

FOR LEASE

78

MOWAT
AVENUE

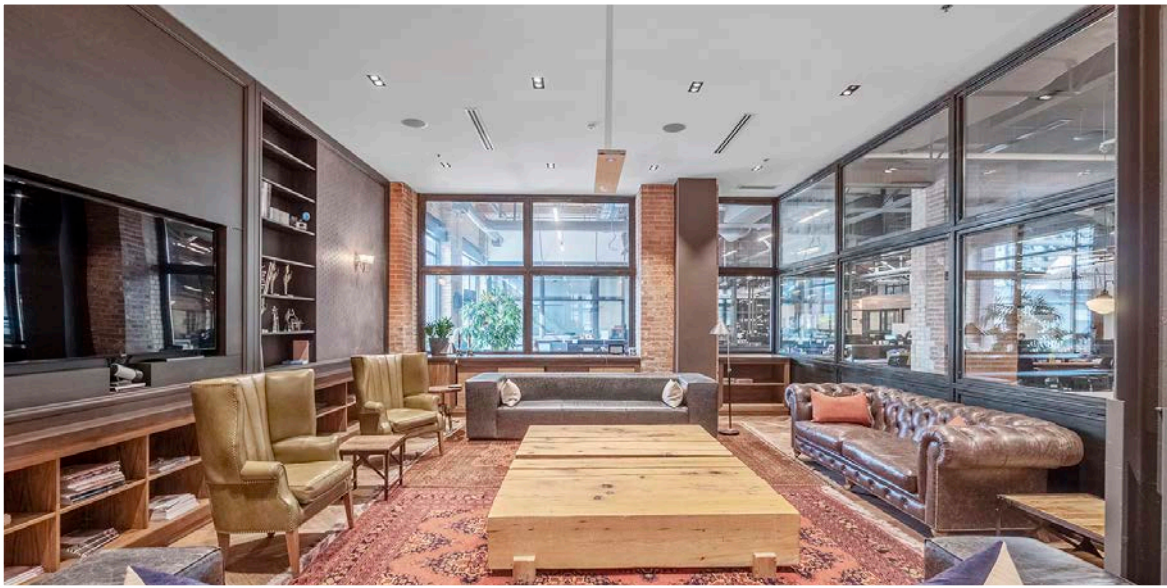
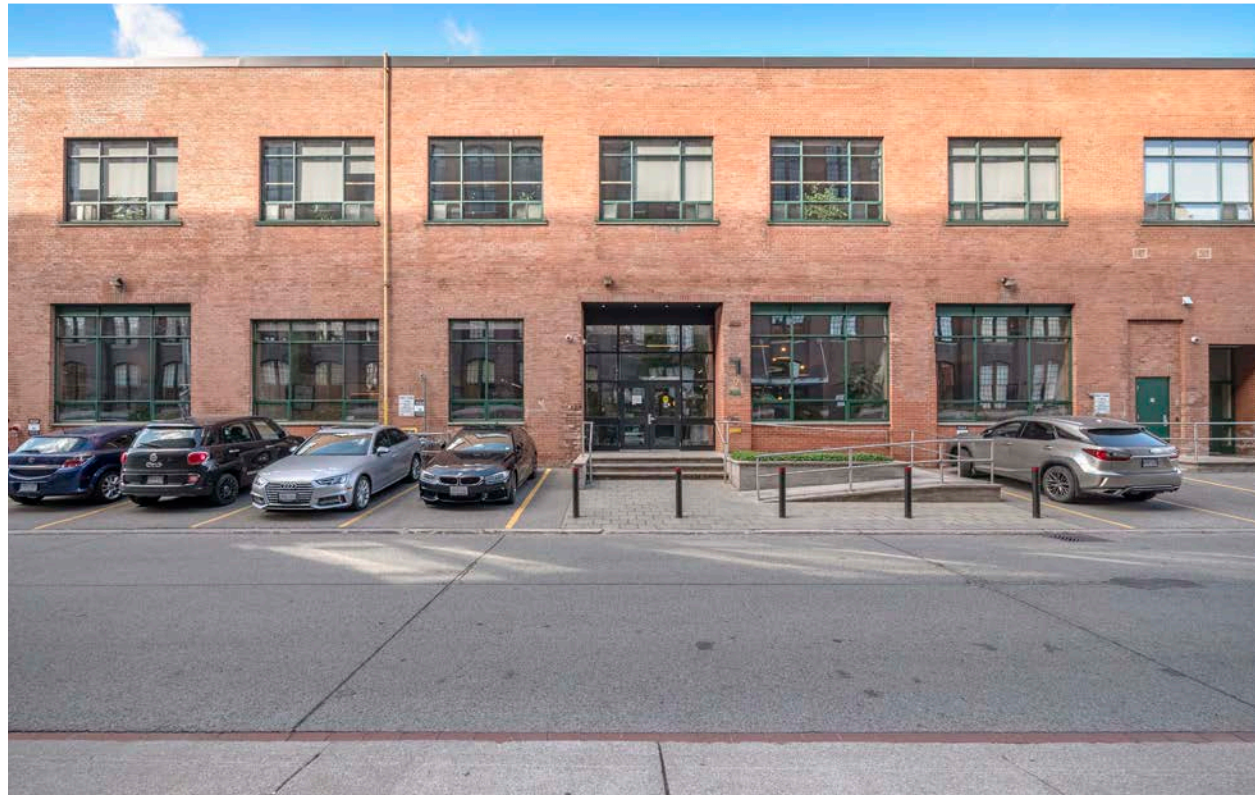
**SPECTACULAR
BUILT
OUT LOFT
STANDALONE
BUILDING**

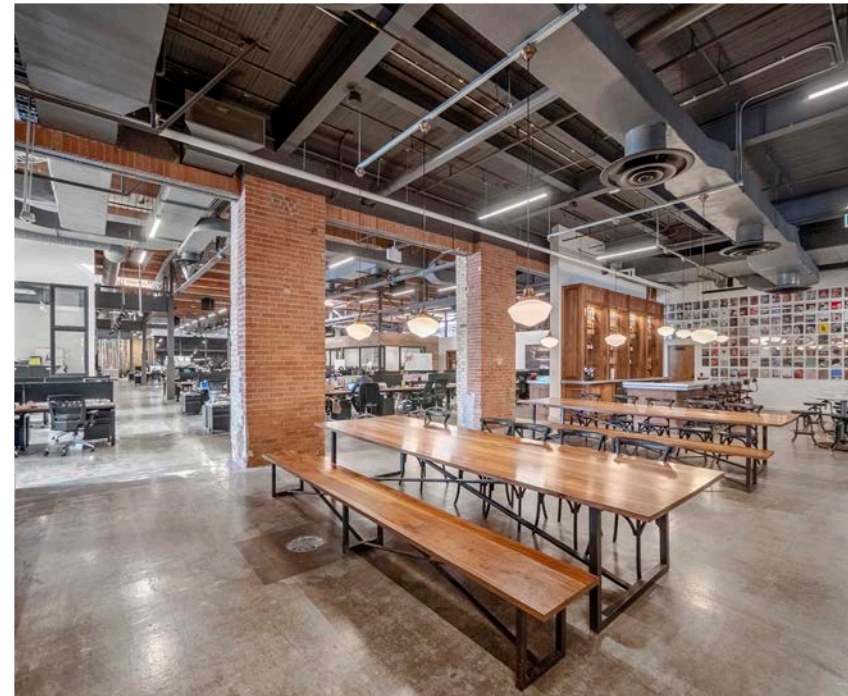
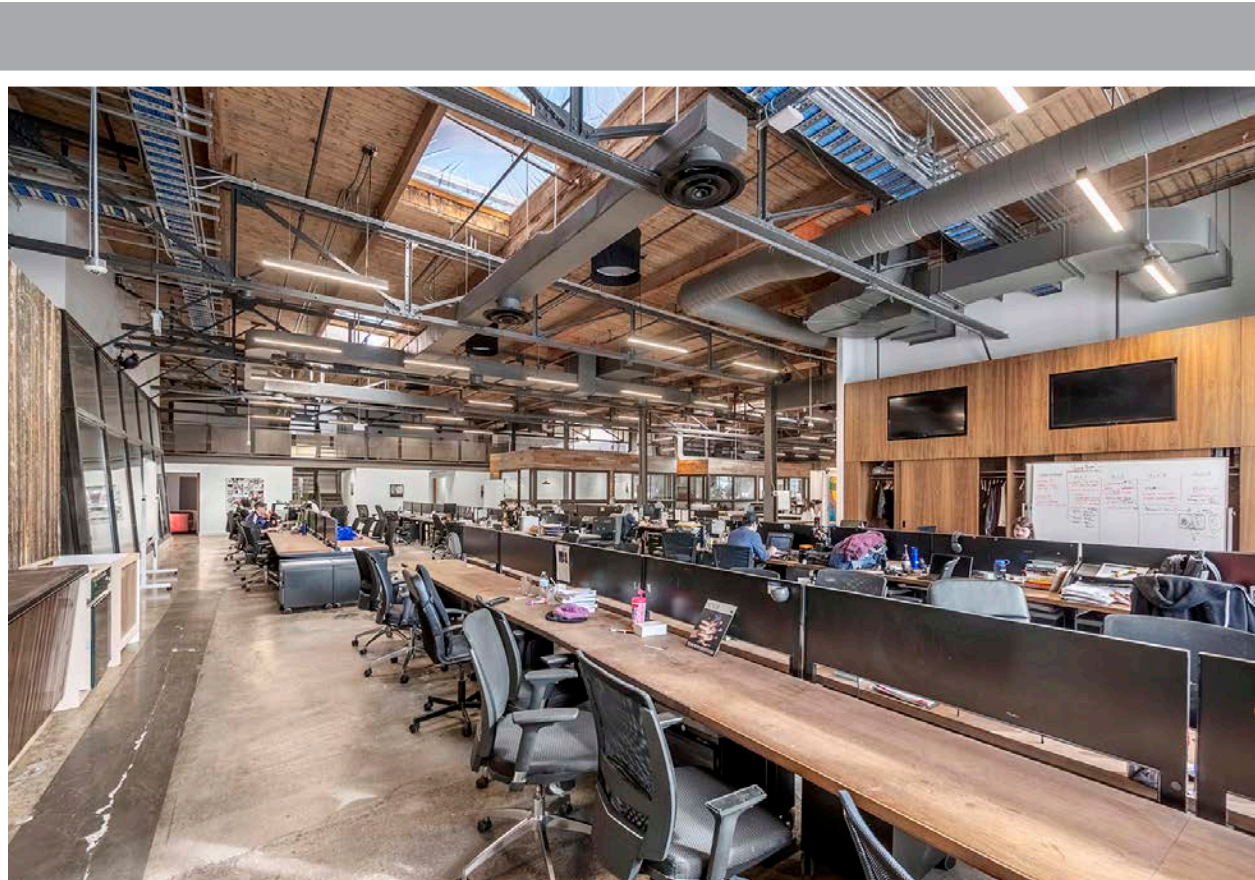


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Wheelchair
Accessible



Parking
12 Spaces



Streetcar
Access > 2 Mins



Walk Score™
89



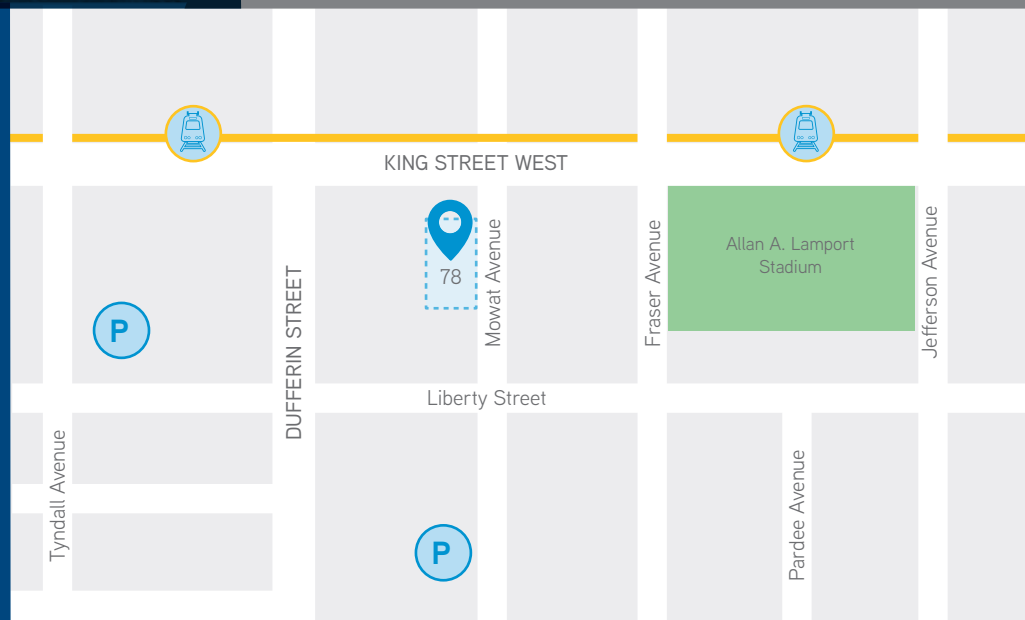
24-Hour
Security

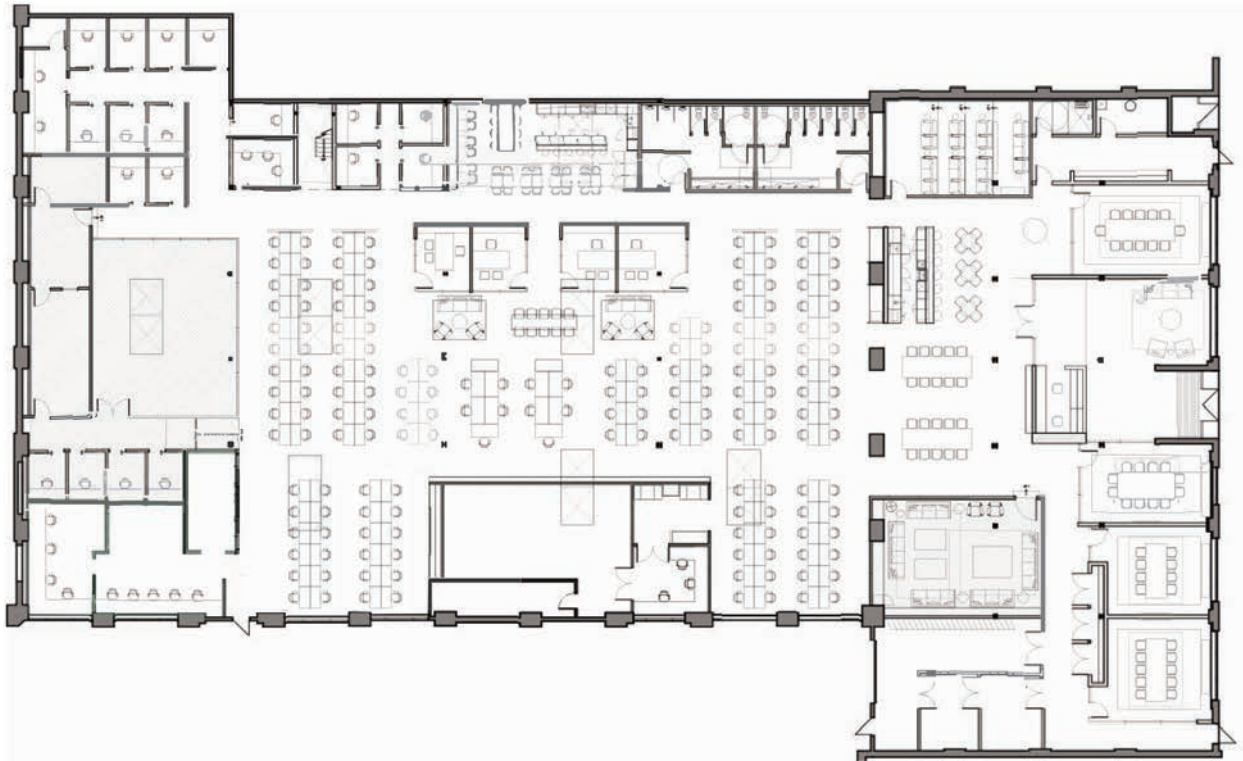


Fibre-Optic
Enabled



Pearson Airport
23 min. Drive





BUILDING SPECIFICATIONS

Net Rent	Call Listing Agent to discuss
Additional Rent	\$8.50 (2019 est) plus hydro & gas
Available	TBC
Ground Floor	27,068 SF
Parking	Up to 12 spaces available at \$221/space

PROPERTY FEATURES

- Spectacular loft office space recently built out
- High end finishings - wood, glass, metal and concrete design
- Five large glass meeting rooms, impressive reception, stunning lounge with bar, full kitchen with bar, free standing offices on glass, functional open work areas, studio suites and mezzanine lounge
- Direct street, entrance including handicap access, good building signage available
- Numerous amenities including large roof deck, back up generator, ice melt walkway at entrance, and bike racks
- Only 5% gross up

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