



For Lease: Office

24 Duncan Street

Renovated Brick & Beam Building

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24 Duncan Street

Boutique Brick and Beam Building located at the northwest corner of Adelaide Street W and Duncan Street.



Suite

4th Floor

Available Space

2,770 SF



Net Rent

Negotiable

Additional Rent

\$22.91 PSF (2022 Est.)

Includes in suite hydro



Availability

December 1, 2022



Virtual Tour

[Click Here to View](#)



Listing Agent

Paul Cheevers**

416.649.5949

pcheevers@lennard.com

**Broker

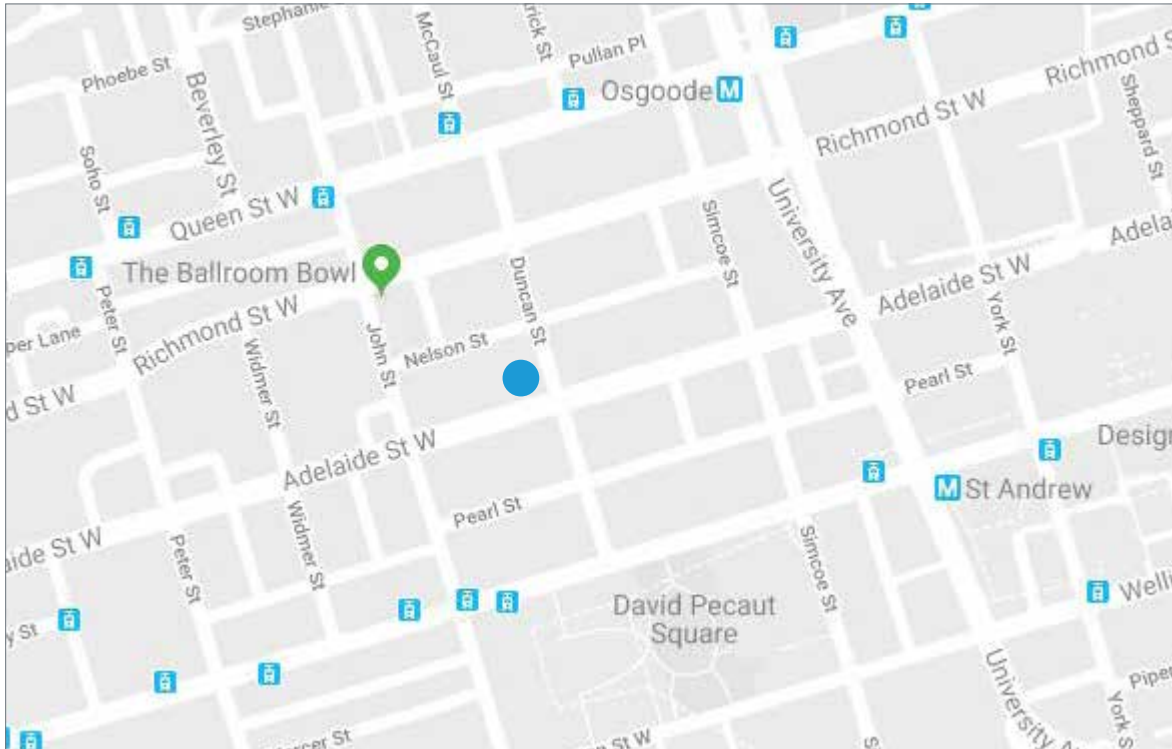
Property Highlights

- Full floor opportunity
- Lots of windows
- Built out with 4 private offices and boardroom, large open area and kitchen
- Renovated lobby and elevator
- Boutique, very attractive and quiet building
- Video intercom entry
- Circular ducts, exposed hard wood ceilings and exposed brick

24 Duncan Street

What's Near By

24 Duncan Street is located at the northwest corner of Adelaide Street W and Duncan Street. The building is within walking distance to an abundance of restaurants, bars, shops and steps to public transit. Close proximity to the city's Financial and Fashion Districts.



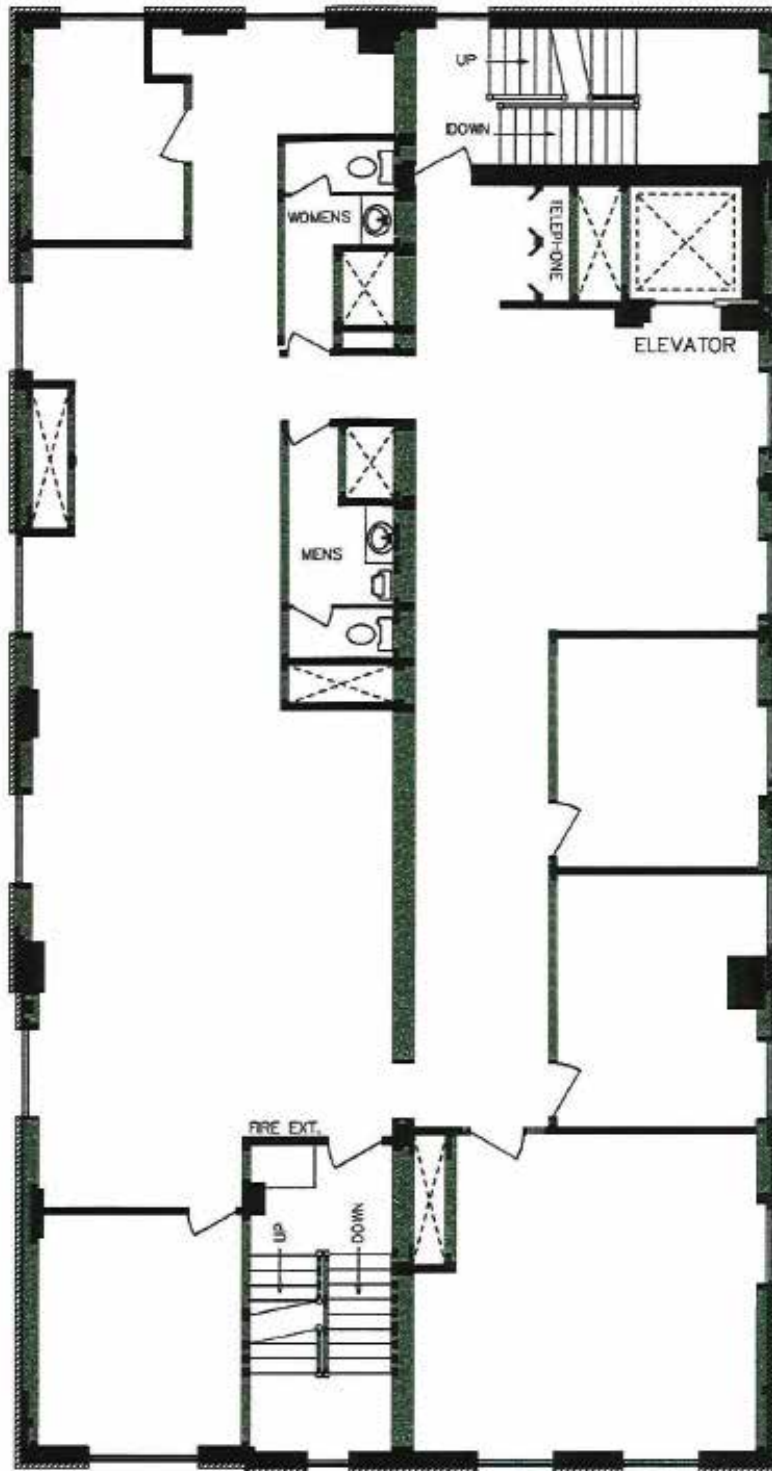
Walk Score

- Walk Score: 99 Walker's Paradise
- Transit Score: 100 Rider's Paradise
- Bike Score: 95 Bikeable

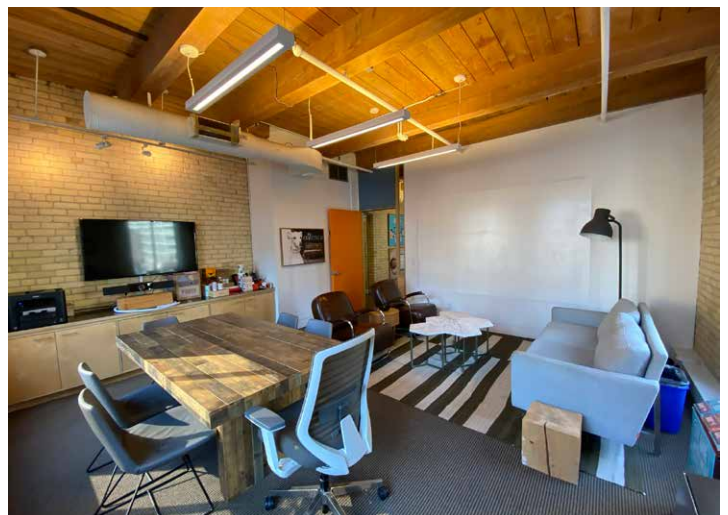
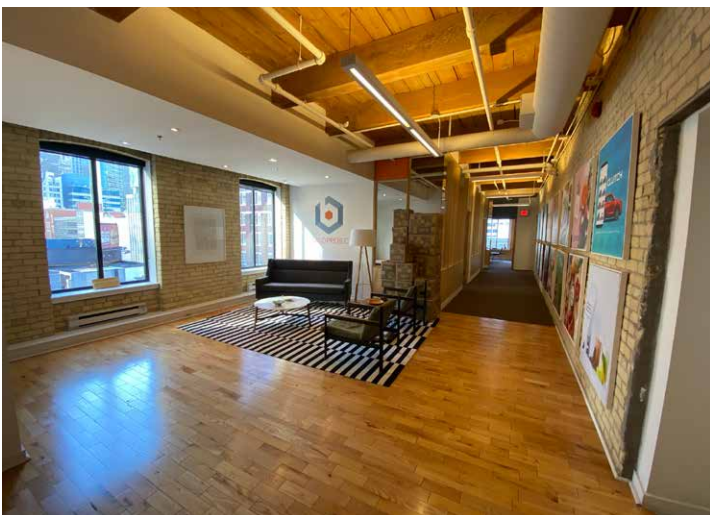
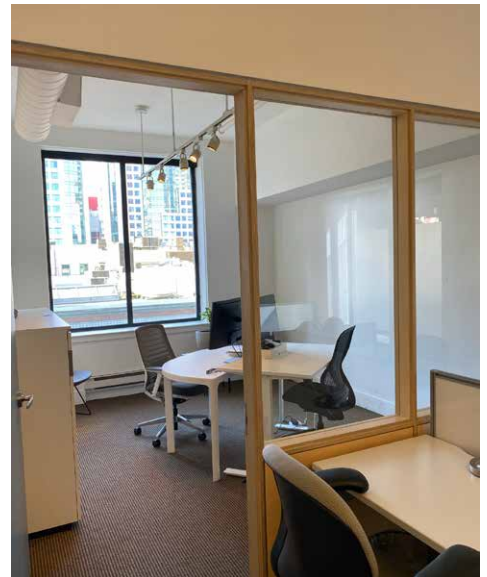
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2022.

24 Duncan Street

4th Floor - 2,770 SF



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