



OFFICE/RETAIL FOR LEASE



1139 COLLEGE STREET | TORONTO



APPROX.
10,000 SF
GROUND
FLOOR SPACE

FRASER MCKAY*
Senior Vice President
416 359 2422
fraser.mackay@cushwake.com

ANDREW BOUTILIER*
Associate
416 359 2449
andrew.boutilier@cushwake.com

Cushman & Wakefield ULC,
Brokerage
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1
cushmanwakefield.com

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Overview

Located on the south side of College Street, just west of Dufferin Street, this impressive ground floor opportunity has outstanding signage opportunities and is perfectly situated steps from bus/streetcar access and adjacent to popular amenities such as The Junction, Dufferin Mall and the College Street retail corridor.

Benefits

- Full ground floor (divisible)
- Full height exposed ceilings
- 2 direct entrances from College Street
- Large wood column and brick construction
- Impressive signage potential
- Adjacent TTC (Streetcar & Bus)
- First come, first serve on-site parking
- Easy rear loading access

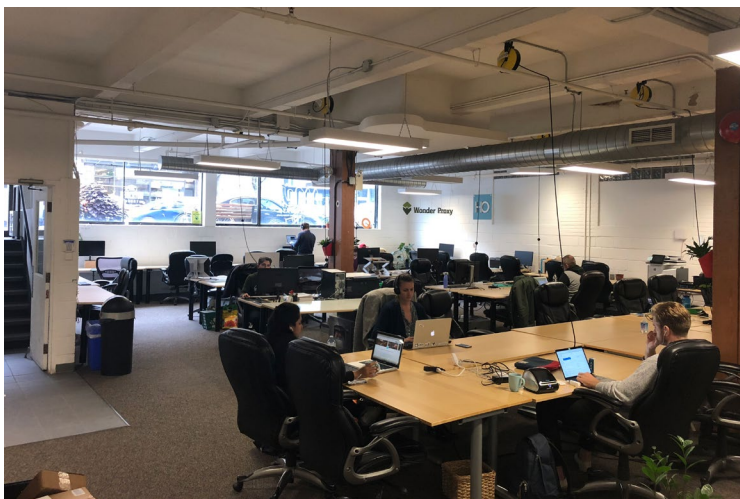
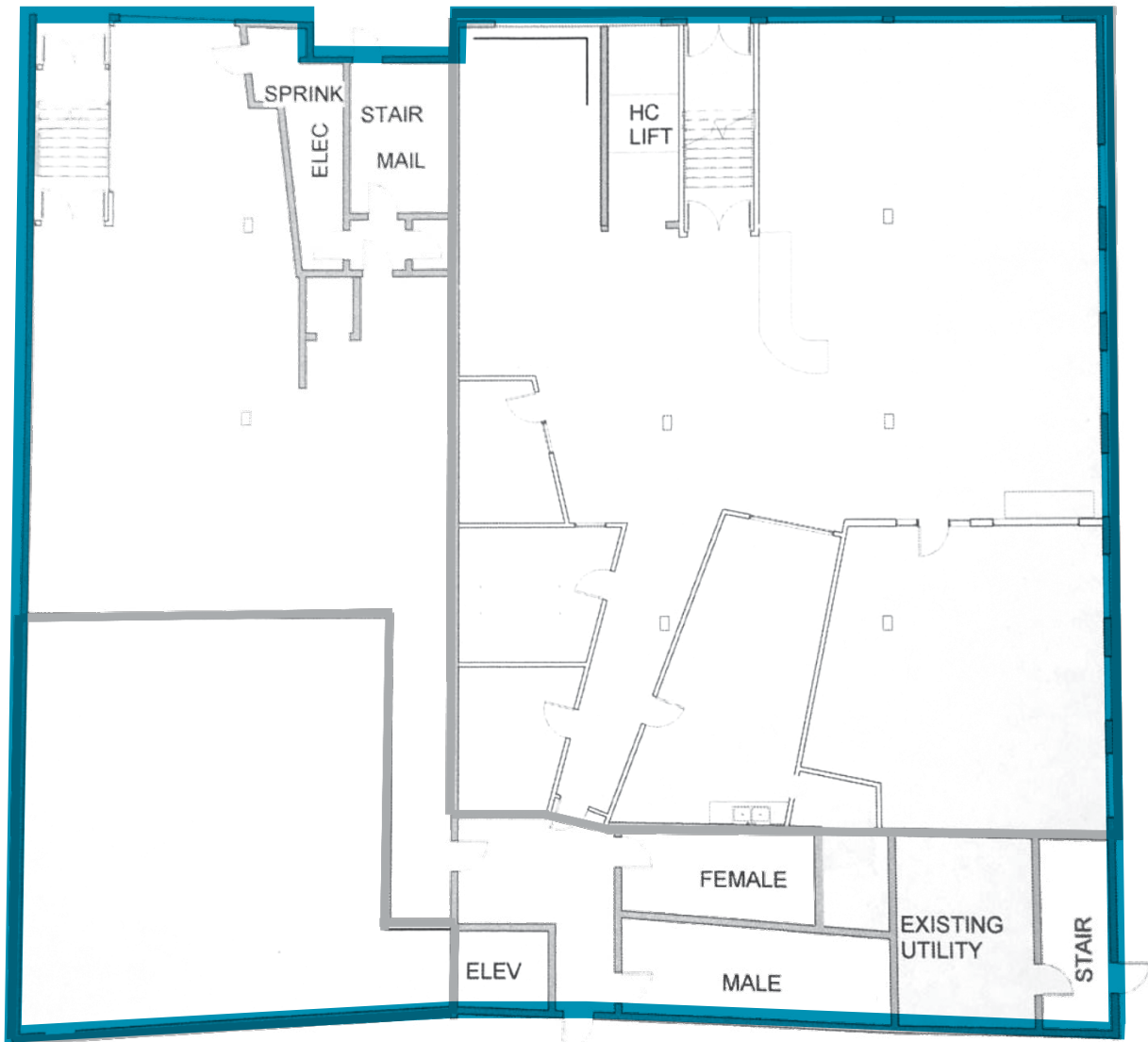


Details

Available Space:	Approx. 10,000 SF
Semi-Gross Rate:	\$35.00 PSF plus hydro and in-suite janitorial
Occupancy:	30 - 90 days
Term:	5 to 10 years

COLLEGE STREET

Floor Plan

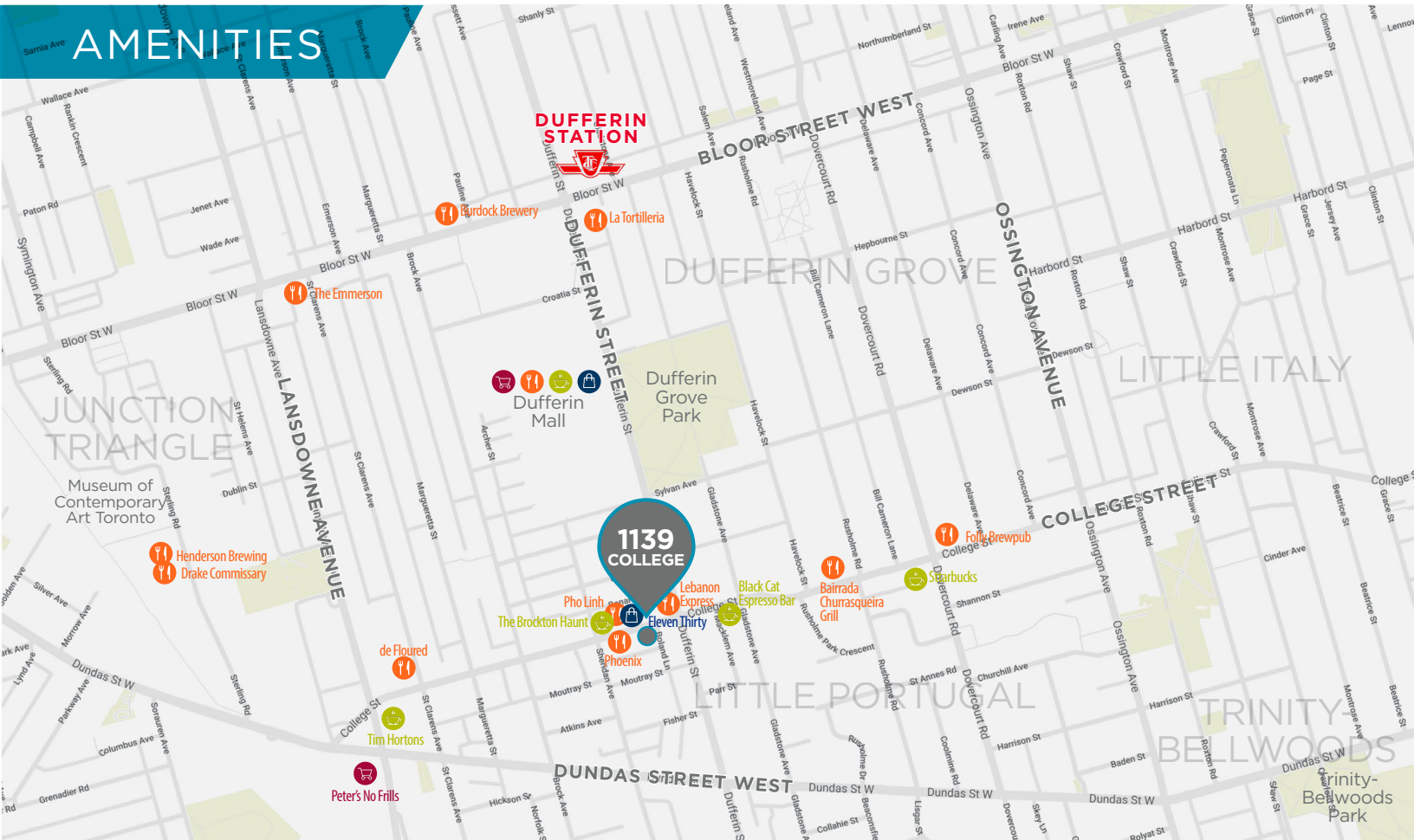


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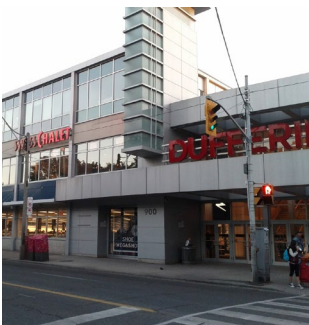
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AMENITIES



Located near many amenities within walking distance including Dufferin Mall and amongst trendy West Toronto nodes.



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