

317 Adelaide Street East

BRIGHT AND OPEN
FLEXIBLE WORKSPACE

YOUR SIGN HERE



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317 Adelaide Street East



DETAILS

AVAILABLE SPACE:	2,025 SF
NET RENT:	\$29.00 PSF
ADDITIONAL RENT:	\$25.74 PSF est. 2024 (plus hydro and janitorial)
OCCUPANCY:	December 1, 2024
TERM:	3 - 10 years



UNIT SPECIFICATIONS

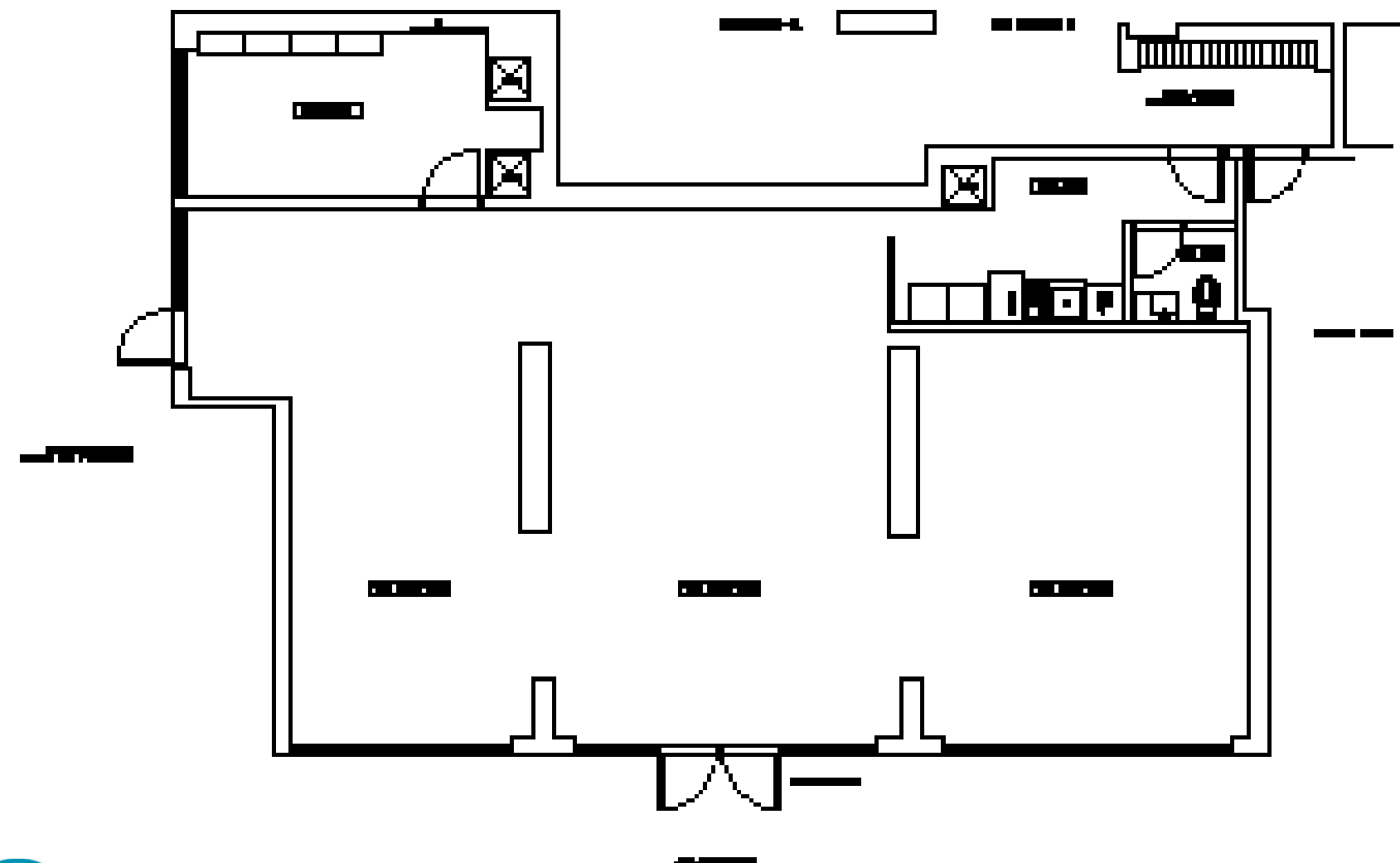
- 77+ feet of frontage/signage on Adelaide Street East, visible southbound from Sherbourne Street
- Modern, high-end LED lighting throughout
- Existing data/phone lines and TV cables
- 1 office, a kitchen and open area
- Finished, painted concrete floors

HIGHLIGHTS

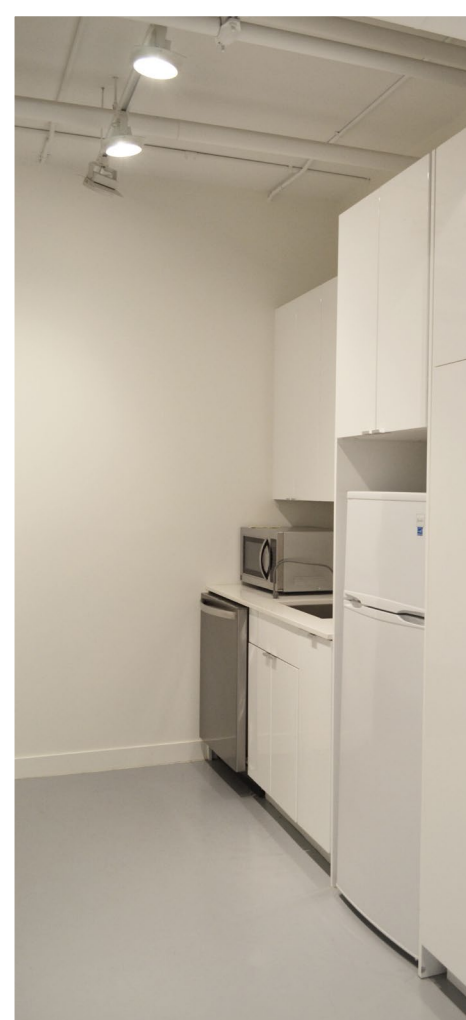
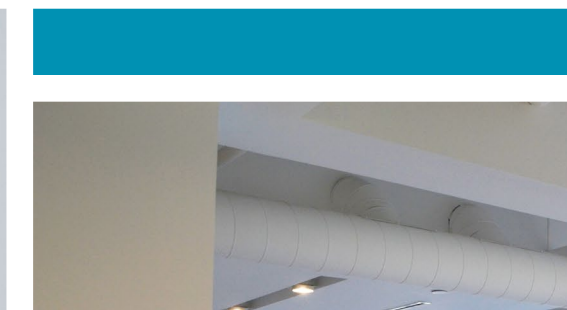
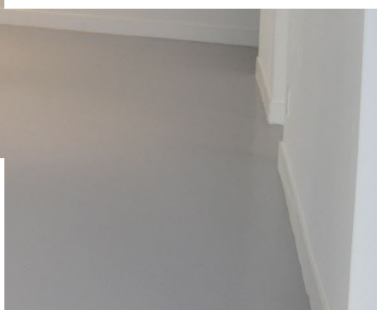
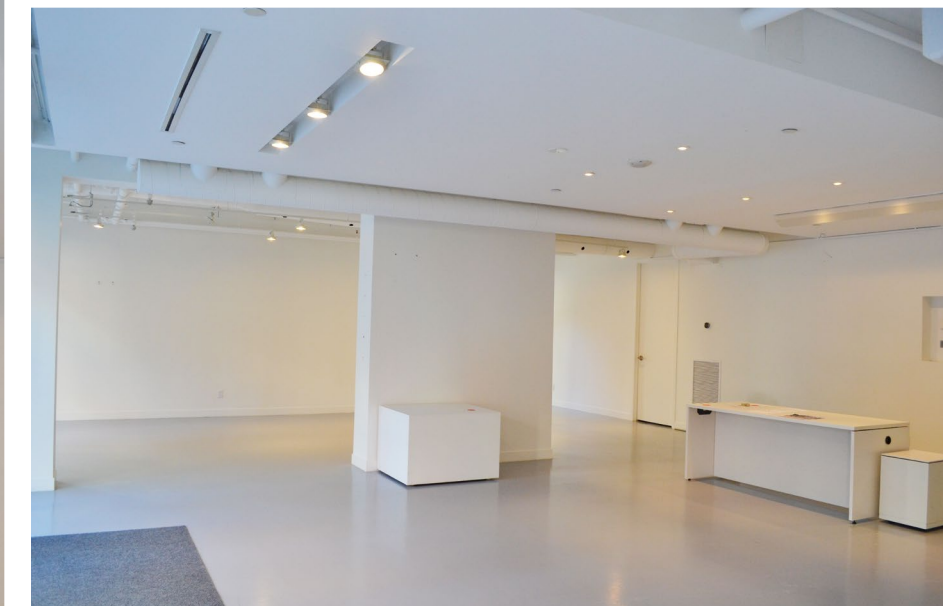
- Formerly used as a design showroom
- Bright and open space with great ceiling height
- Built-out (staff) bathroom and kitchen area
- Security system is ready to be connected to ADT
- Special power outlets for security cameras
- 3 parking spaces can be made available
- Clean, basic build-out is valued at \$130,000 and was completed in 2017

FLOORPLAN

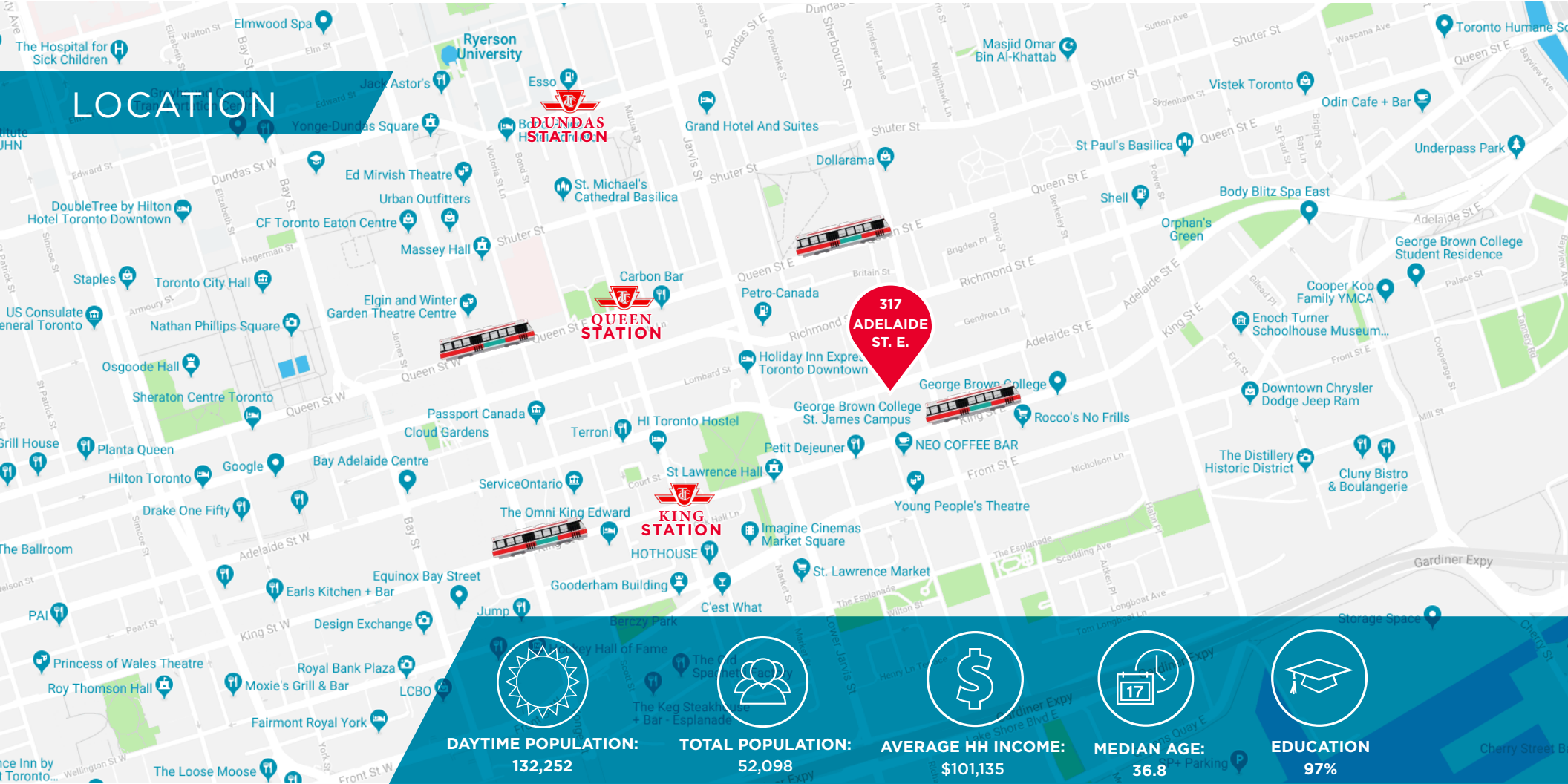
2,025 SF



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