**For Lease: Office**

# 77 Florence Street

## Office Lofts & Commercial Art Studios For Lease

# 77 Florence Street

Spaces available for lease at the junction of Parkdale, Little Portugal, and West Queen West

**Available Space**
Suite 201 - 836 SF
Suite 202 - 770 SF
Suite 304 - 1,320 SF

**Availability**
Immediate

**Monthly Rent - Semi Gross**
Suite 201 - $2,695
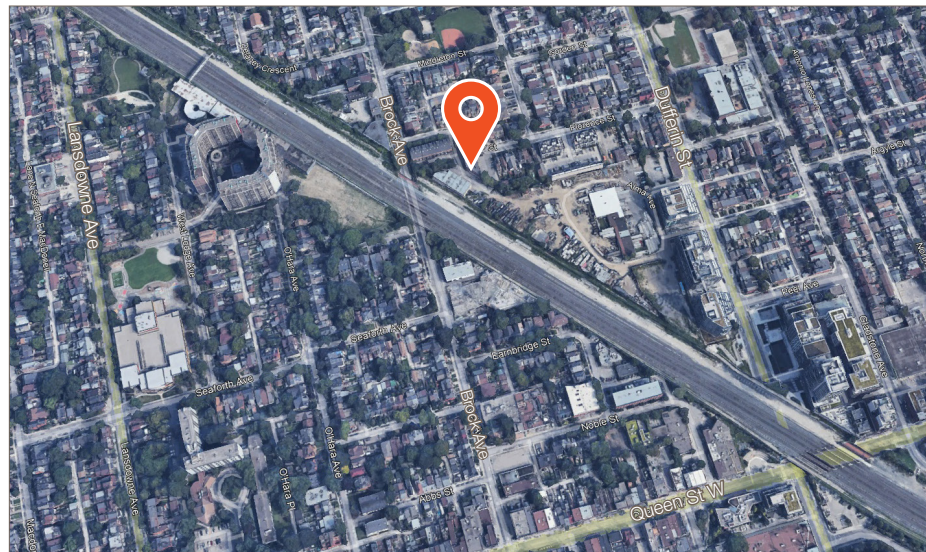Suite 202 - $2,425
Suite 304 - $3,850

**Zoning**
EL 2.0

**Listing Agents**
Michael Salenieks*
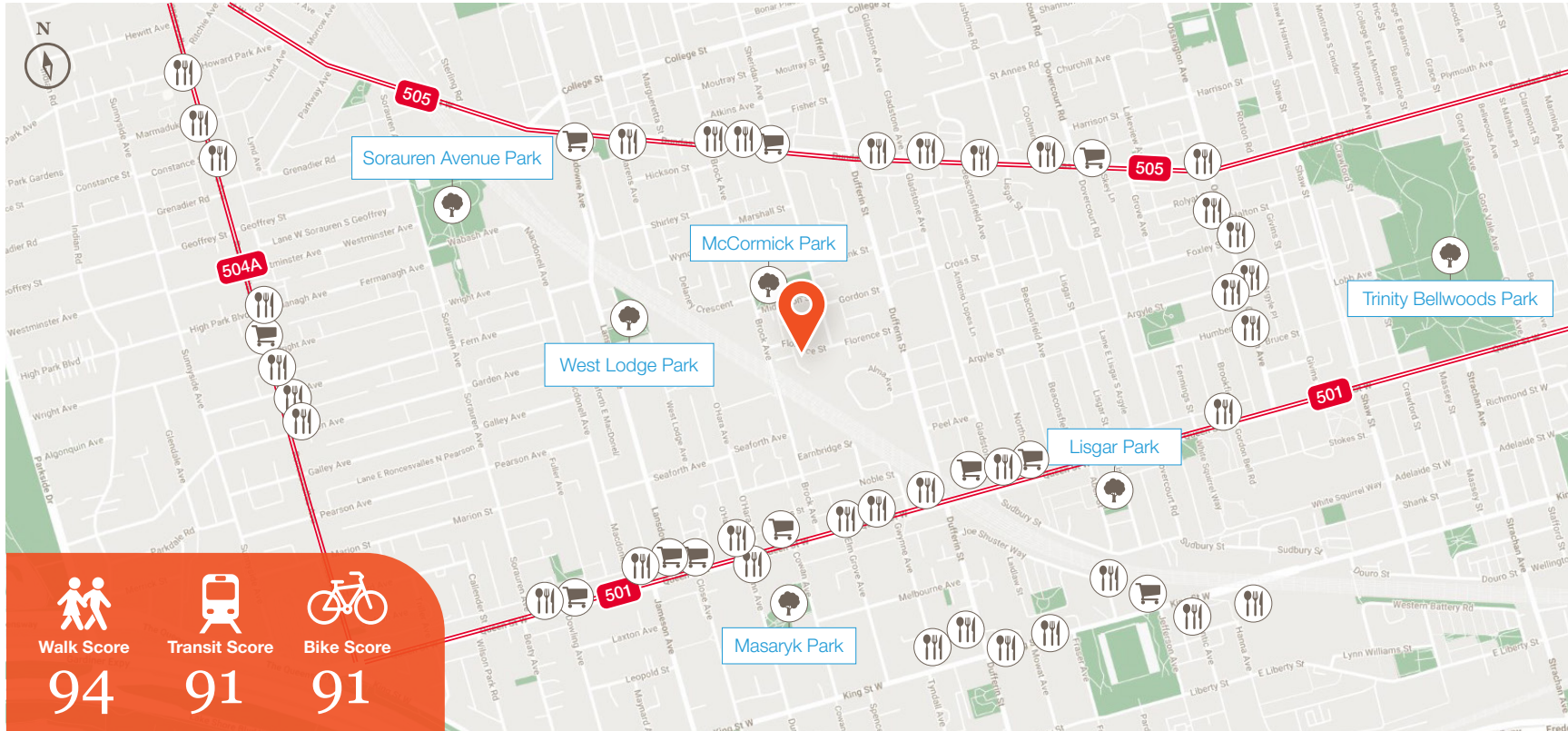Vice President
416.649.5950
msalenieks@lennard.com

*Broker

## Property Highlights

- Spacious and functional layout
- Private bathroom and kitchenettes
- Modern sleek track lighting
- Exposed red brick
- Century old Canadian maple floors
- 24 hour access
- Flat utility fee
- Parking avaialble
- Separately contained in suite air conditioning & heating



**Lennard:**

# 77 Florence Street



Sorauren Avenue Park

McCormick Park

Trinity Bellwoods Park

West Lodge Park

Lisgar Park

Masaryk Park

**Walk Score** 94

**Transit Score** 91

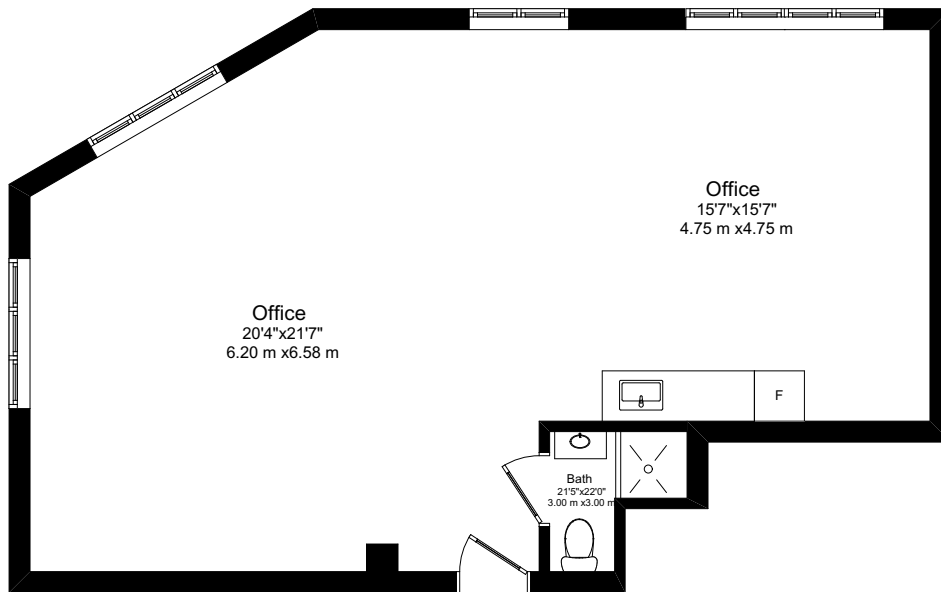**Bike Score** 91

## Amenities

77 Florence St is ideally located in Toronto's vibrant Little Portugal, offering exceptional walkability and access to transit. Surrounded by cafés, shops, parks, and creative spaces in the Art and Design District, it's perfect for creative entrepreneurs and commercial artists. The building features secure access and optional parking - combining beauty, character and convenience with a dynamic neighbourhood atmosphere.

Lennard:

# 77 Florence Street

## Floor Plan

Suite 201 - 836 SF



**Office**
15'7"x15'7"
4.75 m x4.75 m

**Office**
20'4"x21'7"
6.20 m x6.58 m

F

**Bath**
21'5"x22'0"
3.00 m x3.00 m

NOTE:
THIS FLOOR PLAN IS PROVIDED FOR
ILLUSTRATIVE PURPOSES ONLY
BUYER TO VERIFY MEASUREMENTS

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# 77 Florence Street

Floor Plan

Suite 202 - 770 SF
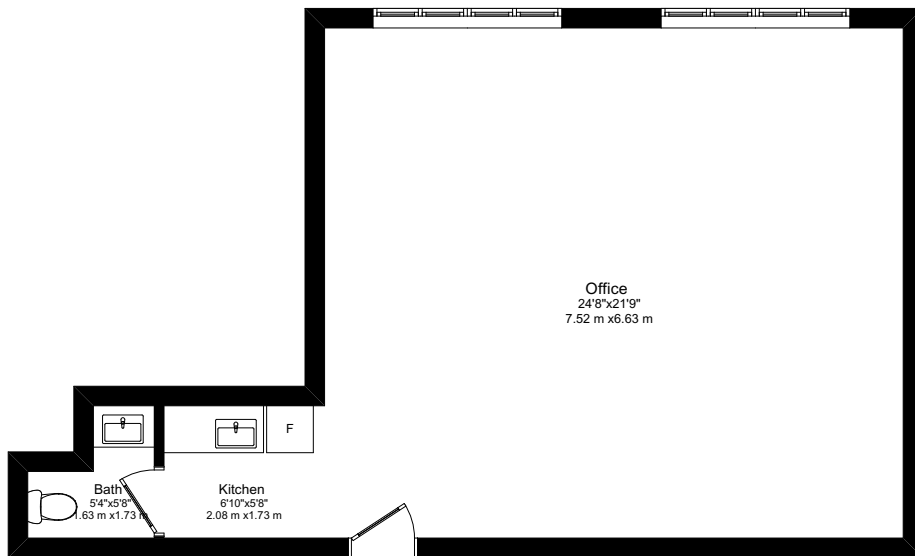


**Office**
24'8"x21'9"
7.52 m x6.63 m

F

**Bath**
5'4"x5'8"
1.63 m x1.73 m

**Kitchen**
6'10"x5'8"
2.08 m x1.73 m

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## Floor Plan

Suite 304 - 1,320 SF



Hall
15'0" x 4'11"
4.57 m x 1.50 m

Bath
8'0" x 2'7"
2.43 m x 0.79 m

Room
51'2" x 25'0"
15.60 m x 7.61 m
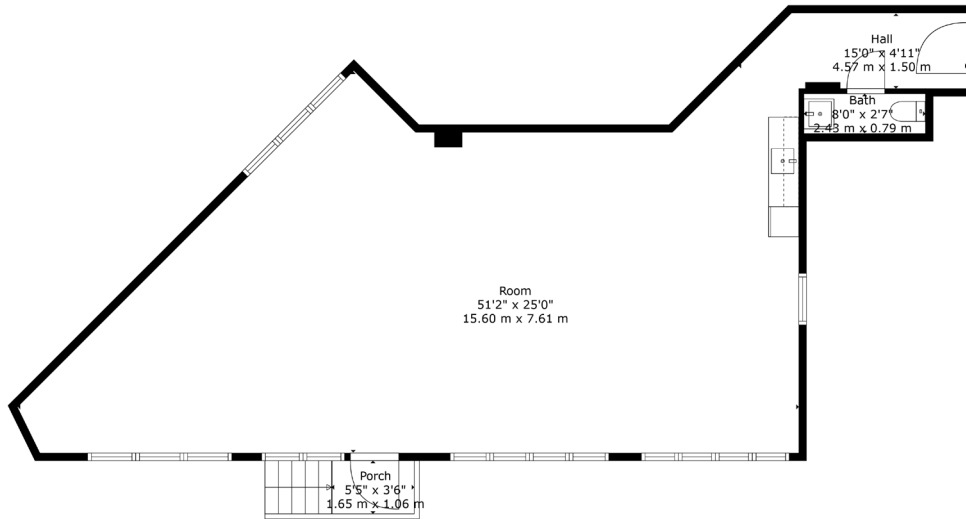
Porch
5'5" x 3'6"
1.65 m x 1.06 m

# Neighbourhood

# Lennard:

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