

**FOR LEASE**  
**87 Wade Avenue**  
Office Loft



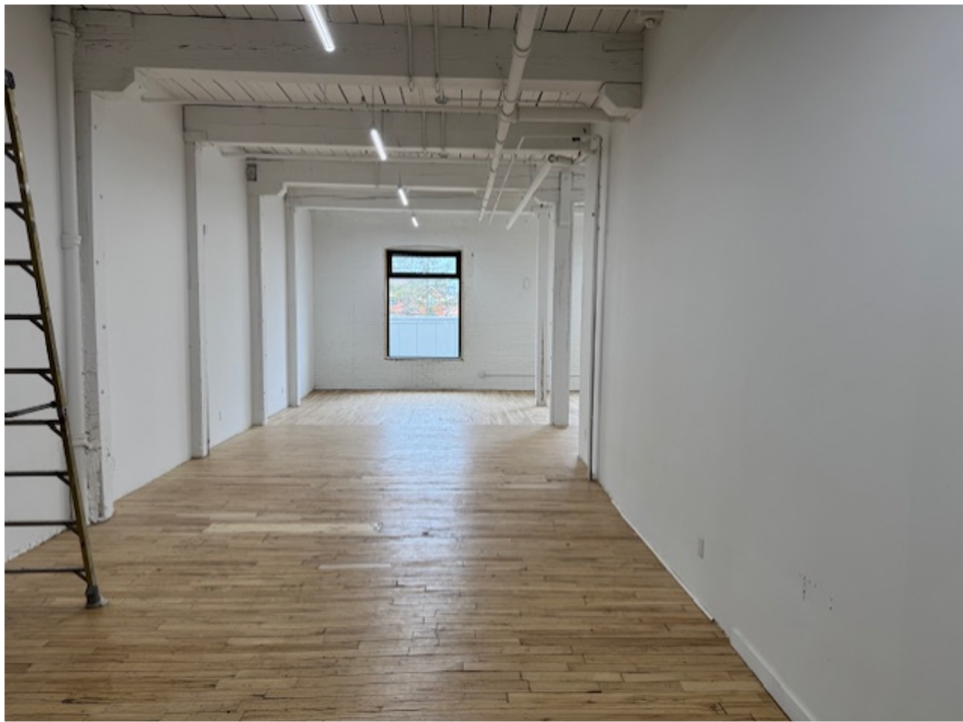
## PROPERTY DETAILS

LOCATION	On Wade Avenue, east of Lansdowne Avenue. <a href="#">CLICK FOR MAP</a>
SIZE	Unit 203: 2,143 SF (Corner Unit with Private Street Entrance) Unit 207 and 208 can be combined for 3,059 SF Unit 209: 750 SF (Small unit with outdoor courtyard space) Unit 305: 1,800 SF
TERM	2-5 Years
POSSESSION	Unit 203: Immediate Unit 207 & 208: December 2025 Unit 209: Immediate Unit 305: October 1st, 2025
ASKING RATE	<b>Units 203, 207 &amp; 209: \$29 Per Square Foot Semi-Gross + Gas/Hydro</b> <b>Unit 209: \$34 Per Square Foot Semi-Gross + Gas/Hydro</b> <b>Unit 305: \$33 Per Square Foot Semi-Gross + Gas/Hydro</b>

## PROPERTY HIGHLIGHTS

Open space with in-suite washroom and rough-in for a kitchenette, wood floors and 13 ft ceilings. Unit 305 includes access to the rooftop deck. The property is a 2-minute walk from Lansdowne Station at Bloor Street West, with its abundant restaurants/shops, and steps away from bus stops with service north and south on Lansdowne.



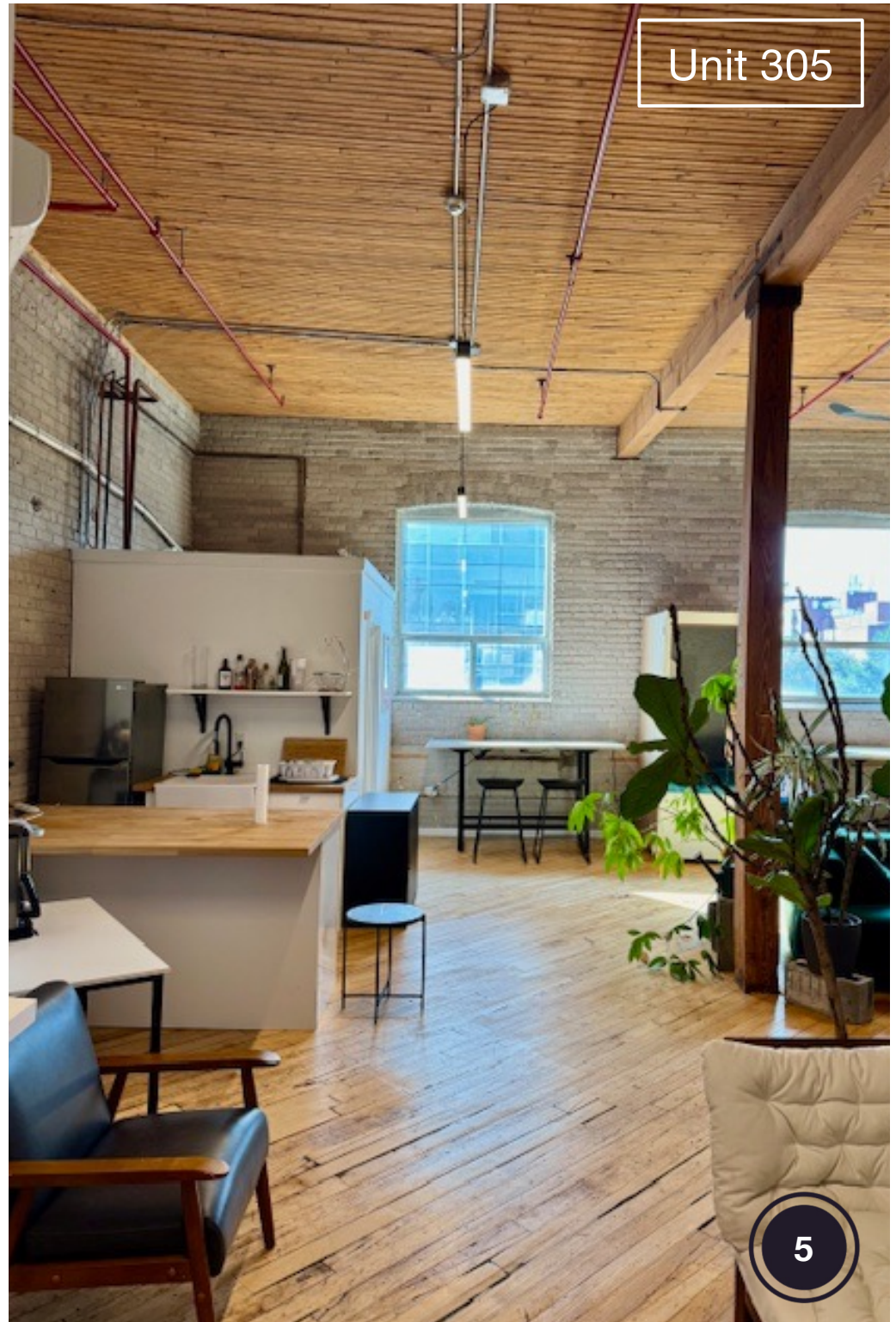




Unit 203





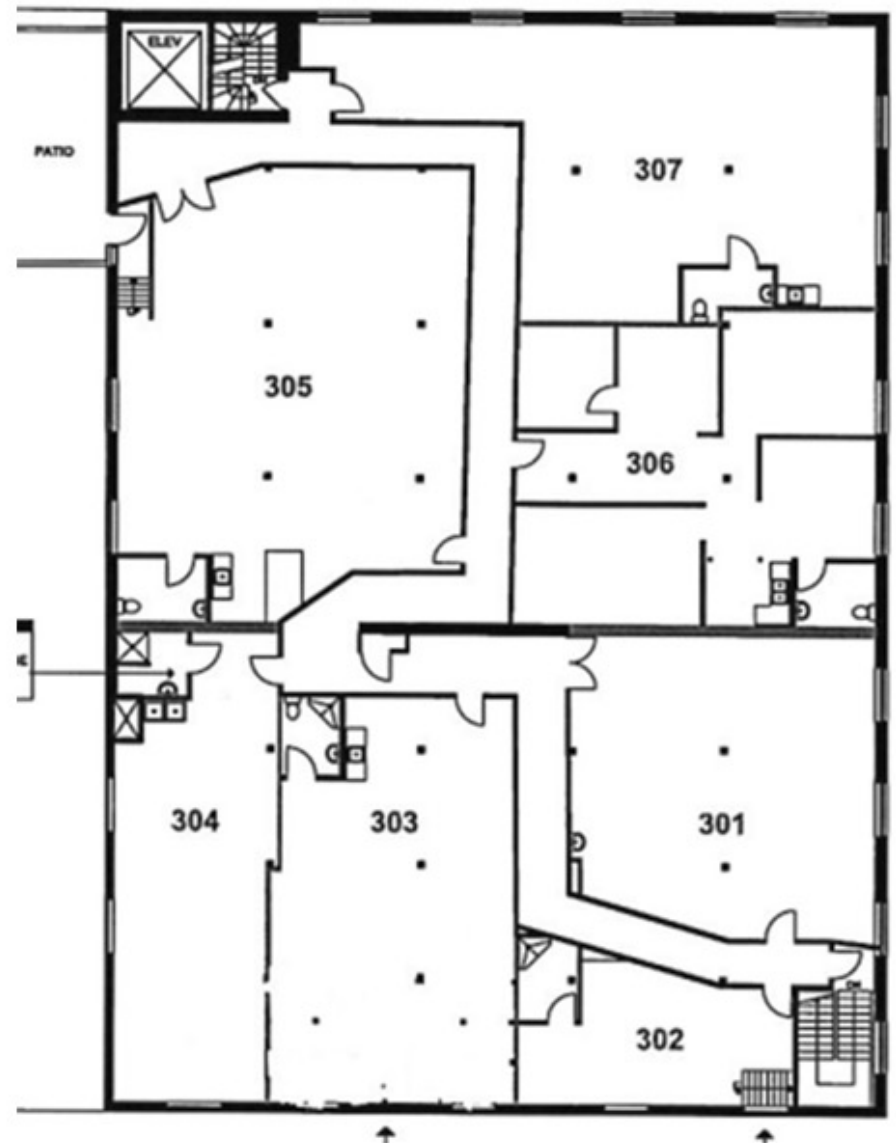
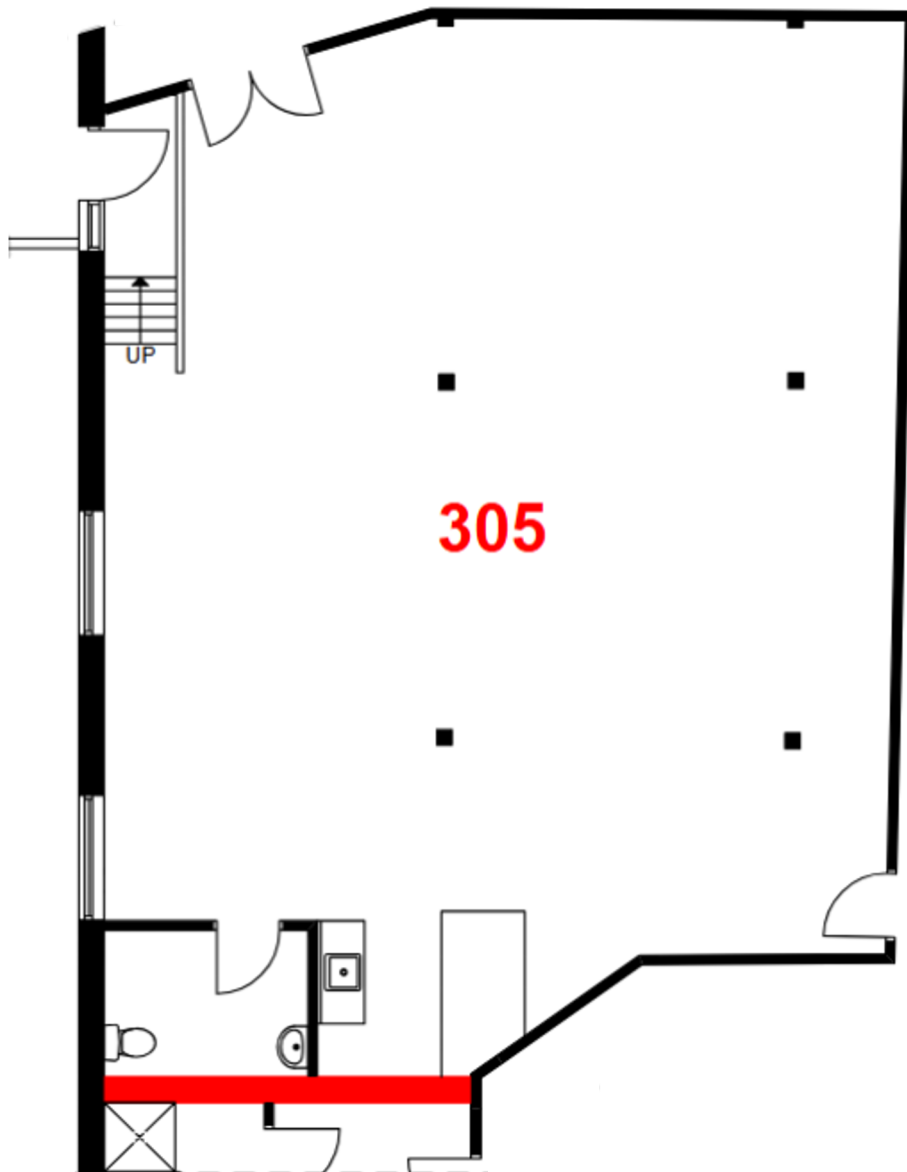




## Floorplan (Second Floor)



## Floorplan (Third Floor)



# CONNECTIVITY



BIKE SCORE OF **84**

→ Biking is convenient for most trips



TRANSIT SCORE OF **97**

→ World-class public transportation



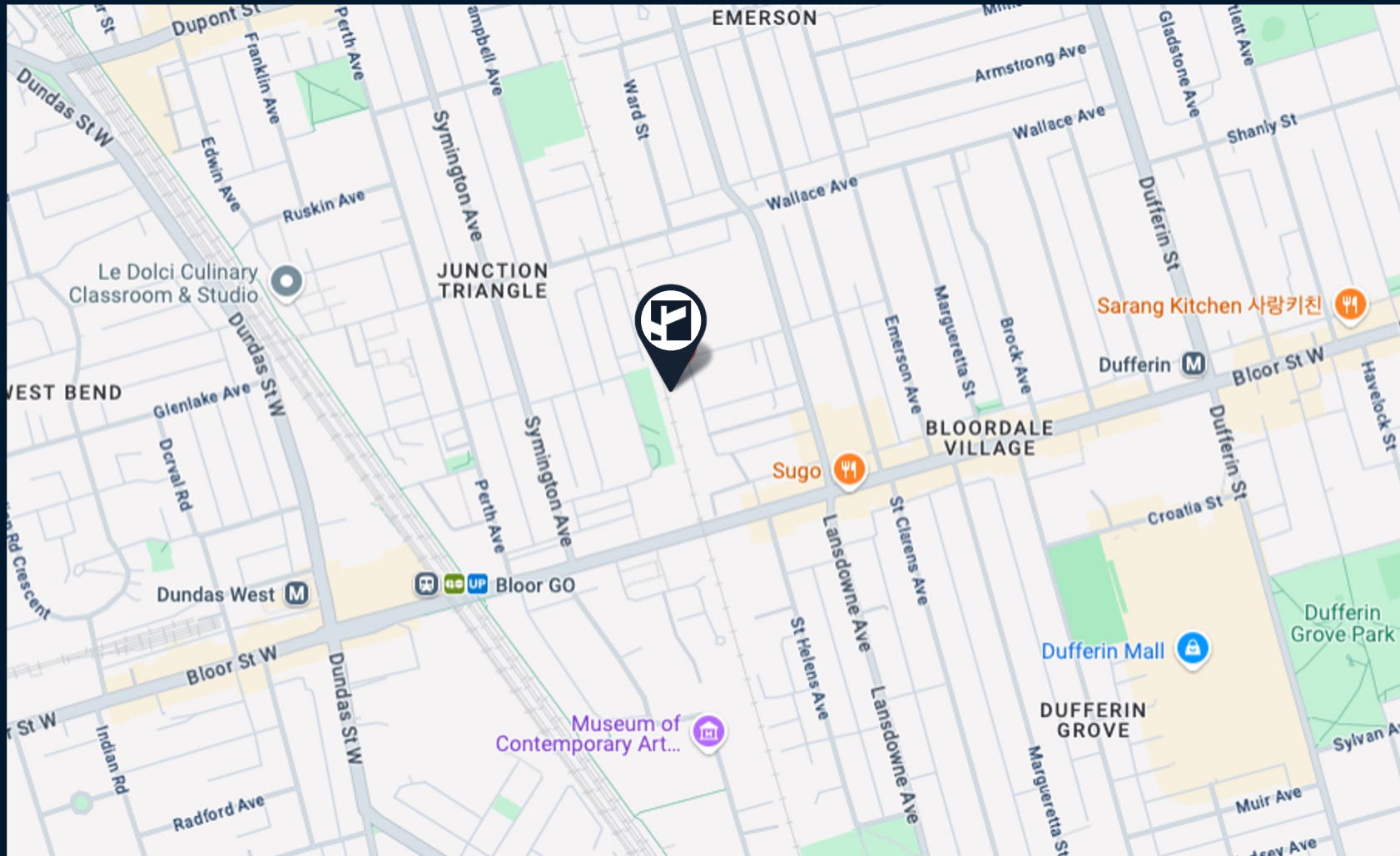
WALK SCORE OF **88**

→ Most errands can be accomplished on foot

[CLICK  
HERE](#)



# AREA MAP



## CONTACT

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