

## 345 SORAUREN AVENUE Main Floor FOR SUB-LEASE



### PROPERTY SUMMARY

**Rent: \$27.80 SF**

**Additional Rent: \$6.50 SF**

**SF: 4500 or 2250**

Main Floor Brick and Beam Space

Can be Used for Warehouse/Office/Retail

Overlooking Sorauren Park

Walking Distance to UP Express and TTC

Rail Line/Bike Route Close By

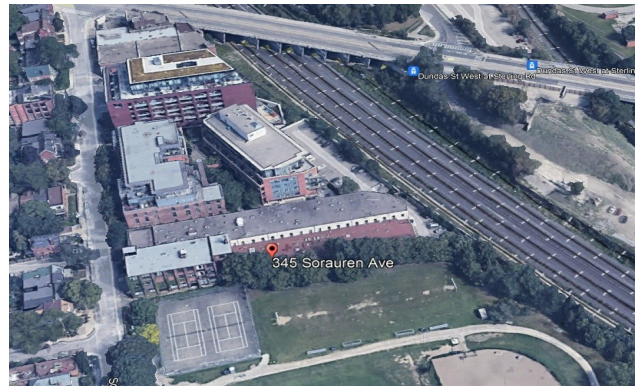
Unobstructed Park Views on Entire South Side.

Modern Building

Highly Sought After Location

Excellent Foot Traffic

Washroom/Kitchen/Private Boardroom/Open Area

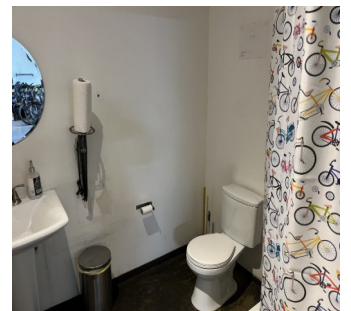
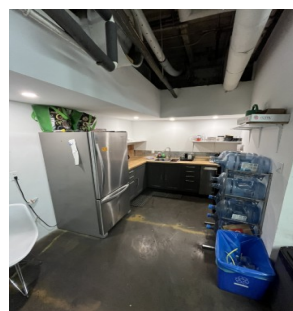
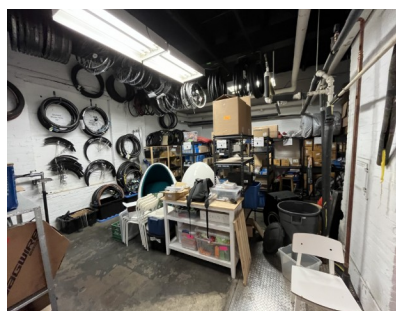
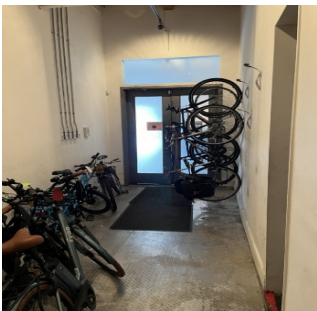
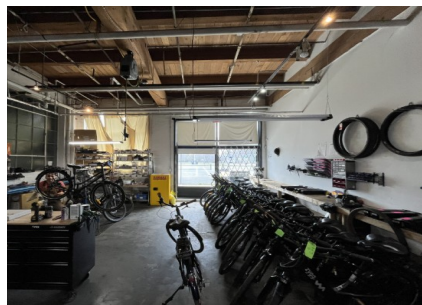
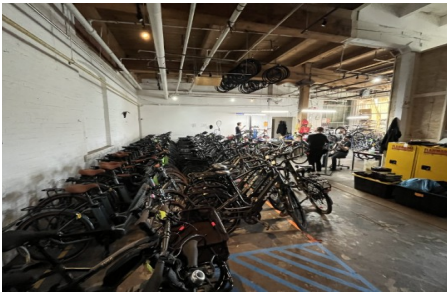


This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisers should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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### PHOTOS



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