



ROYAL LEPAGE REAL ESTATE SERVICES LTD. Brokerage

FOR LEASE

OFFICE

MLS# W14110936

770 Browns Line 100A, Toronto, ON M8W 3W2

Alderwood, Toronto · M8W 3W2

C\$ 18/mo

0	0	1,158	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Take advantage of this half-floor option with 1158 sq ft of professional or medical office space in Etobicoke. Ideally suited for any professional office user who is looking for a new location to either grow or establish themselves. With a half floor available, the design options are endless. Lots of natural light is available on all 3 sides, front and rear entrances, and center-floor washrooms make for increased floor plan efficiency. The building boasts freshly updated common areas, including modernized hallways, shared washrooms, and entrance doors enhanced with electronic access cards and surveillance cameras. With 23 free on-site parking spaces and immediate access to the Gardiner Expressway and Highway 427, this location provides unbeatable convenience for daily operations and client accessibility. This comprehensive setting offers a premium foundation for your practice or office use, combining stability with the amenities needed for seamless operation and growth. Build Out: The landlord will consider a tenant allowance or buildout, depending on the tenant's covenant and terms. PROFESSIONAL AND MEDICAL OFFICE USE ONLY. NO RETAIL USES.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
ANNUAL TAX	\$15
POSTAL CODE	M8W 3W2
NEIGHBOURHOOD	Alderwood

GALLERY



LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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