



79 Berkeley Street

Office / Retail / Clinic Space

For Lease: Confidential Information Memorandum

Lennard:



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Your commercial real estate *partner.*

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Executive Summary

535 Adelaide Street E / 79 Berkeley Street is fully improved, newly renovated building with an existing 3,200 SF commercial space for lease on the lower and main floors with an additional Bill 2,800 SF on the upper floor, currently built out as residential.

User Options

- Opportunity to occupy up to 6,000 SF, which represents the entire building
- Opportunity to occupy 3,200 SF of office/spa space

*all measurements are approximate

Property Overview

Versatile Property in the Moss Park Neighbourhood, Prominently Located at Berkeley Street and Adelaide Street East



Property Address

79 Berkeley Street/
Toronto, ON



Zoning

CR SS1 (x339)



Total Area

3,200 SF (approx.)



Net Rent

\$35.00 PSF

TMI

\$12.35 PSF (est. 2026)



Site Dimensions

Frontage: 18.18 Feet

Depth: 73 Feet

Site Area: 1,314 SF



Walk Score

99

Walker's Paradise



Transit Score

72

Excellent Transit



Bike Score

98

Bikers Paradise

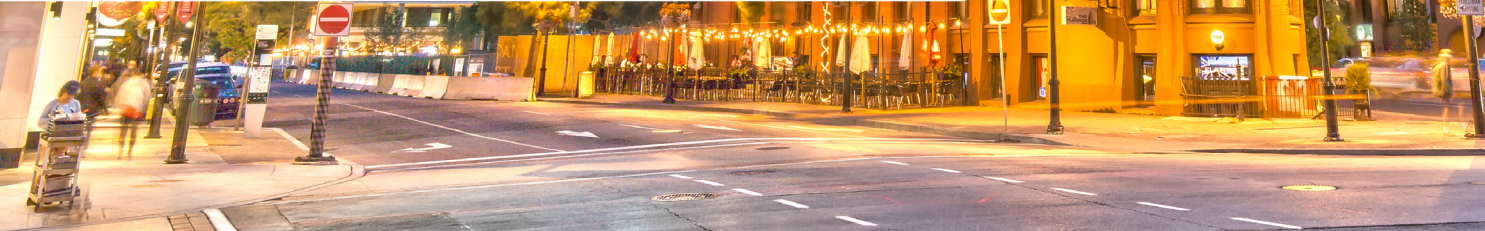


Property Highlights

- PLANT architects won the Ontario Association of Architects Award of Excellence for the project in 1991/1992 for the residential addition. Click [here](#) to view the award
- Residential reno completed in 2018
- Commercial reno completed in 2020

Neighbourhood Overview

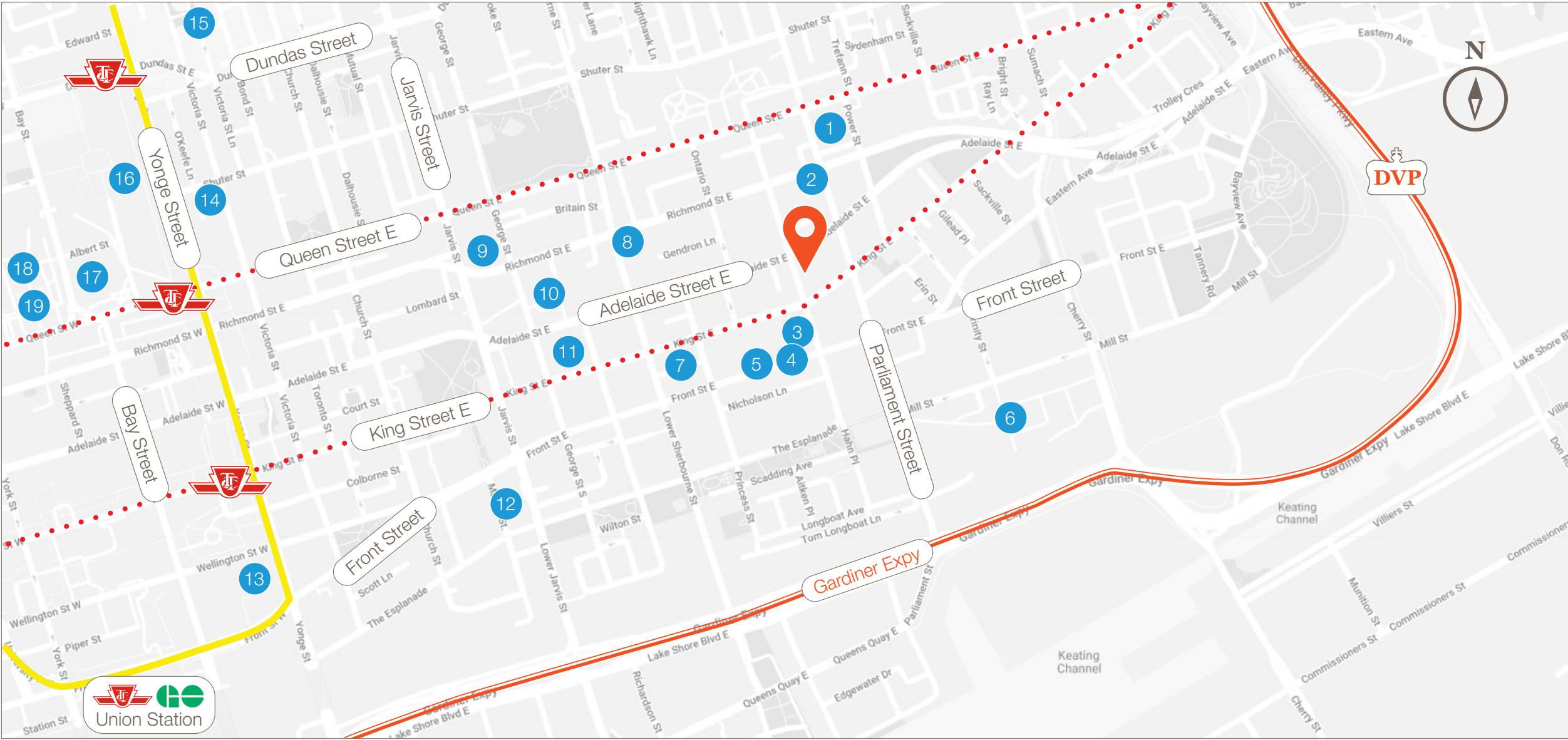
Toronto's Downtown Eastside is a collection of neighbourhoods, some of the oldest in Toronto, beginning at Yonge Street and stretching east to the Don River. Nearby is the St. Lawrence neighbourhood, anchored by the market of the same name, in operation in some form since the early 1800s. Adjacent is our subject area, the Old Town and Corktown neighbourhoods that are filled with Victorian rowhouses and many of Toronto's creative industries. The Distillery District near the Don River is one of Toronto's greatest adaptive reuse stories: the old Gooderham and Worts whisky distillery has been converted into shops, theatres and art spaces.



Amenities & Transit

Legend

- 1 Shoppers Drug Mart
- 2 Staples
- 3 The Globe and Mail Centre
- 4 BMO Bank of Montreal
- 5 LCBO
- 6 Distillery District
- 7 Scotiabank
- 8 Tim Hortons
- 9 Petro Canada
- 10 Toronto's First Post Office
- 11 George Brown College - St. James Campus
- 12 St. Lawrence Market
- 13 Hockey Hall of Fame
- 14 Massey Hall
- 15 Toronto Metropolitan University (Ryerson)
- 16 Eaton Centre
- 17 Toronto Old City Hall
- 18 Toronto City Hall
- 19 Nathan Phillips Square



 79 Berkeley Street

 TTC Subway Line 1

 Bus & Streetcar Routes

 Highways

 Go Station

 TTC Subway Stations

 9 Minute walk to Distillery District

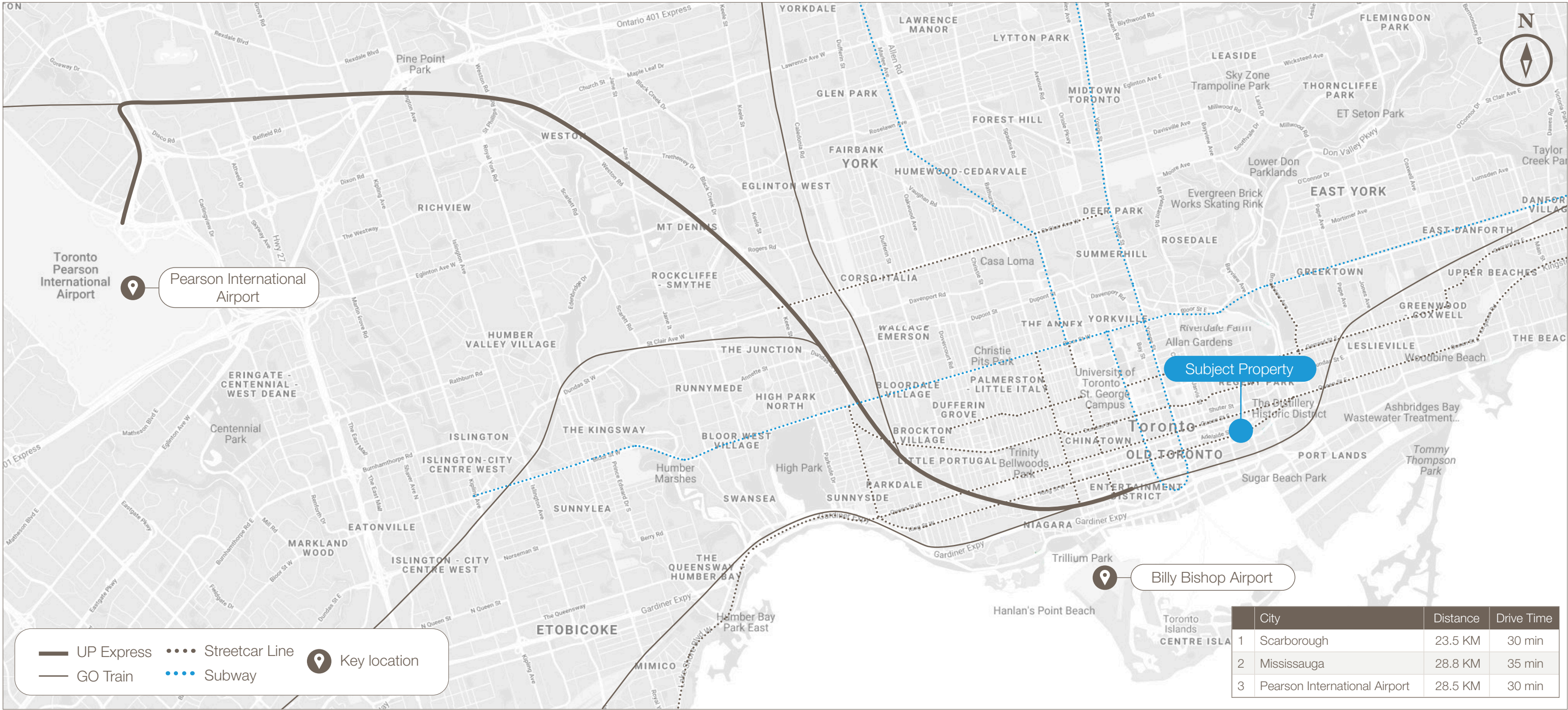
 11 Minute walk to St. Lawrence Market

 15 Minute walk to King Station



90 meters from the future Corktown Subway station (King East/Berkeley) on the Ontario Line Subway Extension

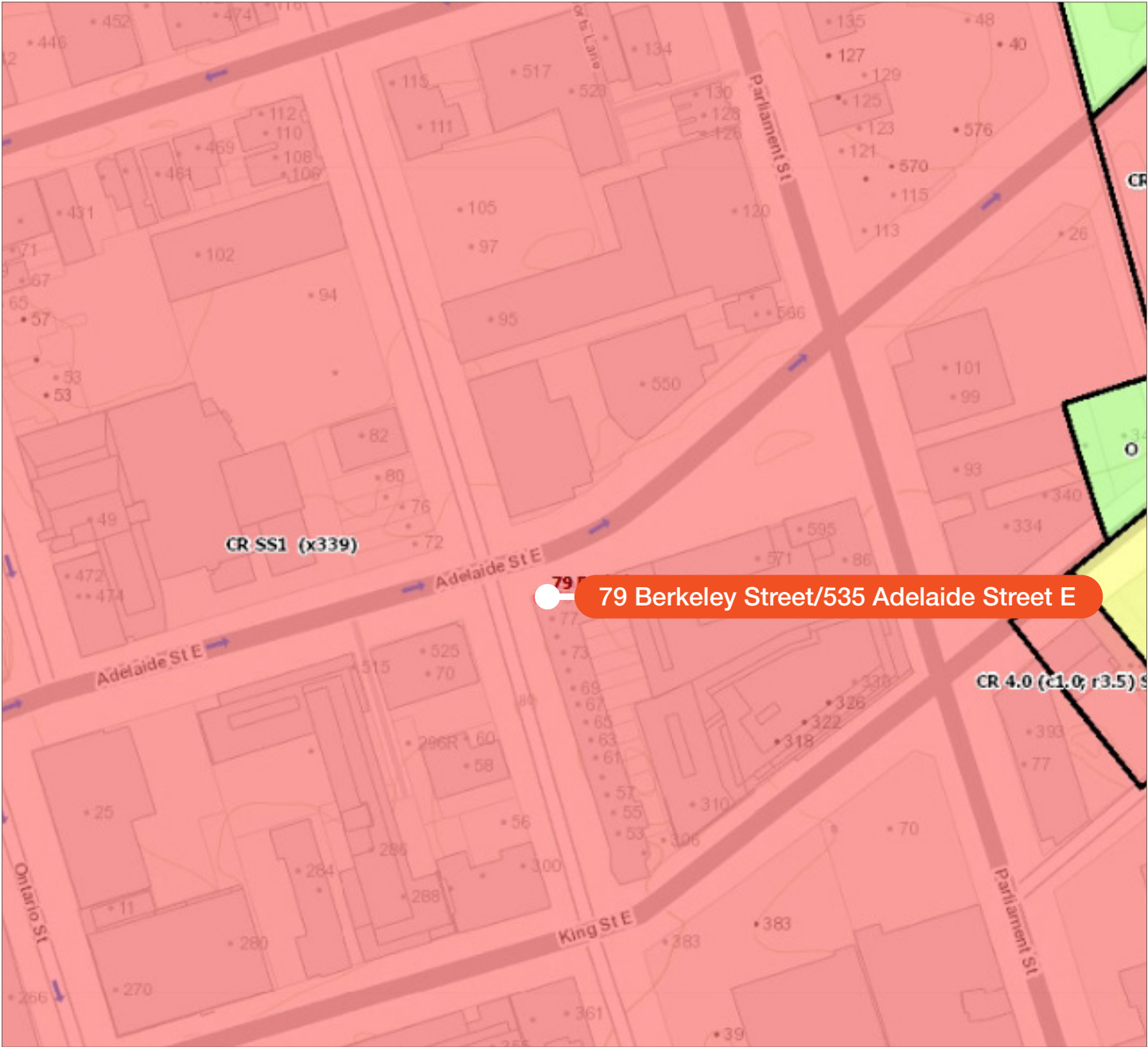
Transit Overview



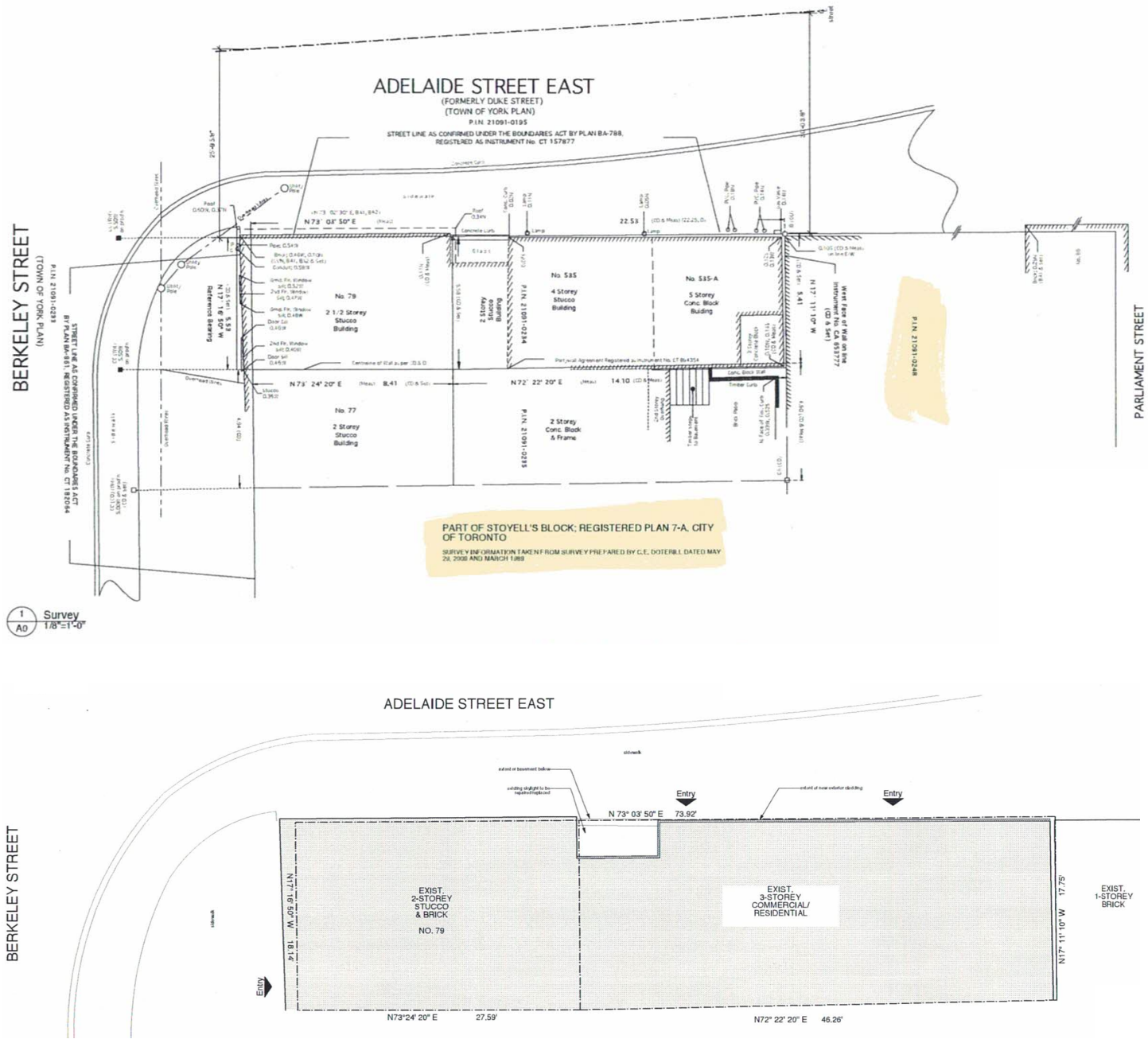
Zoning

CR SS1 (x339)

The property is zoned Commercial Residential (CR)



Survey



Property Images

1st Floor



2nd Floor



Property Images

3rd Floor



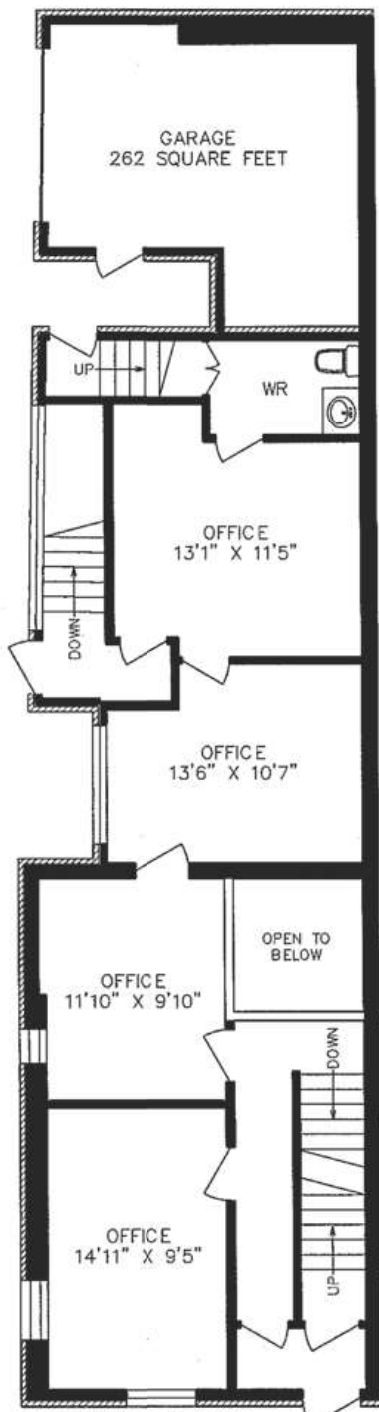
Property Images

MediSpa Space and Garage

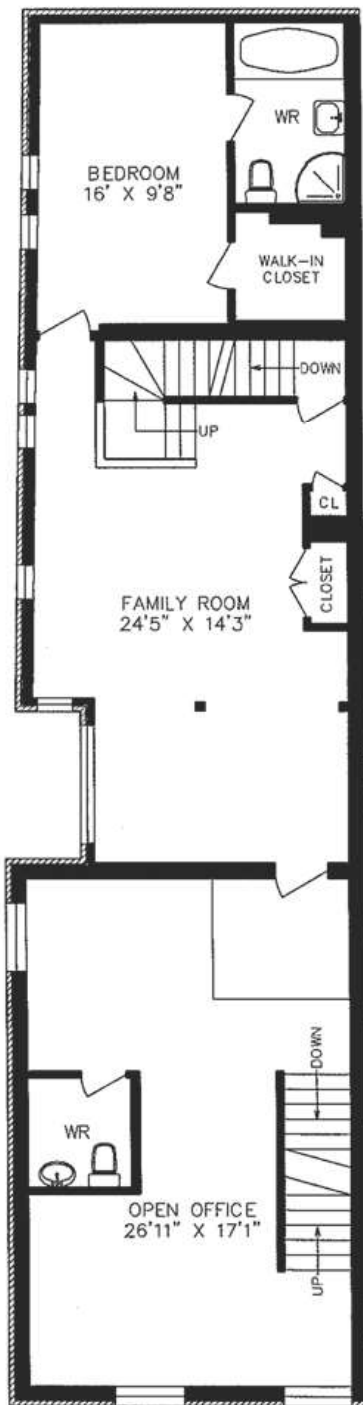


Floor Plans

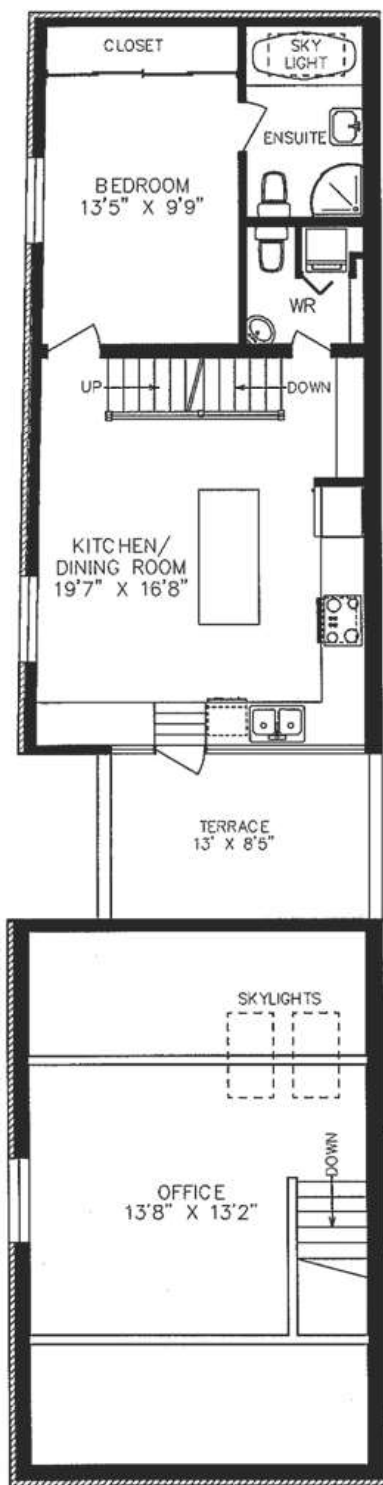
Main Floor



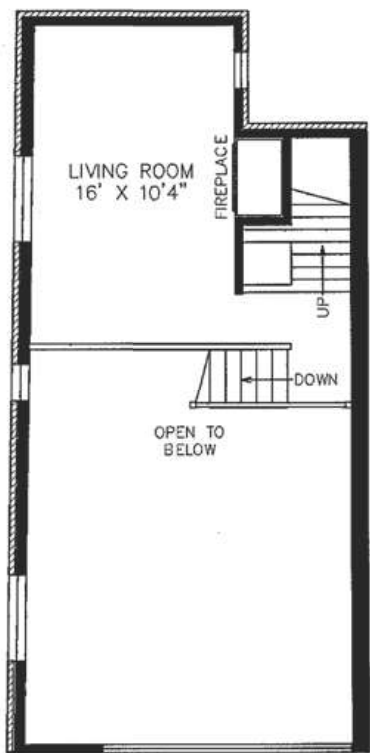
Second Floor



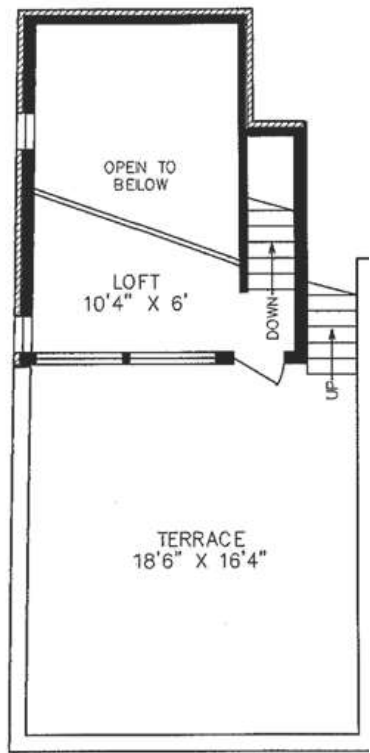
Third Floor



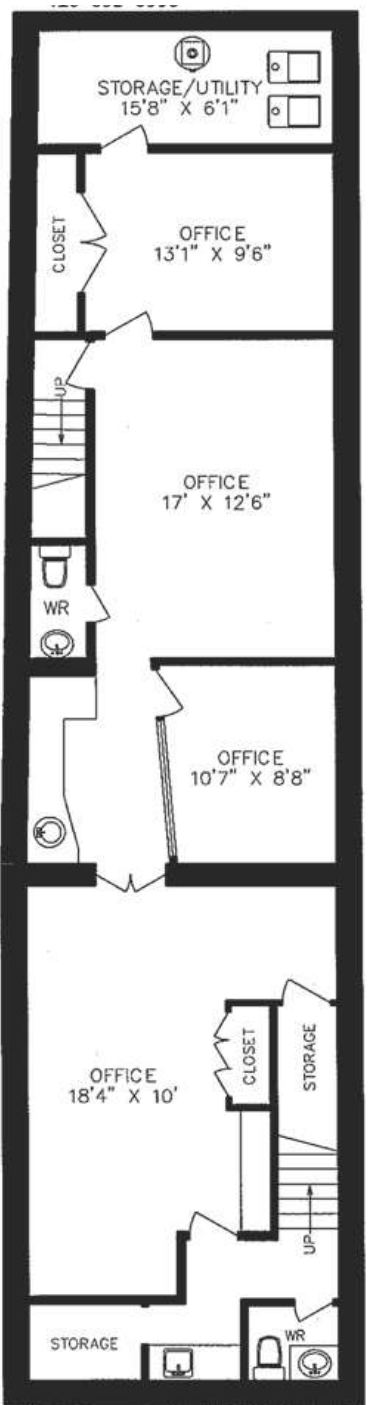
Fourth Floor



Fifth Floor



Lower Floor



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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 2022.