

# LEASE

## 30-34 Duncan Street, Toronto



### Location

Duncan Street just south of  
Richmond Street West

### Term

5 Years

### Available Space

Lower Level: 4,674 SF  
Suite 301: 4,116 SF  
Suite 401: 8,231 SF  
Suite 501: 8,234 SF  
~~Suite 602: 2,152 SF~~ LEASED!  
Suite 606: 899 SF  
Suite 608: 674 SF

### Availability

- 60 Days for Suites 301, 606, 608
- 90-120 Days for Suites 401 and 500

### Net Rent

\$20.00 PSF/YR

### Taxes and Operating Costs (2012)

\$8.81 PSF/YR+hydro

### Contact Information

Andrea Kraus  
Vice President  
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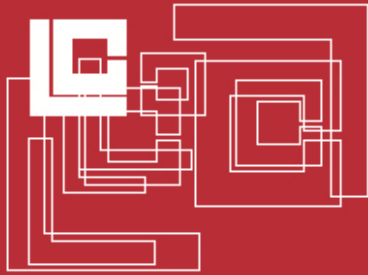
# LENNARD

Lennard Commercial Realty, Brokerage  
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T: 416.366.3183  
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[lennard.com](http://lennard.com)

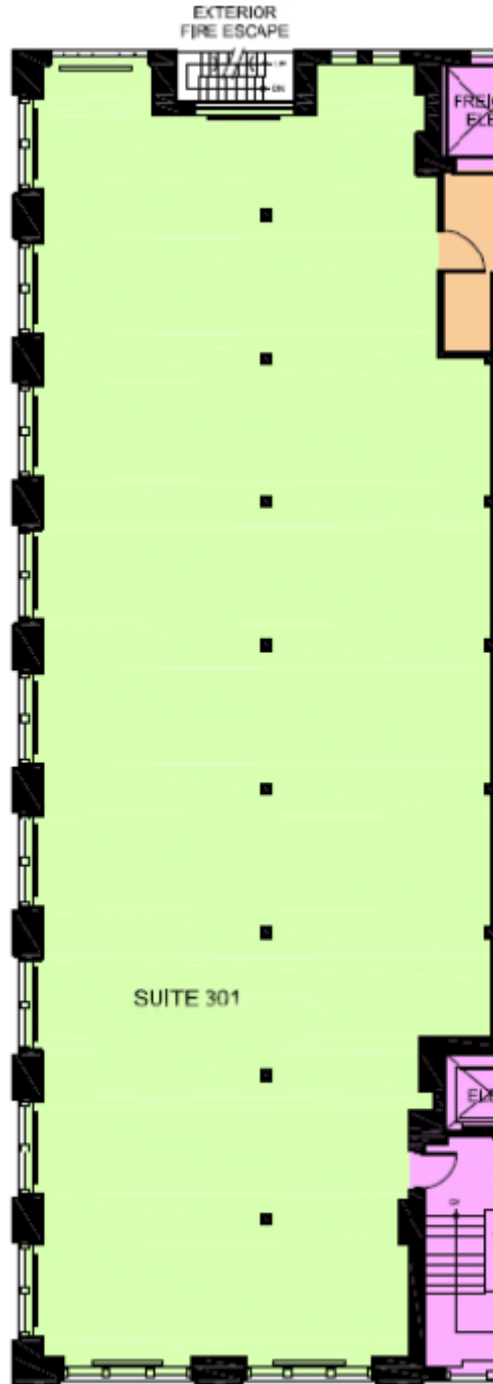
### Comments

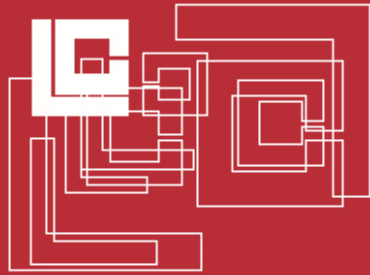
- New Elevator Cab renovation complete
- Original 1926 Art Deco Brick & Beam construction
- In the heart of the Entertainment District; lots of amenities in area
- Great Downtown West location



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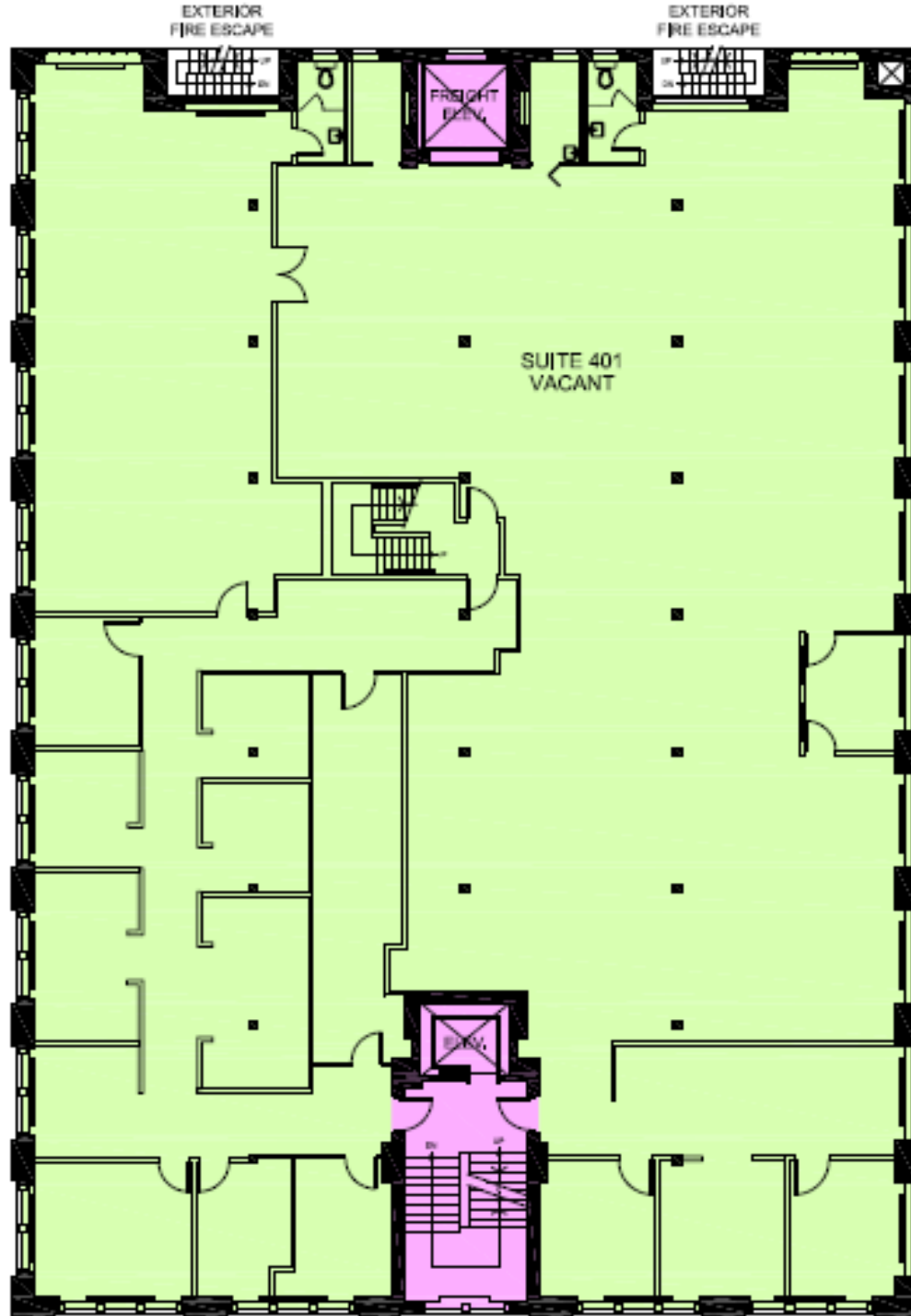
3<sup>rd</sup> Floor Plan – 4,116 SF

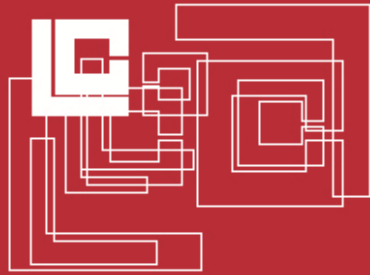




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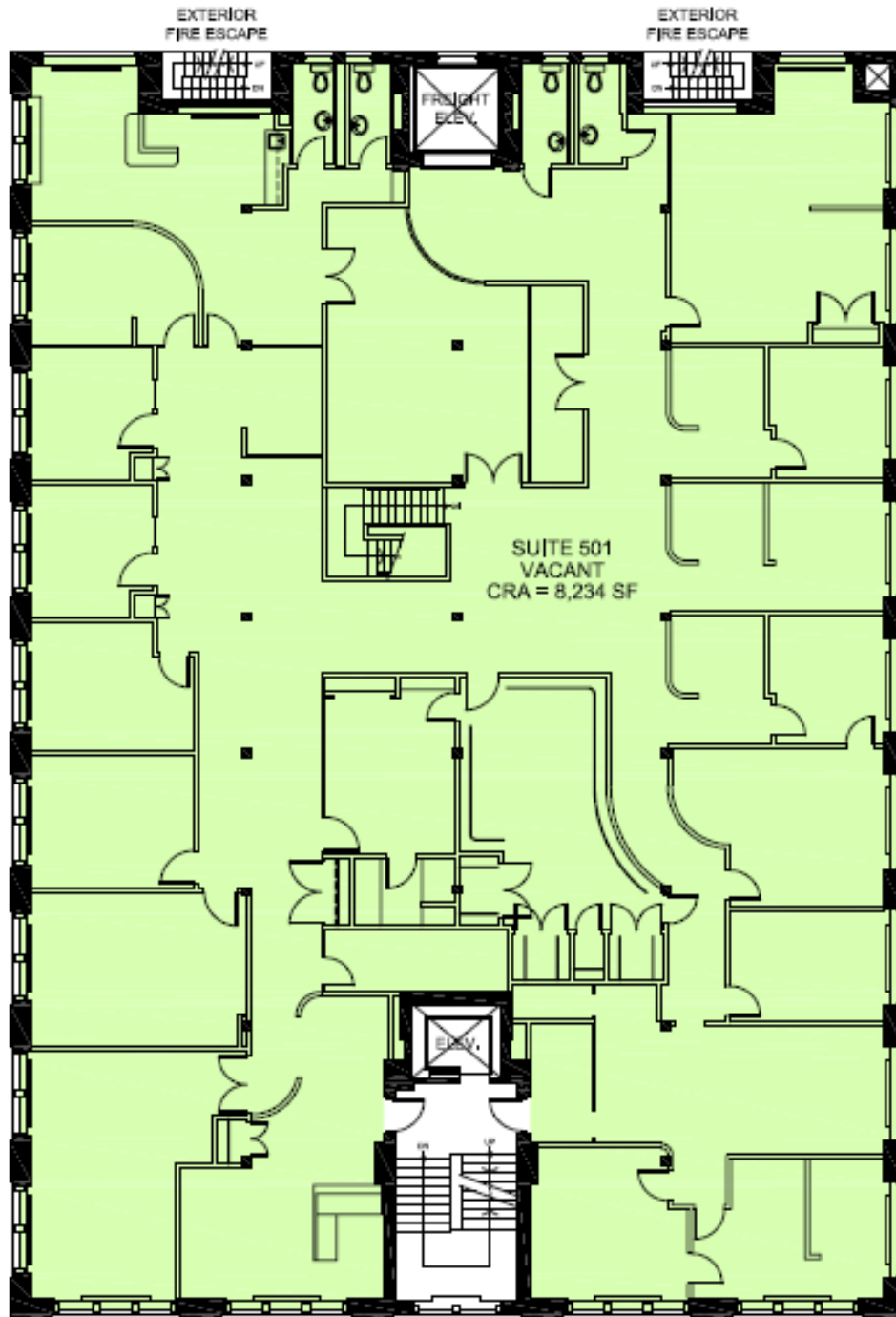
Suite 401 – 8,231 SF

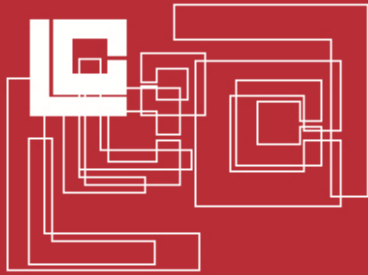




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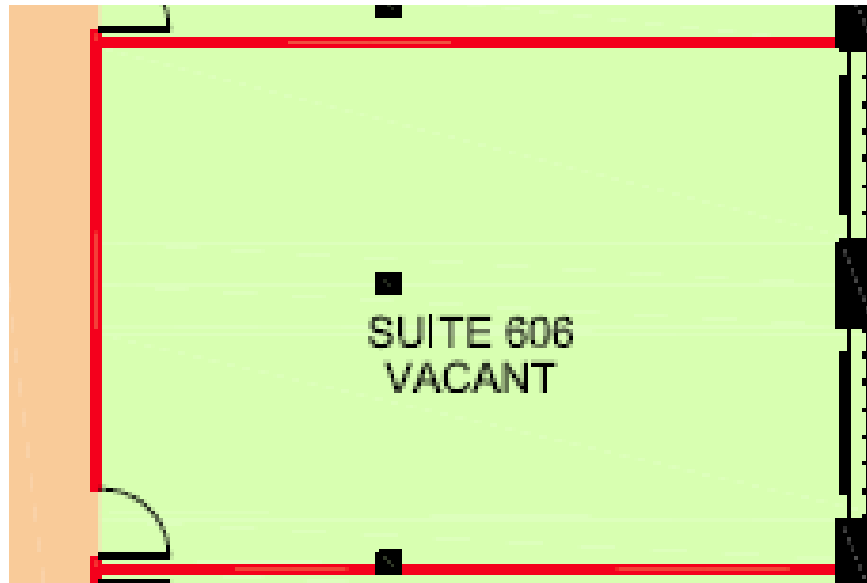
Suite 501 – 8,234 SF

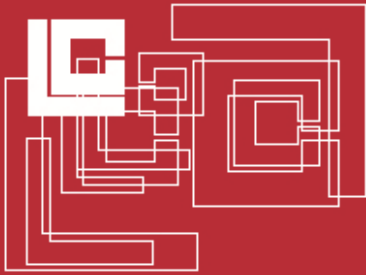




# 30-34 Duncan Street, Toronto

Suite 606 Floor Plan – 899 SF





30-34 Duncan Street, Toronto

Suite 608 Floor Plan - 674 SF

