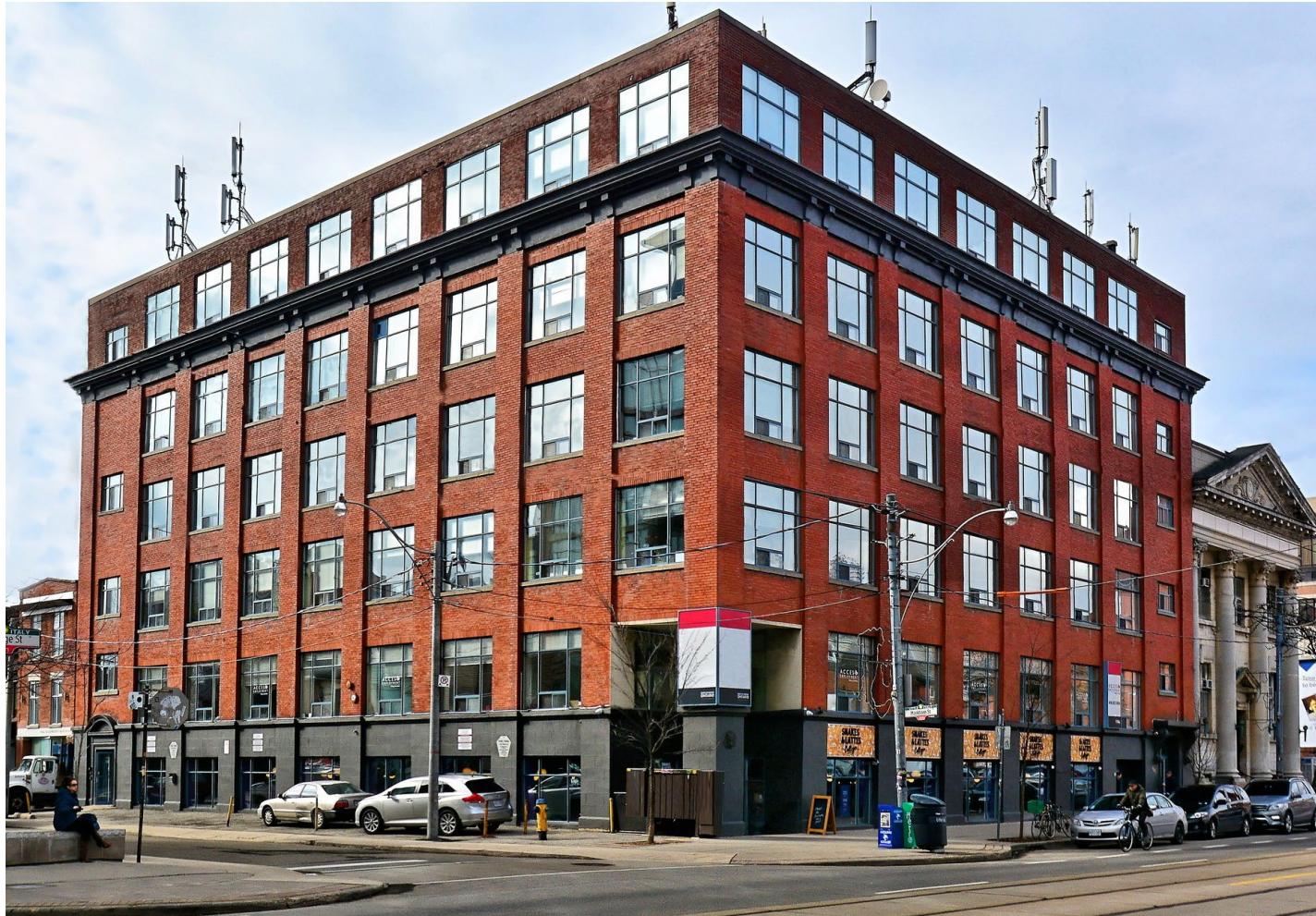


**AVISON  
YOUNG**

**Office Opportunity  
For Lease**  
Toronto, ON



**Character  
Post & Beam  
Space**

**489 College Street**

**Get more information**

**Adam Walman**

Principal, Vice President  
Sales Representative  
647 989 2332  
adam.walman@avisonyoung.com

Avison Young Commercial Real Estate Services, LP,  
Brokerage | 222 Bay Street, Suite 2500, | Toronto,  
ON M5K 1B2 | 416 955 0000

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# Office Opportunity For Lease

489 College Street

**Suite 300**  
1,732 sf

**Suite 303**  
3,064 sf

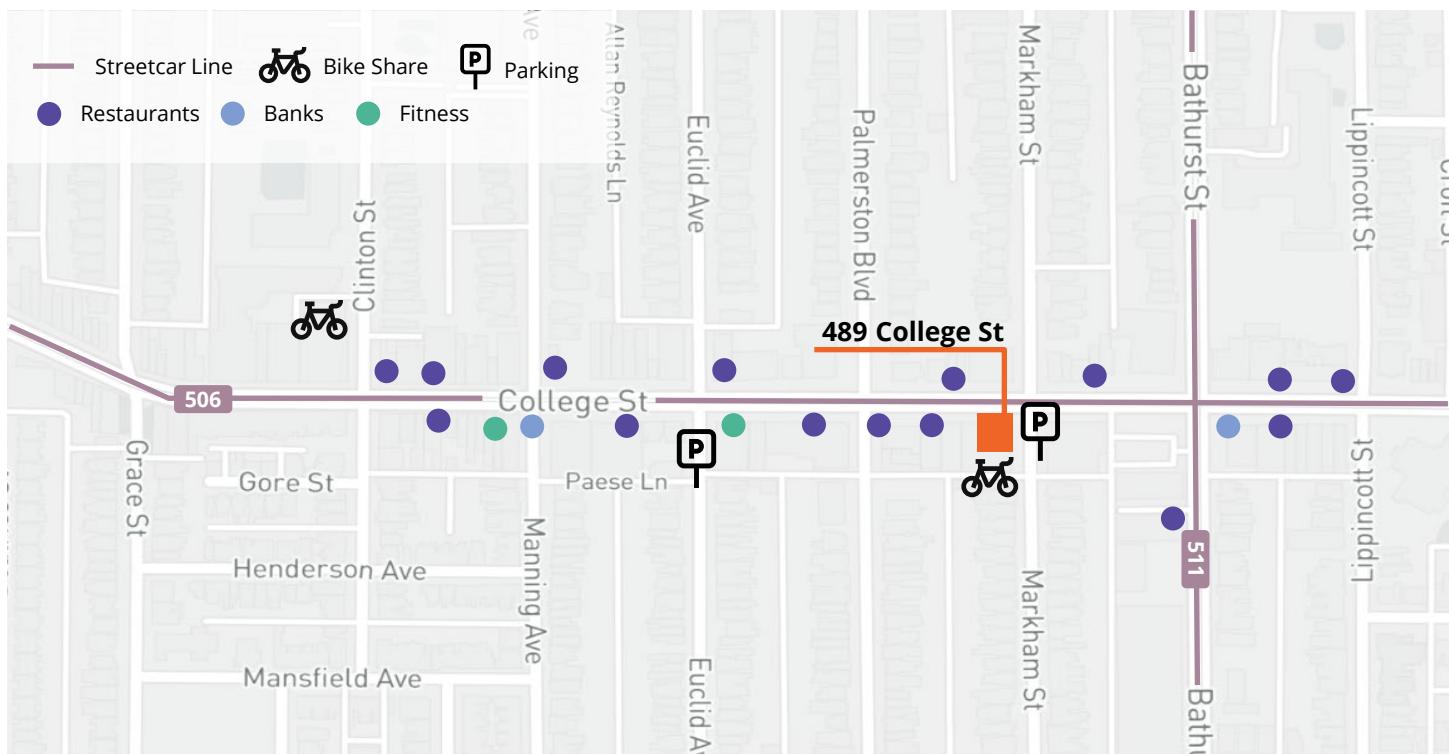
**Net Rent**  
Contact Listing Agents

**Additional Rent**  
\$16.50 psf + hydro (2024 estimate)

**Property Description**

- Large windows with high ceilings and great natural light
- Character post & beam space
- Located along College TTC line and steps from Bathurst TTC Streetcar
- Abundance of amenities
- Newly renovated lobby, washrooms and common corridors





## Get more information

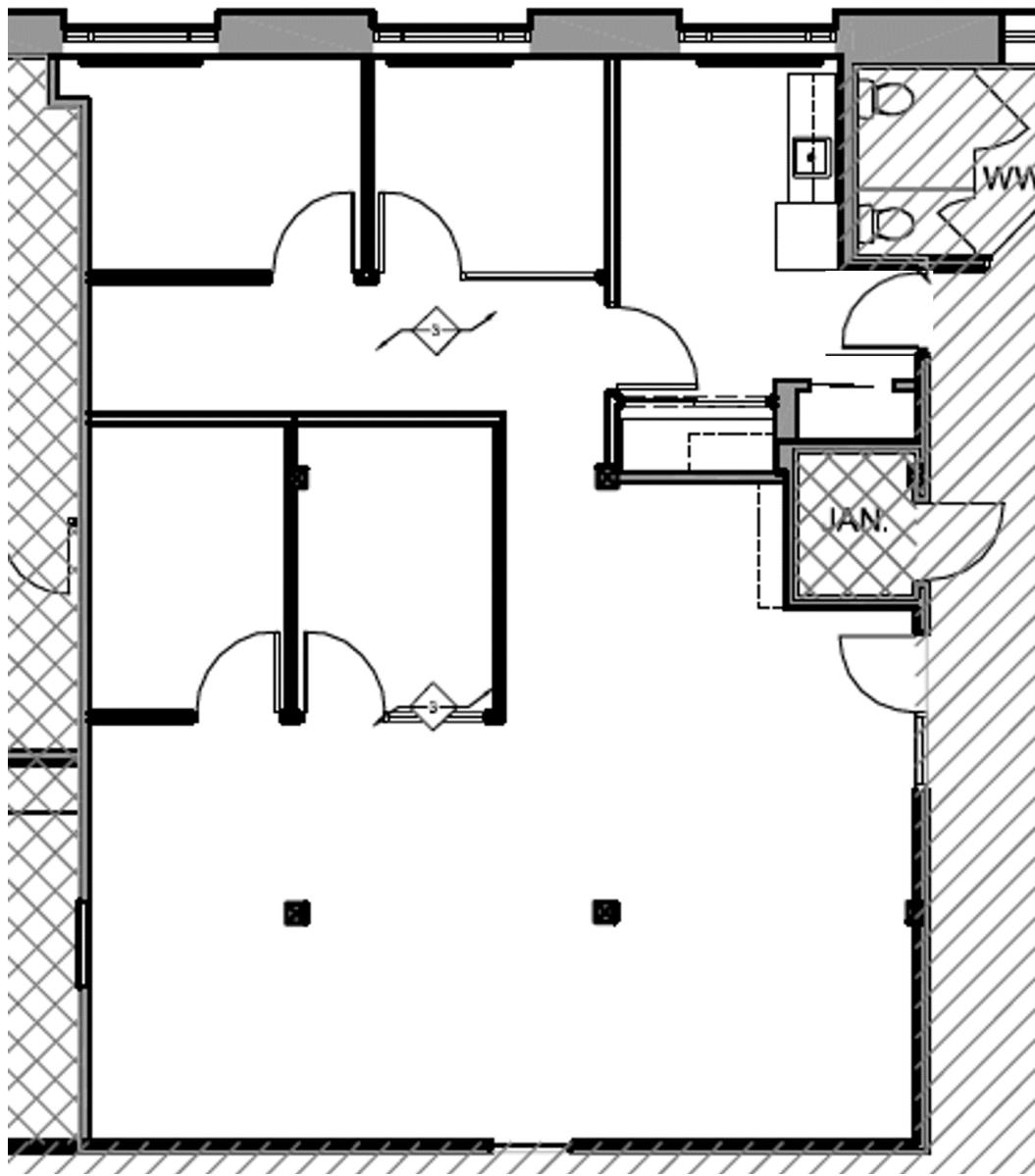
### Adam Walman

Principal, Vice President  
Sales Representative  
647 989 2332  
adam.walman@avisonyoung.com

# Suite 300 | 1,732 sf

## Suite Description:

Currently built out with 4 privates offices, open space and a kitchenette.



## Get more information

### **Adam Walman**

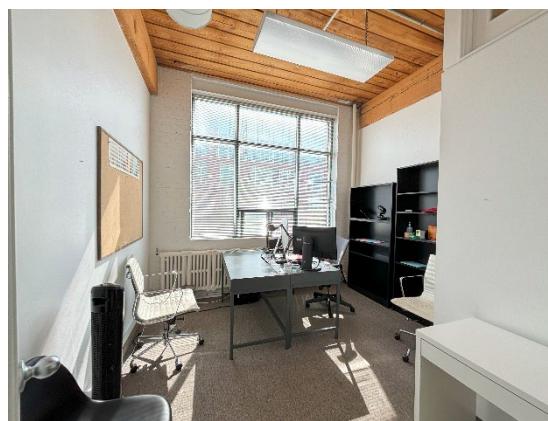
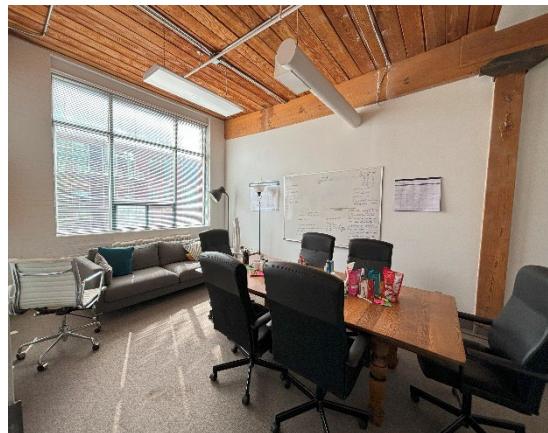
Principal, Vice President

Sales Representative

647 989 2332

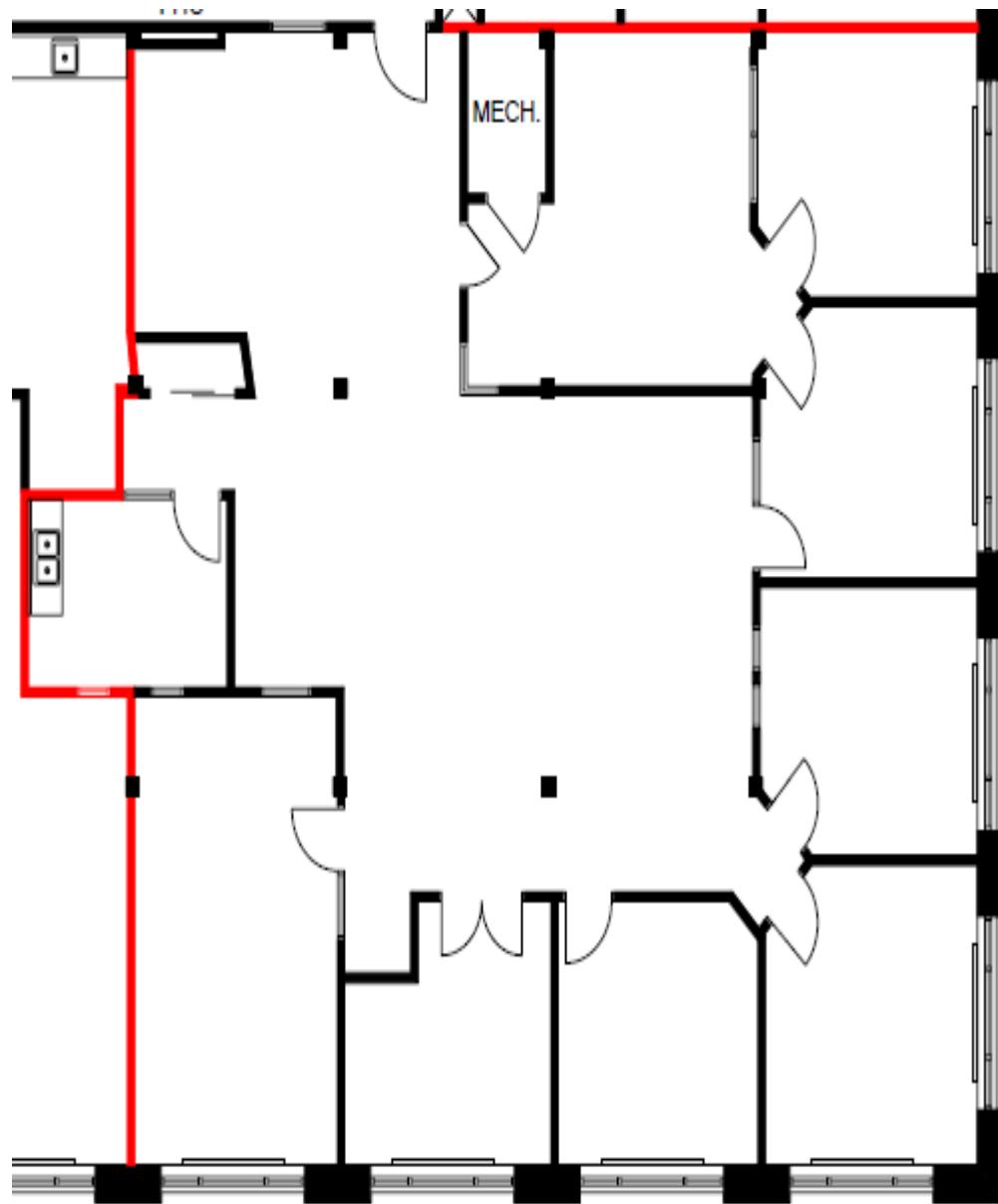
adam.walman@avisonyoung.com

# Suite 303 | 3,064 sf



## Suite Description:

Space is currently built out with multiple offices, meeting rooms, and a kitchenette.



## Get more information

### **Adam Walman**

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Sales Representative

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