



For Lease & Sublease: Office

77 Florence Street

2 Office Loft & Commercial Art Studio Suites Available

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

77 Florence Street

2 suites available at the junction of Parkdale, Little Portugal, and West Queen West



Available Space For Lease

Suite 206 - 600 SF

Available Space For Sublease

Suite 302 - 725 SF



Sublease Expiry

June 30, 2027

Availability

Suite 206: Immediate

Suite 302: Aug 1, 2026



Parking

Parking Available



Zoning

EL 2.0



Monthly Rents

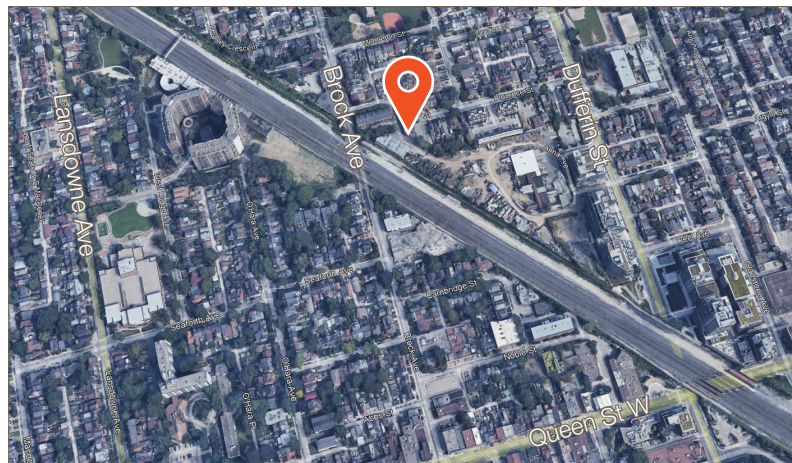
Suite 206: \$1,995

Suite 302: \$2,100

Utilities extra \$175 per month

Property Highlights

- Tucked away on a quiet street lush with trees
- A hub for creative entrepreneurs and commercial artists
- The building includes exposed red brick walls, solid Douglas Fir beams and original hardwood floors
- Suite 302:
 - Features big modern expansive east facing windows and two large sky lights
 - Private washroom with shower
 - Furniture negotiable
- Suite 206:
 - Features 11 foot ceilings and expansive west facing windows
 - Private bathroom and kitchenette



Listing Agent

Michael Salenieks*

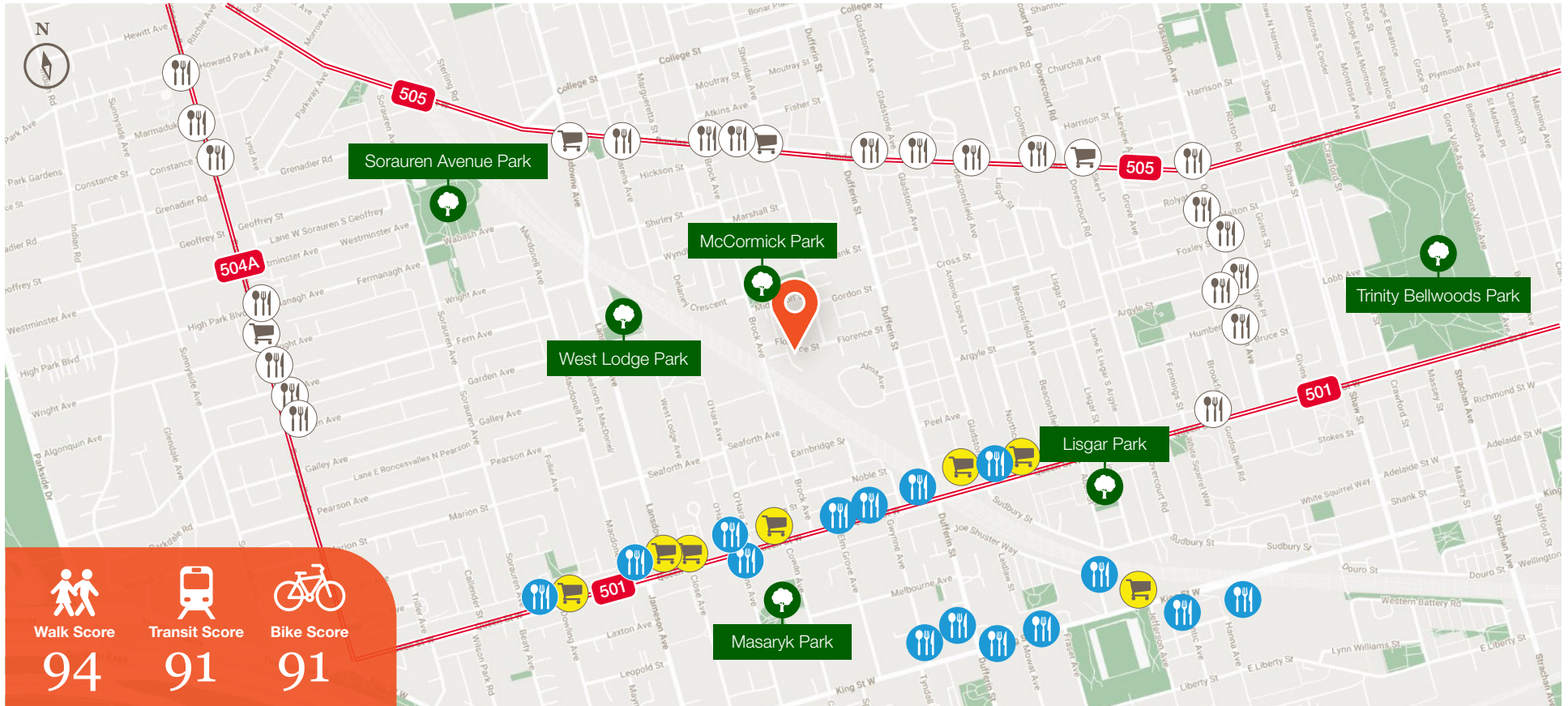
Vice President

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*Broker

77 Florence Street



Amenities

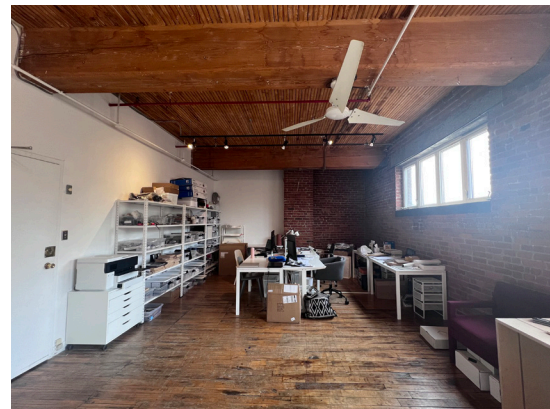
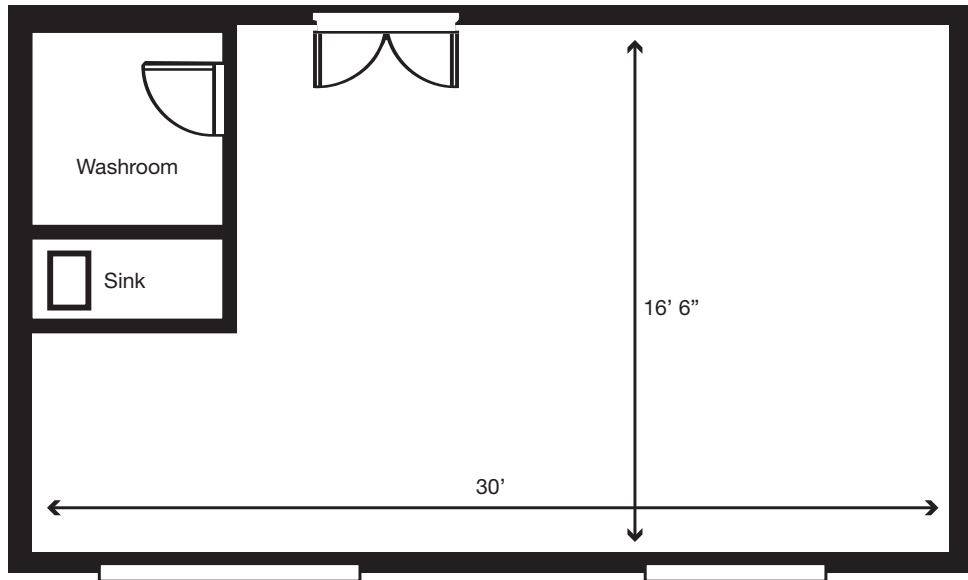
77 Florence St is ideally located in Toronto's vibrant Little Portugal, offering exceptional walkability and access to transit. Surrounded by cafés, shops, parks, and creative spaces in the Art and Design District, it's perfect for creative entrepreneurs and commercial artists. The building features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

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Floor Plan & Photos

Suite 206 - 600 SF



For Sublease: Office

77 Florence Street

Floor Plan & Photos

Suite 302 - 725 SF



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Neighbourhood Photos



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