



GITALIS
REAL
ESTATE

FOR LEASE



BOUTIQUE
BUILDING
OFFICE
SPACE



LAVIE
COMP
224 RICHMOND



ATM

224 RICHMOND STREET WEST
ENTERTAINMENT DISTRICT



GITALIS
REAL
ESTATE

DETAILS

LOCATION: RICHMOND ST. W AND SIMCOE ST.

ZONING: RA – Permits a wide variety of uses for office, retail, fitness, food, etc.

AREA: 1st Floor - 800 sq. ft.
2nd Floor – 3,700 sq. ft.
3rd Floor – 2,700 sq. ft.
Roof Enclosure – 1,200 sq. ft.

Total: 8,400 sq. ft.

LEASE RATE: \$29.50/SQ. FT. NET

TMI: \$15.53

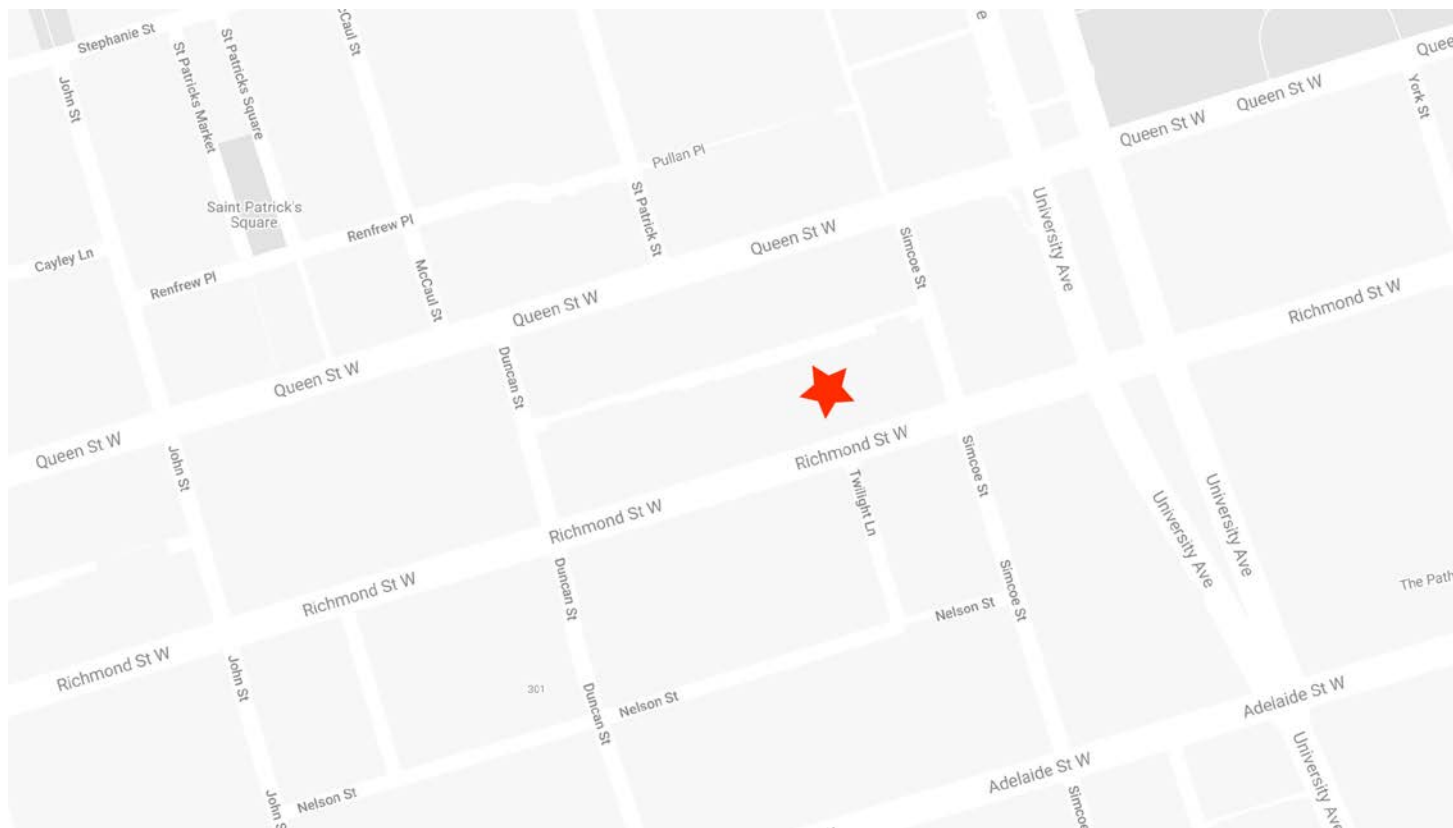
PREMISES: Newly renovated
3 Large studio spaces
Private Offices
Men's and Women's washroom with showers

CONTACT: **Zev Gitalis, President**
Broker of Record
Gitalis Real Estate, Brokerage
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LOCATION

Located a minute walk from Subway entrance around the corner, close to all services, financial district, City Hall, Queen West, Shopping and Restaurants.



Walk Score 99
Walker's Paradise
Daily errands do not require a car.

Transit Score 100
Rider's Paradise
World-class public transportation.

Bike Score 92
Biker's Paradise
Daily errands can be accomplished on a bike.

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