

**Lennard:**

# 32 Lisgar Street

Outstanding Built-Out Office Condo with  
High-End Finishes

For Sale or Lease





# Stunning New Workspace for Creative and Production Companies

Discover an exceptional office condo at 32 Lisgar Street, perfectly tailored for media and creative industries.

Spanning 8,653 SF, this fully upgraded space boasts a state-of-the-art sound-insulated theatre for screenings, a dedicated color correction room, and multiple breakout areas designed to foster collaboration and creativity. Enhanced by a stunning kitchen, gender-neutral washrooms, and a large IT server room, the space ensures all your operational needs are met. Floor-to-ceiling windows flood the area with natural light, creating an inspiring work environment. Located in Toronto's vibrant West Queen West, surrounded by top-tier restaurants, coffee shops, and cultural venues, this property offers unparalleled connectivity and amenities, making it an ideal investment or leasing opportunity for forward-thinking creative professionals.



32 Lisgar Street

# Location Overview

Billy Bishop Airport

Liberty Village

King-Liberty GO Station *Coming Soon!*

32 Lisgar Street

Lennard:

Lisgar Street

Queen Street W



32 Lisgar Street



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## The Space

Outstanding recently built-out office condo with high-end finishes including a sound insulated theatre, editing suite, multiple board rooms, office space, and high end kitchen.

## The Opportunity

Stunning office condo for sale or lease. High end new leasehold improvements perfectly targeted for creative and Media companies. Includes a fully sound-insulated screening theatre, color correction room, and multiple breakout areas to support creative workflows and collaboration. Equipped with a large IT server room and ample power capacity, the space supports high-demand operations and offers robust connectivity, ideal for post-production, media, and tech-driven businesses. Well located in vibrant West Queen West neighbourhood and across the street from future GO-Train station. Office sale may include a leased 1 bedroom residential condominium in the same building; purchase includes 7 underground parking spaces included as part of the residential condo purchase areas, and a spacious kitchen.



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# Property Details

Asking Price	Available Space	Parking
\$6,850,000	8,653 SF	7 Stalls
Semi-Gross Rent	Possession Date	Handicap Accessibility
\$48.00	Flexible	Yes
Taxes (2024)	Lease Term	
\$75,351.58	Up to 10 Years	

## Property Highlights

- Future go-train site at doorstep
- Close to amenities on Queen Street W
- \$1 million in leasehold improvements
- Perfectly built-out for a production, post-production, media, or advertising user
- *\*For sale only\** Office sale may include a leased 1 bedroom residential condominium in the same building; purchase includes 7 underground parking spaces included as part of the residential condo purchase.
- *\*For lease only\** Includes 7 underground parking spaces

## Listing Agents

William J. Dempsey, SIOR**	Michael Seetner*	Cole Soprovich
Partner	Senior Vice President	Sales Representative
416.649.5940	647.938.5500	416.915.5275
wdempsey@lennard.com	mseetner@lennard.com	csoprovich@lennard.com

\*Sales Representative \*\*Broker

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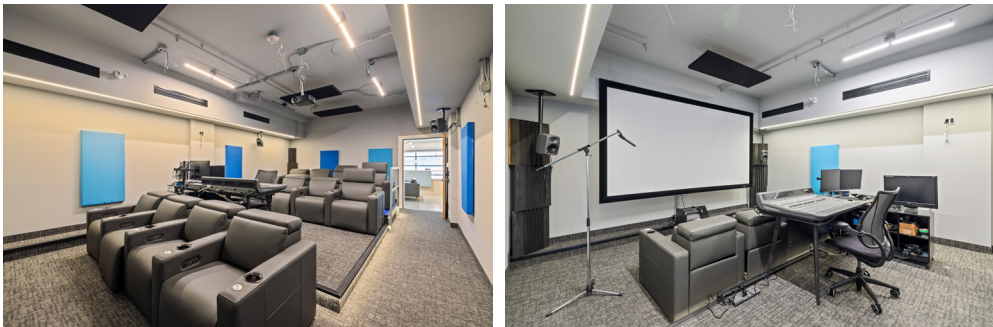


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# Setting the Standard

## Post-Production Spaces

Designed with media professionals in mind, the space features a fully sound-insulated screening theatre, color correction room, and multiple breakout areas to support creative workflows and collaboration.



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## High-End Improvements

The owner has invested over \$1 million in high-end leasehold improvements, creating a modern, functional, and visually striking environment with exceptional attention to detail, finishes, and design.



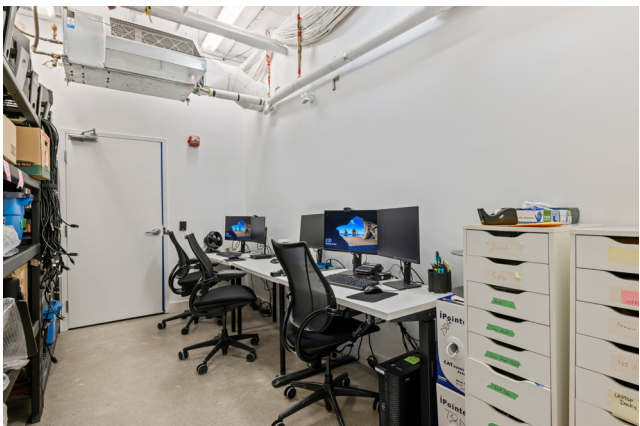
## Parking

The property includes seven underground parking stalls, providing convenient and secure parking for staff and clients. Additional street parking is available for visitors, enhancing accessibility.



## Private Workspaces

The layout includes a variety of private workspaces, from dedicated offices to quiet rooms, offering both collaborative and focused areas that promote productivity and flexibility for teams.



## Power & Connectivity

Equipped with a large IT server room and ample power capacity, the space supports high-demand operations and offers robust connectivity, ideal for post-production, media, and tech-driven businesses.



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# The Area



32 Lisgar Street is located in a compelling blend of old Toronto character and contemporary vibrancy. Bordering Liberty Village, the area combines industrial heritage with a growing creative and tech presence. Local favorites like The Rhino, Mildred's Temple Kitchen, and Balzac's Coffee reflect its mix of casual charm and urban sophistication. The community is diverse and engaged—artists, long-time residents, and young professionals contribute to a dynamic, evolving neighbourhood with a strong sense of place.

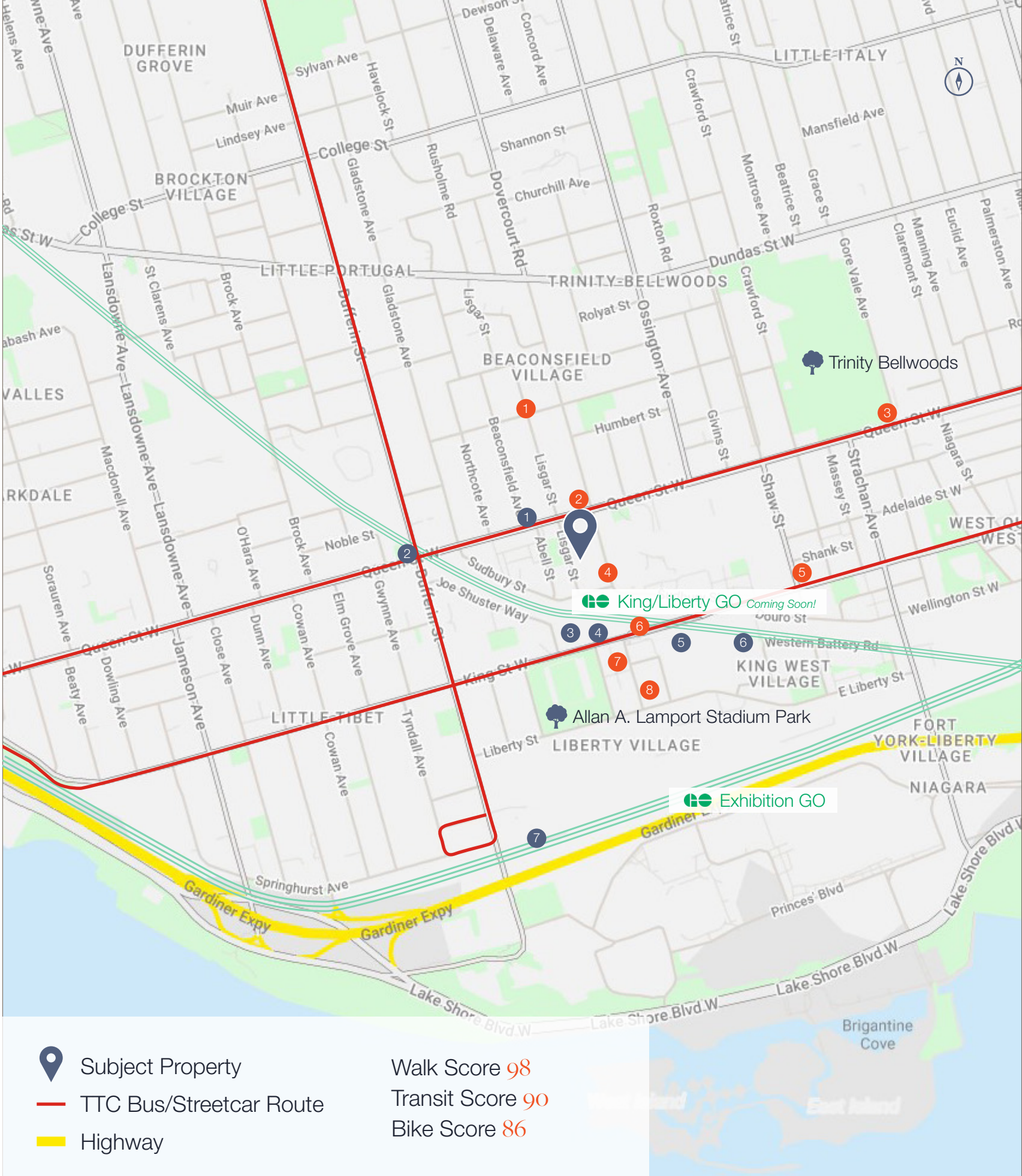
### Restaurant

- 1 Pizzeria Badiali
- 2 Bar Poet
- 3 Nadège Patisserie
- 4 Lyla Toronto
- 5 Tim Hortons
- 6 Mildred's Temple Kitchen
- 7 Burger Drops
- 8 Impact Kitchen

### Local Amenities

- 1 Drake Hotel
- 2 Metro
- 3 Canadian Tire
- 4 PetSmart
- 5 Shops at King Liberty
- 6 Metro
- 7 The Exhibition

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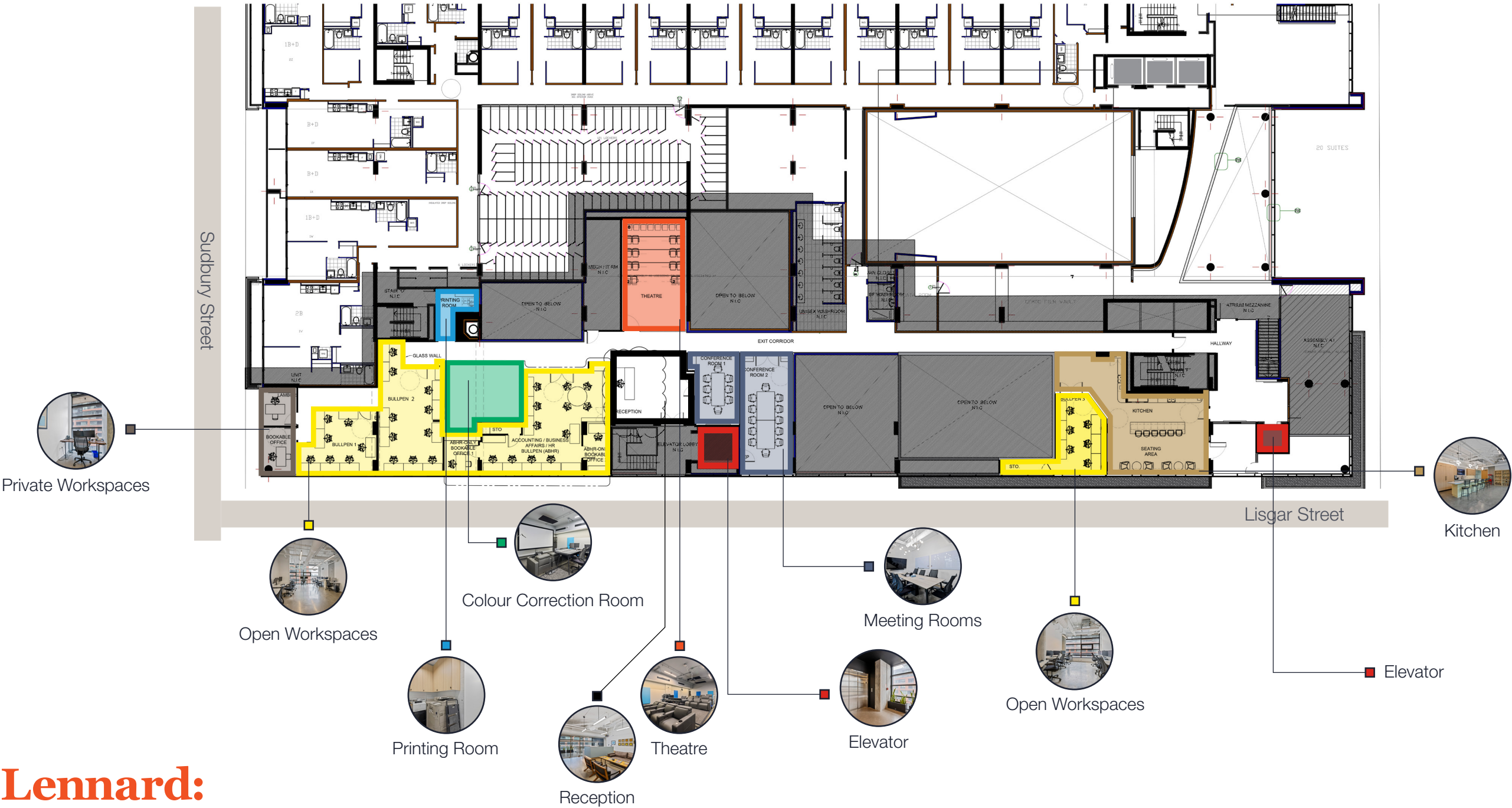


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# Floor Plans

Suite 300

Available Space: 8,653 SF



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# Lennard:

Lennard Commercial Realty, Brokerage

200-55 University Avenue  
Toronto, ON M5H 3S5  
416-649-5920

William J. Dempsey, SIOR\*\*, Partner  
416.649.5940  
[wdempsey@lennard.com](mailto:wdempsey@lennard.com)

Michael Seetner\*, Senior Vice President  
647.938.5500  
[mseetner@lennard.com](mailto:mseetner@lennard.com)

Cole Soprovich, Sales Representative  
416.915.5275  
[csoprovich@lennard.com](mailto:csoprovich@lennard.com)

\*Sales Representative \*\*Broker

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