

Free Rent
Negotiable



For Lease: Office

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a Virtual Tour
of 3rd Floor

24 Duncan Street

Renovated Brick & Beam Building - Steps to the PATH!

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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

3rd Floor

Available Space

2,663 SF



Net Rent

Negotiable

Additional Rent

\$25.19 PSF (2024 Est.)

(Includes in suite hydro; janitorial extra)



Availability

Immediately



Virtual Tour

[Click Here to View](#)



Listing Agents

Noah Freeman

Sales Representative

416.649.5946

nfreeman@lennard.com

Paul Cheevers*

Senior Vice President

416.649.5949

pcheevers@lennard.com

**Broker

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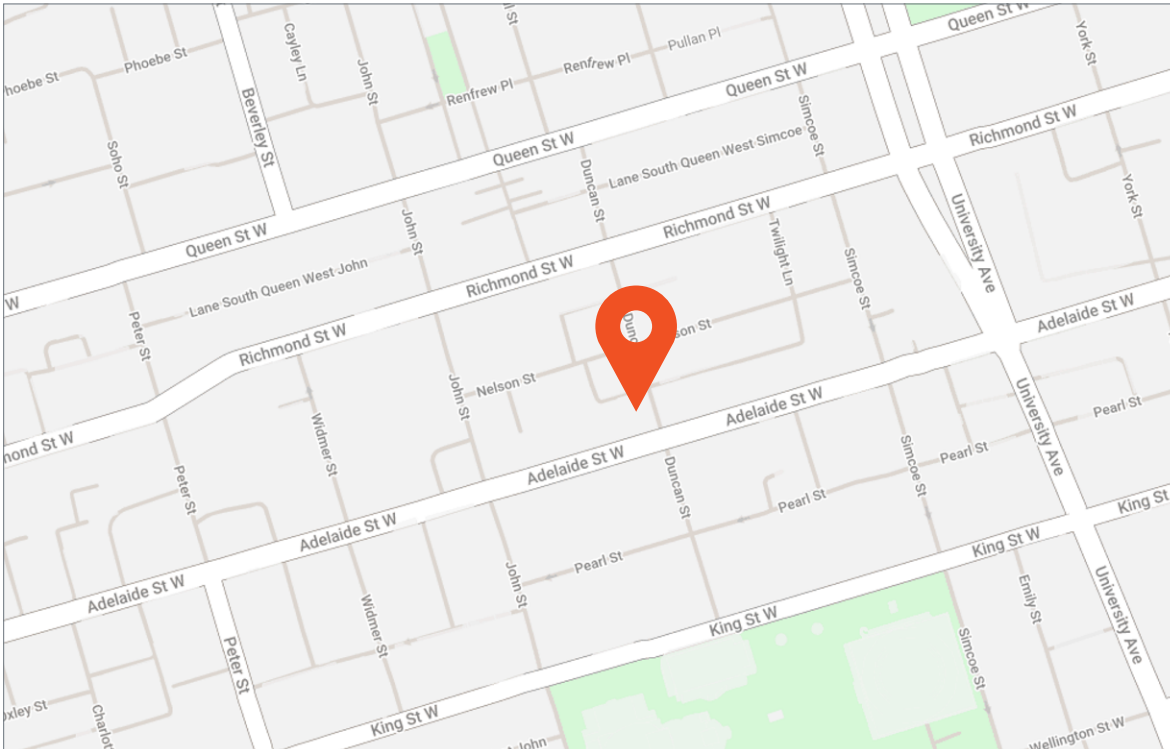
Property Highlights

- Full Floor – Brick and Beam – Boutique Building
- Steps from the underground PATH
- Great South and East views (CN Tower and Financial Core views)
- 4 window offices, 1 executive office, open workspace, boardroom, kitchen, server room, and storage
- Exposed circular duct work
- Renovated with new design, paint, and new carpet tile.
- Neighbours with Thompson Reuters new Canadian HQ
- Located steps from the Path at Metro Hall!

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. Steps to the city's Financial Core and PATH system!



Walk Score

- Walk Score: 100 Walker's Paradise
- Transit Score: 100 Rider's Paradise
- Bike Score: 97 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.

24 Duncan Street

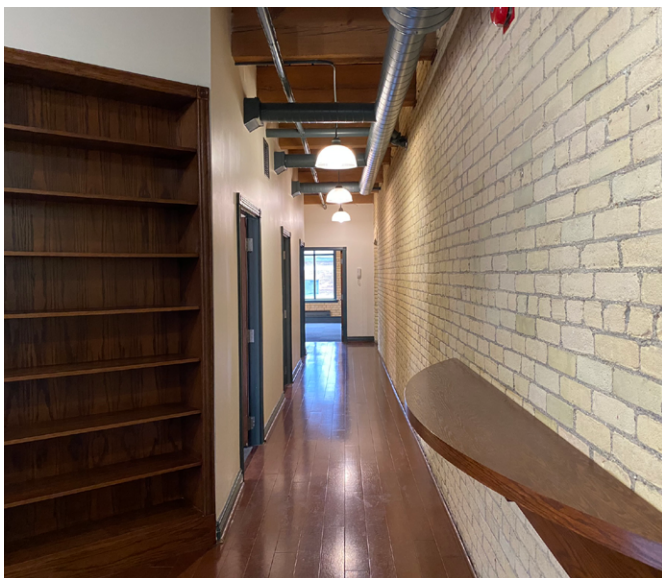
3rd Floor - 2,663 SF

24 DUNCAN STREET - 3rd Floor 2,663 SF



24 Duncan Street

3rd Floor Photos



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nfreeman@lennard.com

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pcheevers@lennard.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

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