



FOR LEASE

OFFICE

MLS# C13444556

236 Avenue Road 2nd Floor, Toronto, ON M5R 2J4

Annex, Toronto · M5R 2J4

C\$ 1/mo

0	0	4,189	—	100+	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

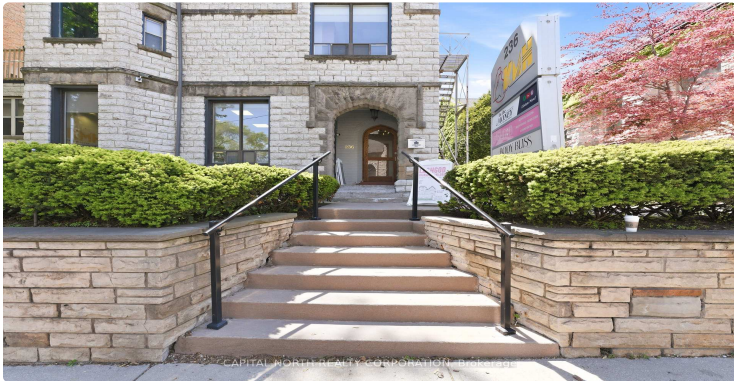
ABOUT THIS PROPERTY

Welcome To 236 Avenue Road, A Restored Heritage Property Offering A Rare Full-Floor Leasing Opportunity In One Of Toronto's Most Established Professional Corridors. Originally Constructed In 1898, This Kingston Limestone Building Reattains Notable Architectural Features, Including A Two-Story Entry Foyer And Stained-Glass Detailing, While Incorporating Modern Improvements Suited For Professional Office Use. The Available Premises Comprise The Entire Second Floor Totaling Approximately 4,189 Square Feet And Is Currently Configured As A Professional Office Environment With Quality Turnkey Improvements Throughout. The Layout Includes A Reception And Waiting Area With Refreshment Space, Private Offices, Meeting Areas, Studio/Treatment Rooms, And In-Suite Amenities, Providing Flexibility For A Variety Of Users Including Advisory, Consulting, Wellness, Family Office, Wealth Management, Medical Uses, And Other Professional Office Uses. A Rare Offering Within This Avenue Road Corridor, The Premises Includes Five Private On-Site Parking Spaces. Located Immediately South Of Dupont Street, The Property Is Positioned Near The Residential Communities Of Rosedale, Forest Hill, Yorkville, And The Annex, With Convenient Access To Surrounding Amenities, Restaurants, And The Public Transit. Dupont And Rosedale Subway Stations Are Both Situated Within Walking Distance. Possession Available Immediately. Landlord May Consider Updates To The Main Lobby And Common Areas.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
AGE	100+ years
ANNUAL TAX	\$28
POSTAL CODE	M5R 2J4
NEIGHBOURHOOD	Annex

GALLERY





LISTING AGENT

Pavel Shaganenko

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