

91 Oxford Street

Approximately 8,151 SF of Office Space Available

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For Lease: 3rd Floor & Half of 2nd Floor



Here is where
your business
will *grow*.

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200-55 University Avenue, Toronto
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*Sales Representative **Broker of Record

91 Oxford Street



Approximately 8,151 SF of office space in brick and beam building;
on top floor with southern views.



Suite

3rd Floor
(walk up)

Available Space
5,434 SF



Suite

2nd Floor
(walk up)

Available Space
Half Floor: 2,717 SF
~~2,717 SF~~ Leased!



Suite

Ground Floor

Available Space
~~5,400 SF~~ Leased!



Available

30 days



Available

30 days



Available

30 days



Semi-Gross Rent

\$40.00 PSF
(+ heat, air & hydro)



Semi-Gross Rent

\$40.00 PSF
(+ heat, air & hydro)



Semi-Gross Rent

\$40.00 PSF
(+ heat, air & hydro)

Property Highlights:

- New electrical panels on each floor
- New HVAC
- New Roof
- Sandblasted ceilings and beams
- Refinished hardwood floors
- 3rd Floor Ceiling Height: 15 FT
- 2nd Floor Ceiling Height: 14 FT
- Lots of natural light
- Great southern views of Downtown
- Loading dock and freight elevator
- 1 parking stall/5,000 SF leased



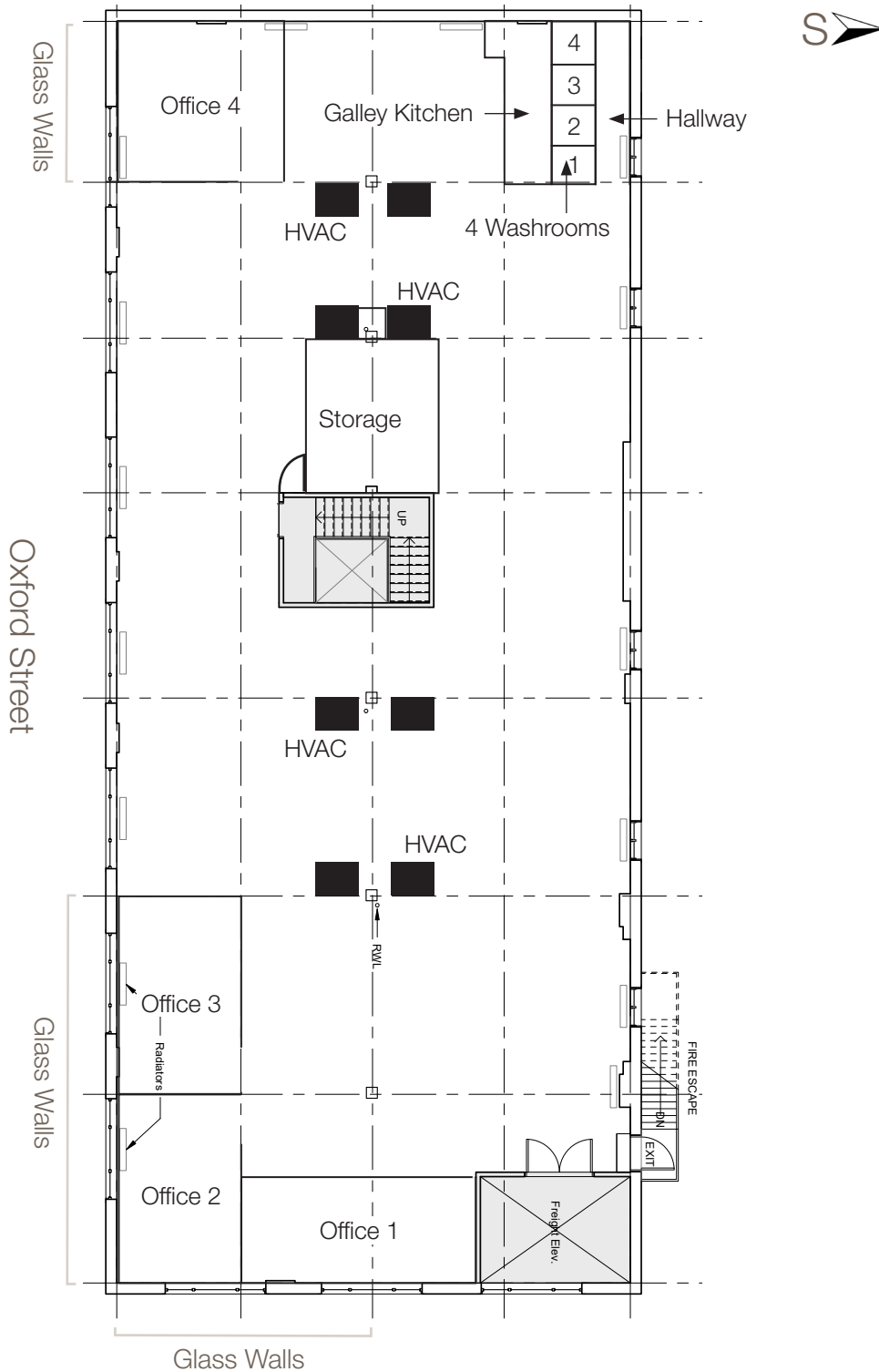
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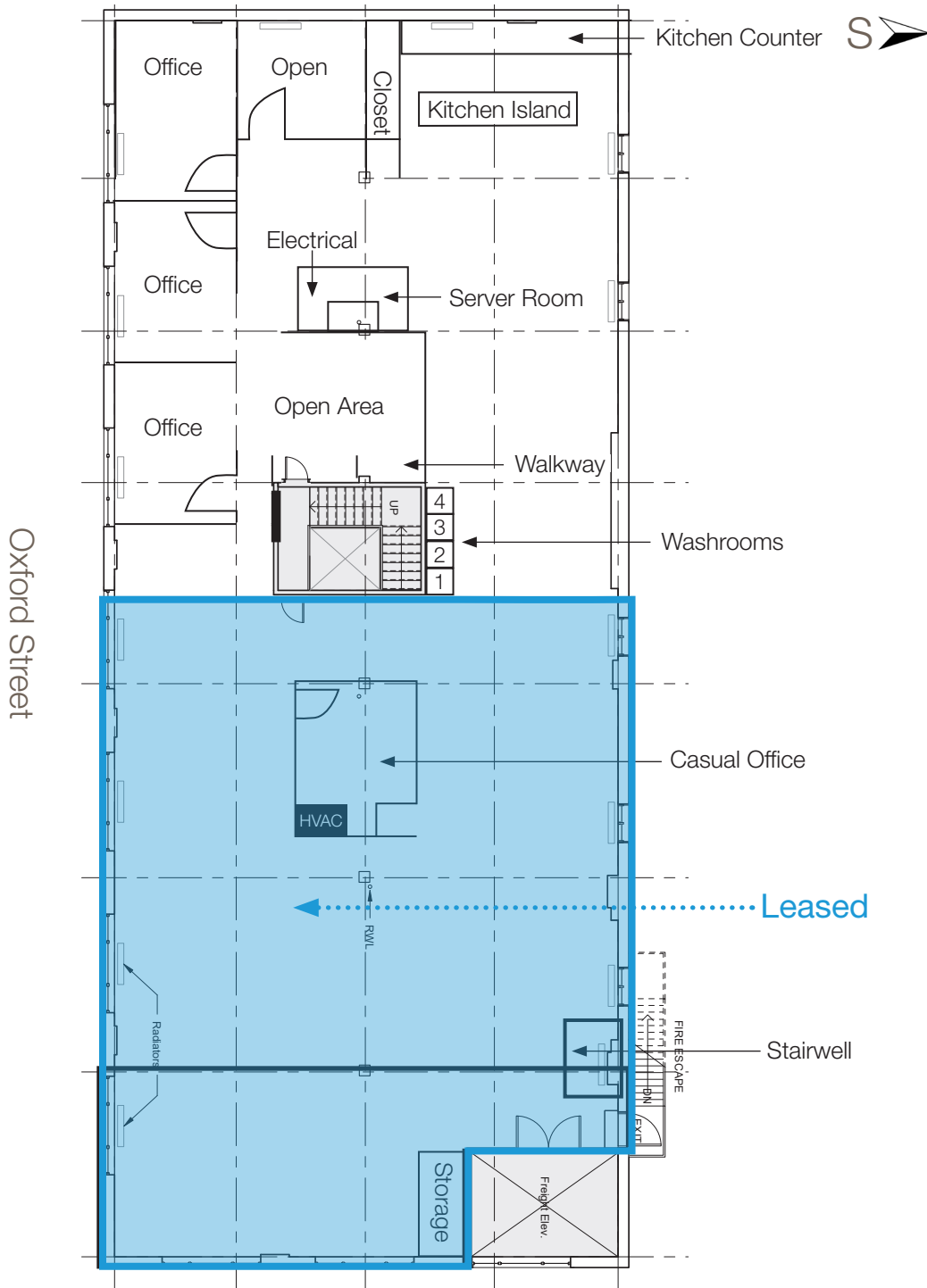
Floor Plan - Third Floor "As-Is"



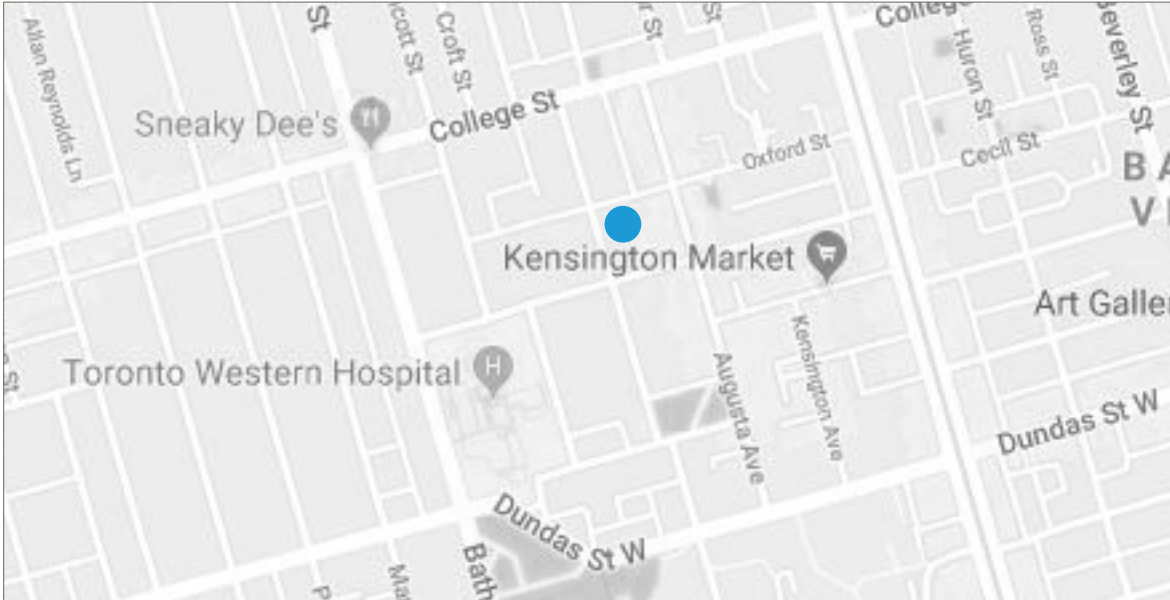
91 Oxford Street



Leased Premises Floor Plan - Second Floor "As-Is"



91 Oxford Street



What's Near By

91 Oxford Street is located one block south of College Street; in the Kensington Market Area. The building is situated at the corner of Oxford Street and Bellevue Avenue; within walking distance to a variety of bars, restaurants and shops. 3 minutes walk to the College Streetcar and 10 minutes from the Dundas Streetcar.

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.

91 Oxford Street

3rd Floor - Photos



Desks are Plexiglass Ready!

91 Oxford Street

2nd Floor - Photos



2nd Floor



Main Area



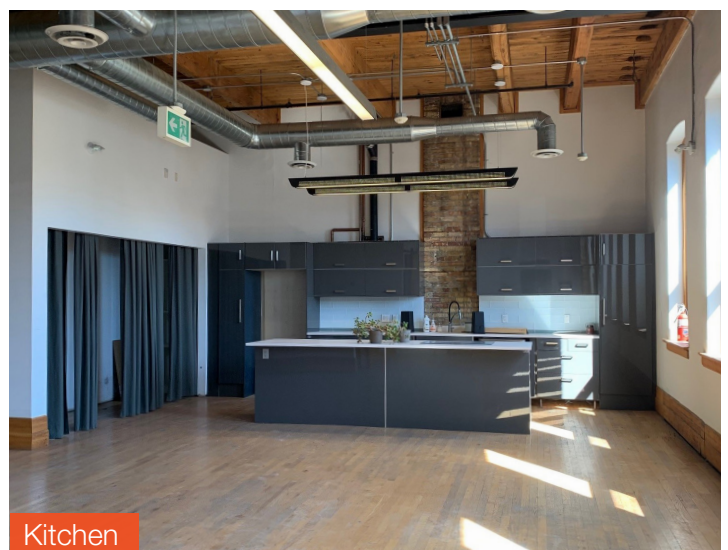
2nd Floor



Boardroom

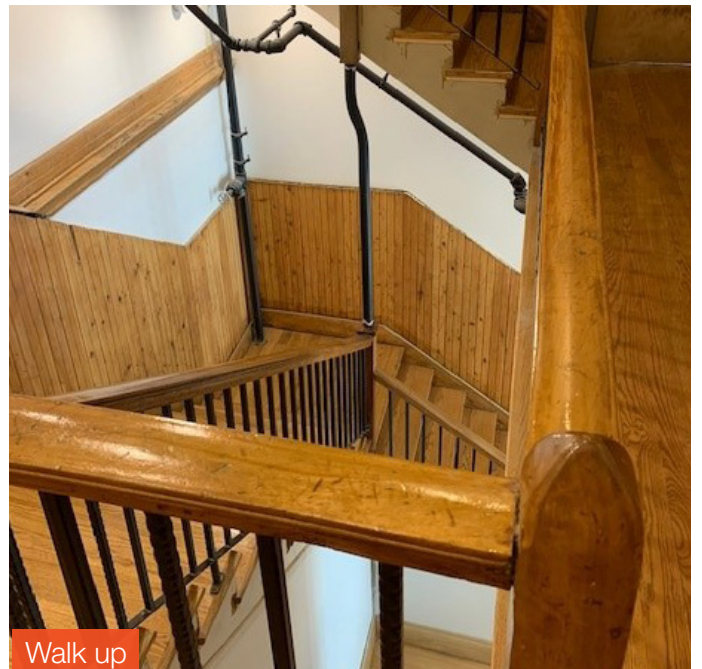


2nd Floor



Kitchen

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