



For Lease: Office/Industrial

1444 Dupont Street, Unit 17

Versatile Urban Flex Space

Lennard: 200-55 University Avenue, Toronto
416.649.5920

lennard.com

1444 Dupont Street, Unit 17

Fantastic studio office or light industrial space for lease.



Suite

Unit 17

Available Space

2,550 SF



Clear Height

10 FT - 18 FT

Double Man Ship Door

1, 5'10" x 7'10"

Drive-In Level Ship Doors

1, 11'6" x 9'8"



Availability

Immediate



Zoning

I2D2



Net Rent

\$30.00 PSF

Taxes

\$11,764.06 (2024)

Condo Maintenance Fees

\$1,067.24/month (2024)



Listing Agents

Michael Salenieks*

Vice President

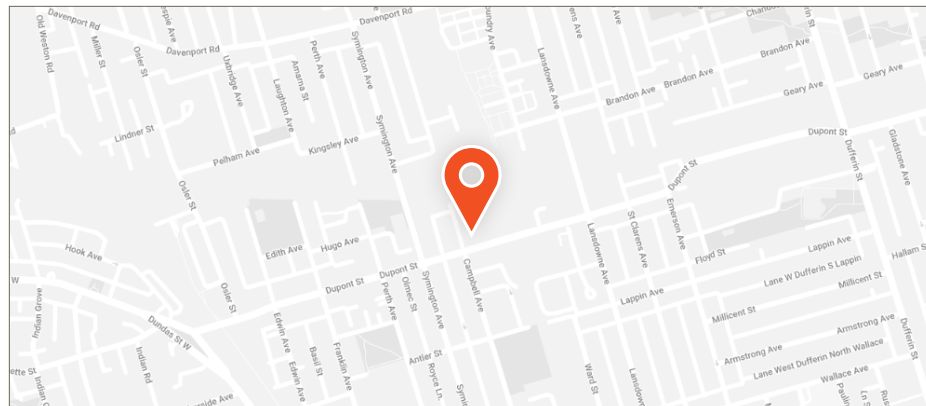
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*Broker

Property Highlights

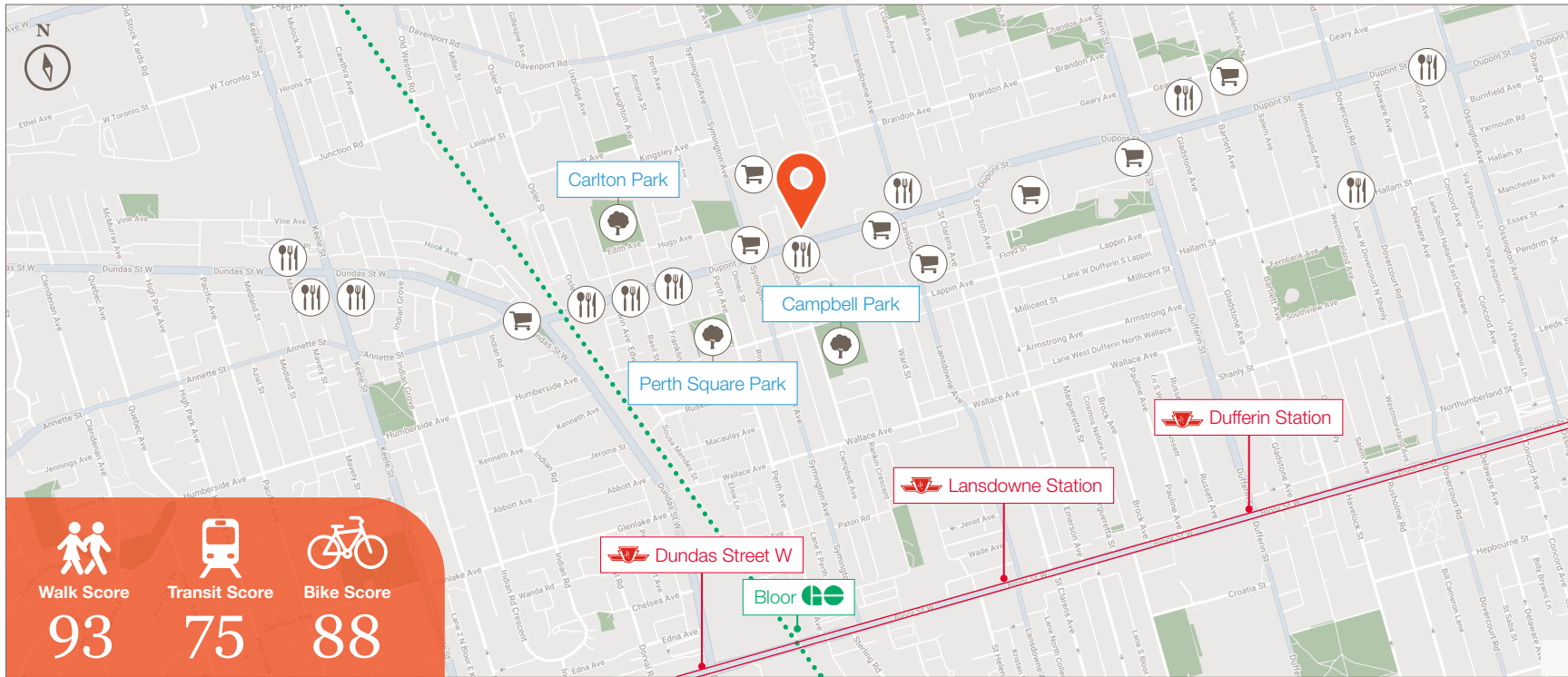
- South facing corner unit in commercial condo complex
- Clear heights of 10' up to 18' on ground level
- Main entrance is a double door, 94" high x 70" wide, with rear and side single door entrances
- Upper mezzanine includes a bathroom and kitchenette
- Shared surface parking
- Vibrant complex currently home to a variety of studio, light industrial, and professional office uses



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Transit

Situated at the prime intersection of Dupont Street and Campbell Avenue in The Junction Triangle, 1444 Dupont Street offers outstanding transit access. With close proximity to Bloor Street W, the Lansdowne station on the Bloor Line is easily accessible. A variety of bus routes, including the 26 Dupont, 47 Lansdowne, and 168 Symington, are all within a 3-minute walk, providing seamless connections to the surrounding area. The 512 St. Clair streetcar also offers convenient service along St. Clair Avenue West. For those who prefer cycling or car-sharing, options like Bike Share Toronto, Zipcar, and Enterprise CarShare are readily available, offering added convenience and flexibility in getting around.

Amenities

1444 Dupont Street offers an exceptional location surrounded by a diverse range of amenities. Within walking distance, you'll find several grocery stores, a wide selection of restaurants and cafes, as well as accessible green spaces. The Dupont and Lansdowne area has experienced significant residential growth in recent years, fostering a dynamic, high-density community that continues to thrive. This vibrant neighbourhood provides everything needed for a convenient and enriching lifestyle.

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