



For Sale: Office

Here is where
your business
will *grow*.

14 Birch Avenue

Turnkey High-end Office Property in Rosedale

Lennard:

Here is where your business will *grow*.

lennard.com

14 Birch Avenue

An office building ideal either for owner-occupier or potential for multiple tenants.



Building Size

10,300 SF
& 1,400 SF Basement
(partial base building condition
& storage area)



Site Area

5,622 SF

Frontage

Irregular

Birch Street: 20.36 ft

Rear: approx. 56.36 ft



Asking Price

\$11,999,000



Listing Agent

Noah Schwartz*

Senior Vice President,
Investment Sales

416.649.5943

noah@lennard.com

*Sales Representative

Property Highlights

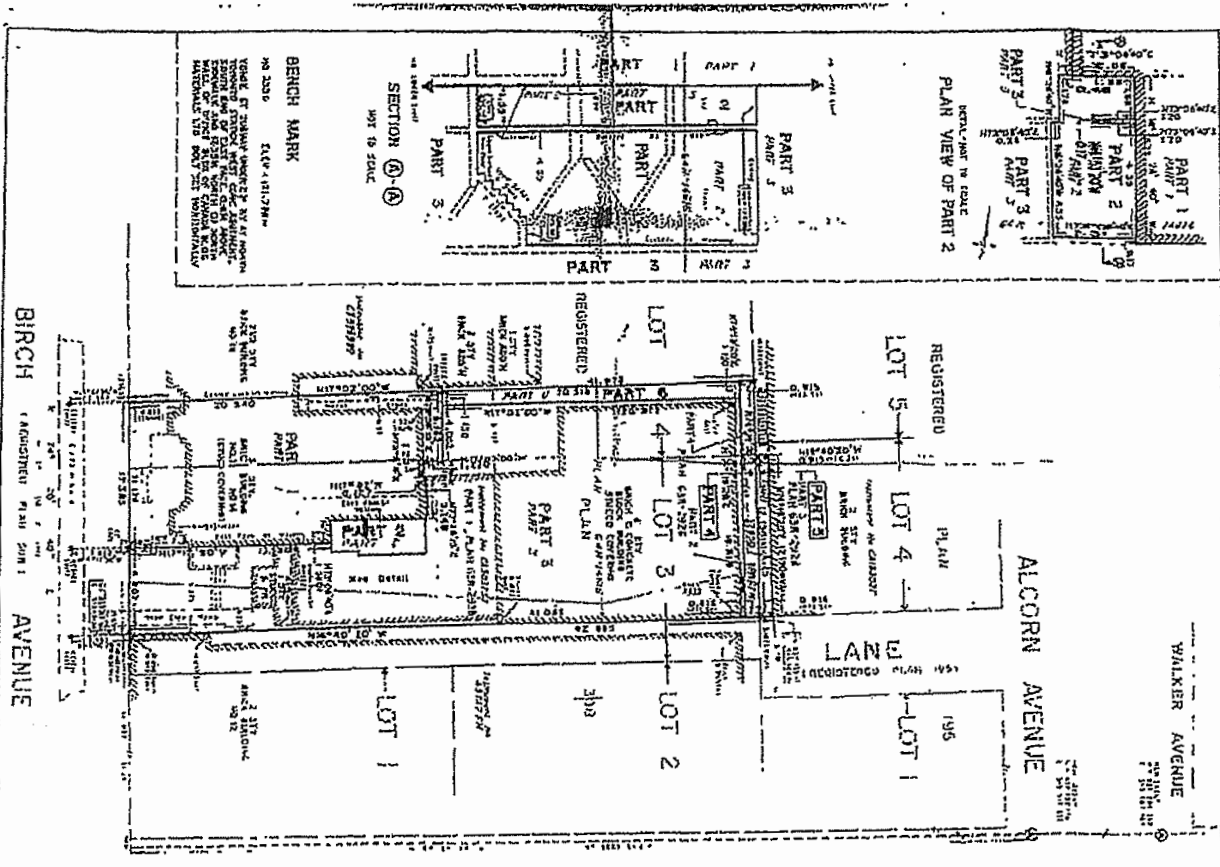
- Modern build-out
- 4 parking spots out front
- 2 balcony patios: 2nd & 3rd floor
- Courtyard in backyard: Ground Floor
- Passenger elevator
- 2 bathrooms per floor
- 3rd floor skylights
- Transit oriented, walking distance from Summerhill Subway Station



14 Birch Avenue

Survey

"Schedule C"



THIS PLAN IS NOT A PLAN IN THE MEANING OF THE REGISTRATION ACT

PLAN 64R-11425
 DATE 1995
 C. E. DOTTERILL LTD.
 147 DUNDAS ST. W. TORONTO, ONT. M5G 1C5

PLAN OF SURVEY OF PARTS OF LOTS 3 AND 4 REGISTERED PLAN 308 AND PART OF LOT 4 REGISTERED PLAN 195 CITY OF TORONTO

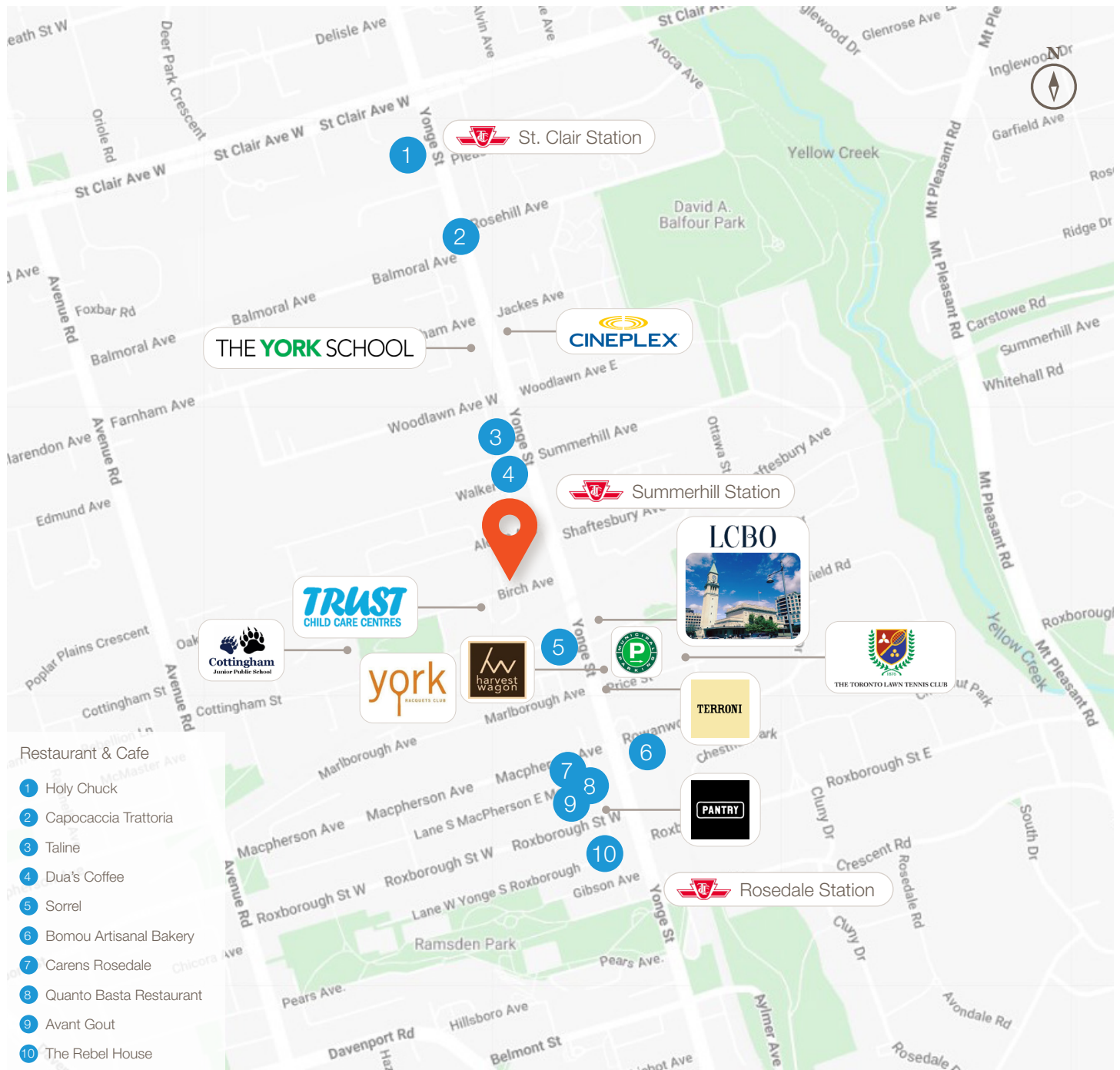
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1	2	3	4
1.00	1.00	1.00	1.00
1.00	1.00	1.00	1.00
1.00	1.00	1.00	1.00

REGISTERED NOTE
 This plan is not a plan in the meaning of the Registration Act and the provisions of the Act do not apply to it.

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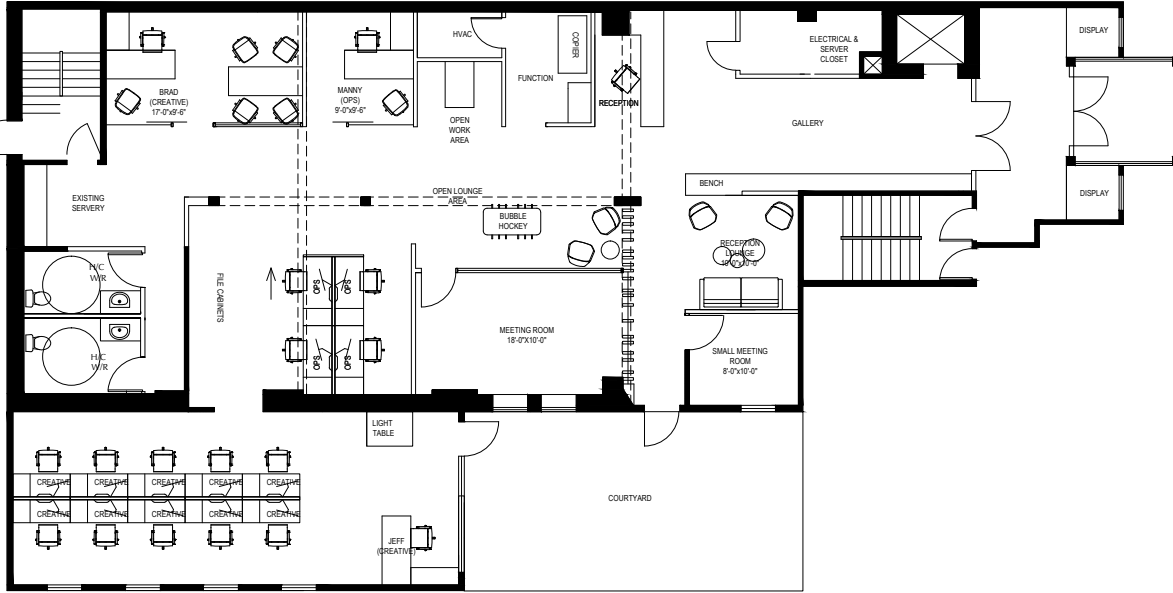
Amenities Map



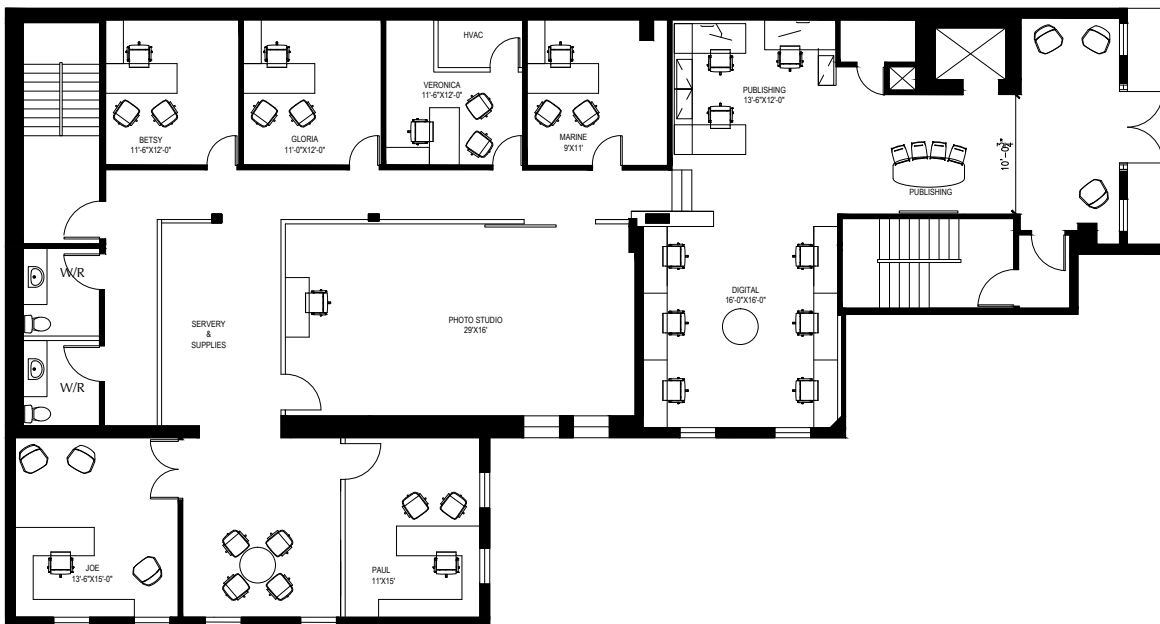
14 Birch Avenue

Floor Plans

Ground Floor



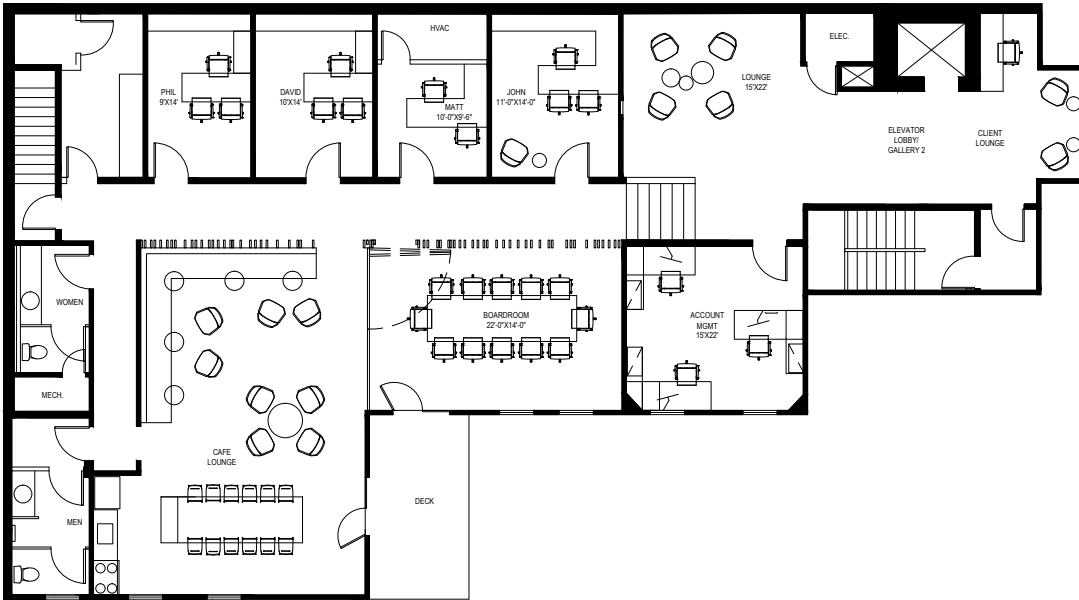
2nd Floor



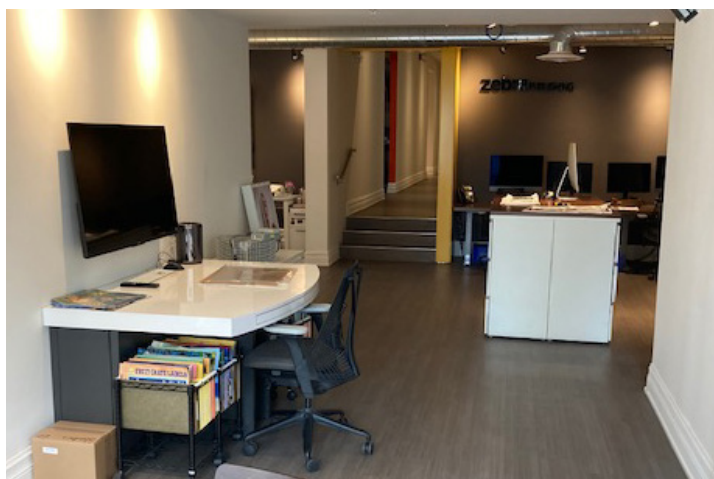
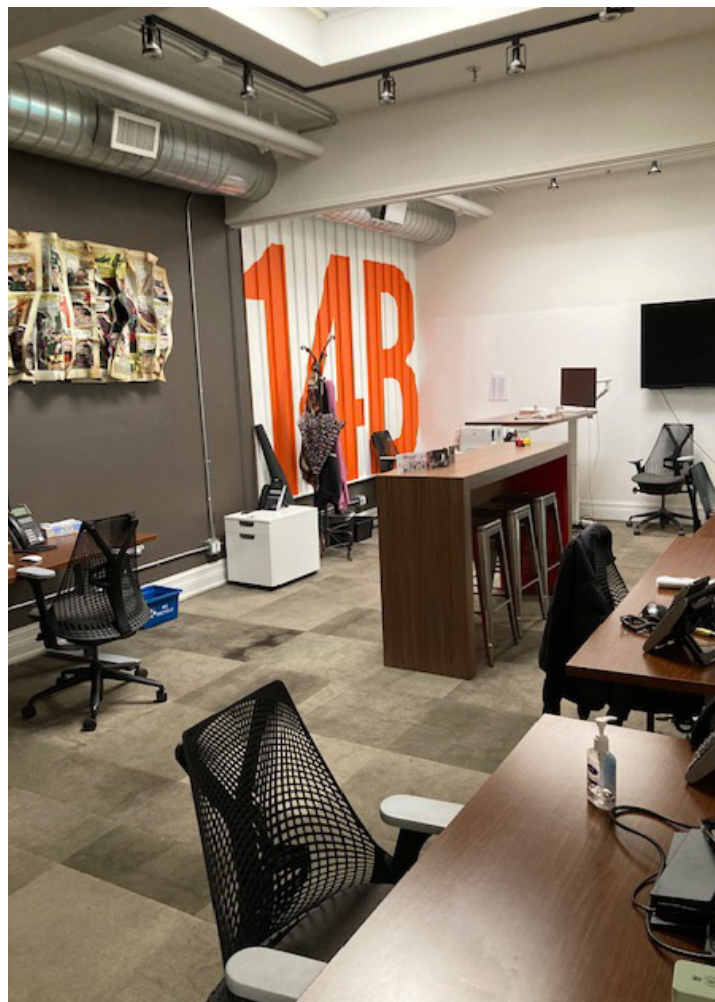
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Floor Plans

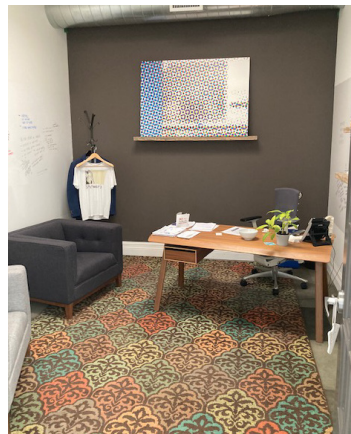
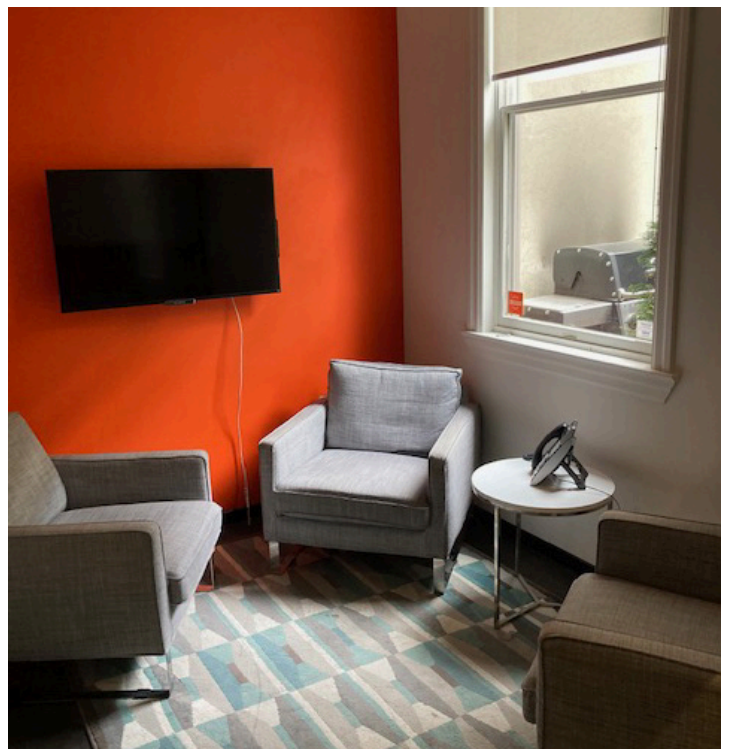
3rd Floor



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