



For Lease: Office Space

# 77 Berkeley Street

Unique Space in Downtown East

**Lennard:**

Here is where your business will *grow*.

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# 77 Berkeley Street

Located just south of Adelaide Street E; west of Parliament Street



Available Space

Lower: 838 SF

Ground Floor: 838 SF

Second & Loft: 1,024 SF

Total: 2,700 SF



Net Rent

\$20.00 PSF

Additional Rent

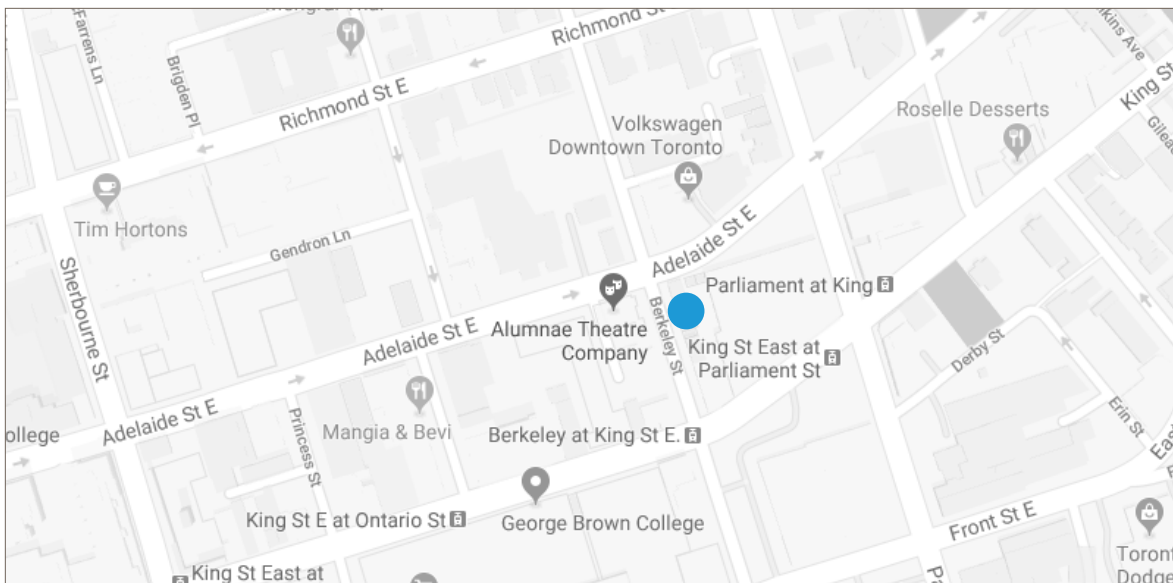
\$15.00 PSF

Annual escalation of \$1.00 PSF



Availability

Immediate



## Property Highlights

- Newly renovated office space
- Built-out space with offices and open area
- Ground floor, second floor and third floor loft; available for single tenant or multi-tenant use
- Outdoor courtyard at rear for tenant use

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 2023.

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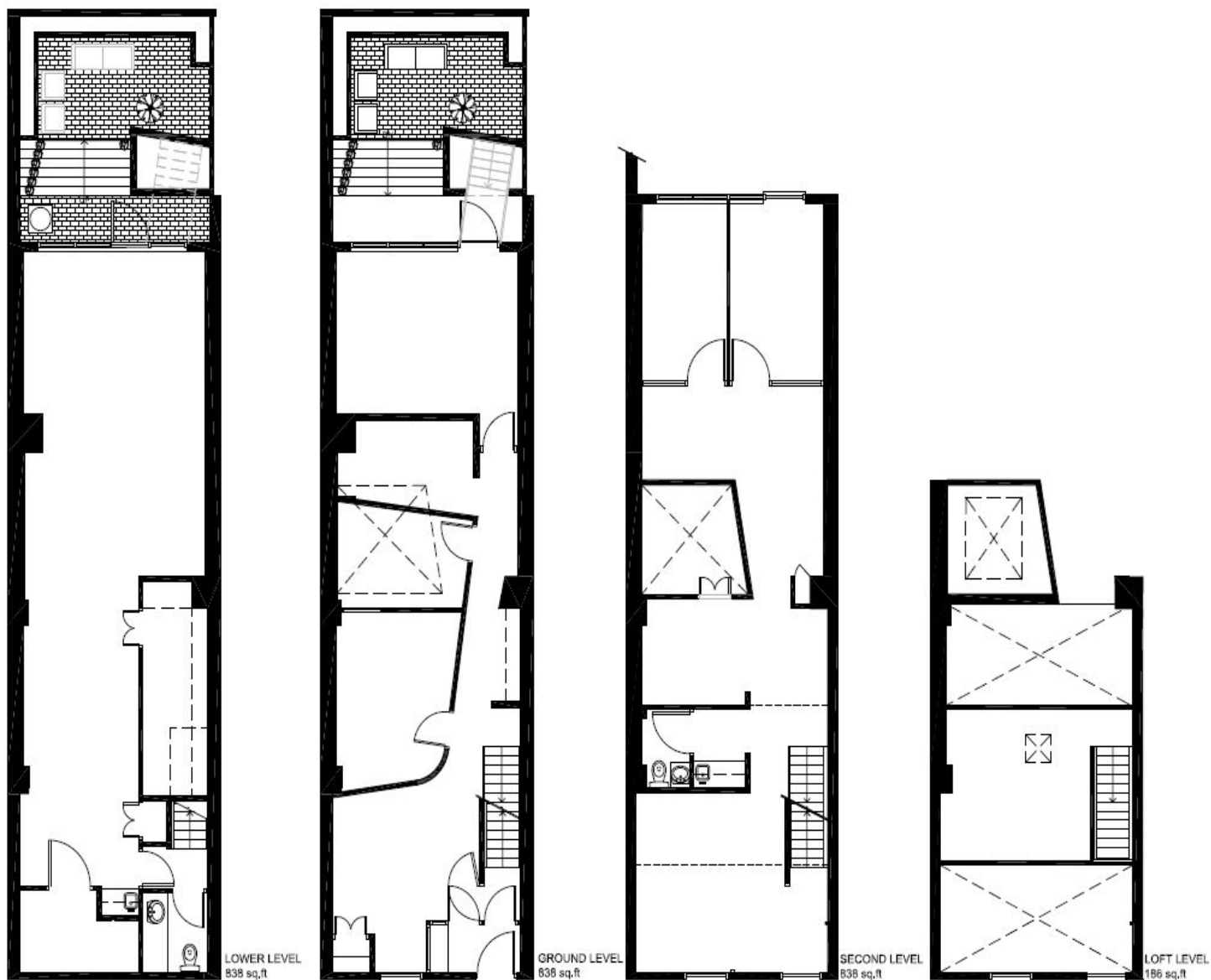
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## Floor Plans



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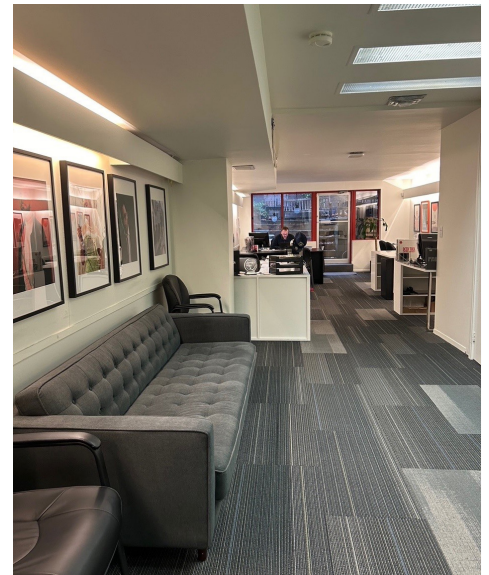
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