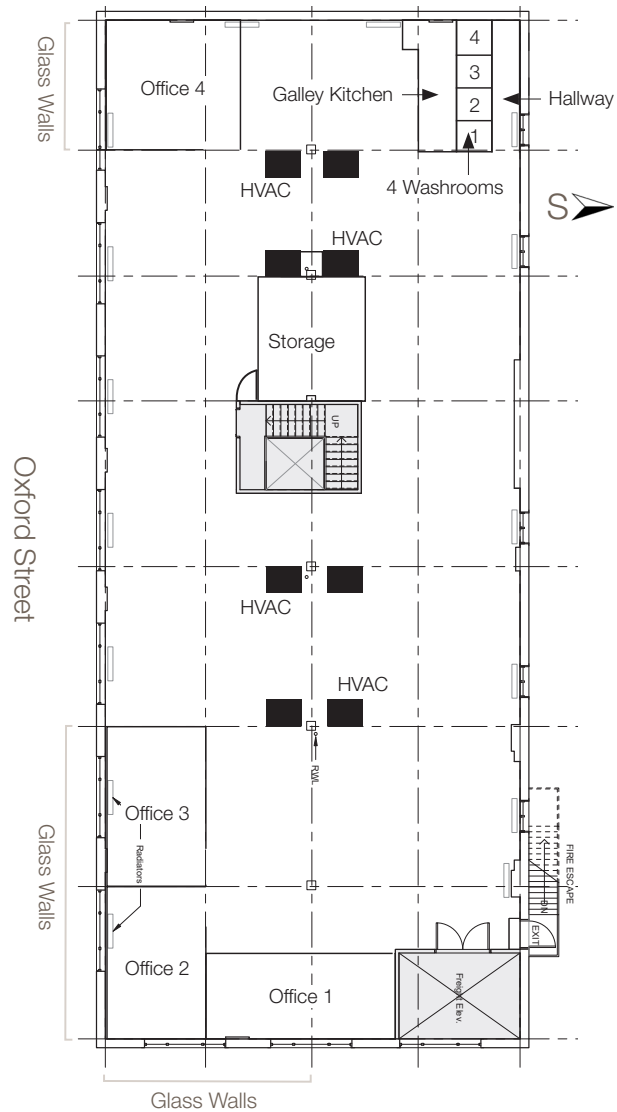
91 Oxford Street

Floor Plan - Lower Floor “As-Is”



91 Oxford Street

Floor Plan - Third Floor "As-Is"



Desks are
Plexiglass Ready!

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.

Lennard:

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

200-55 University Avenue, Toronto
416.649.5920
lennard.com

*Sales Representative

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.