

20 Leslie Street

A collaboration by:



**Free Rent Until
January 2022***

*Based on a 5 yr lease

**\$41 PSF
Gross***

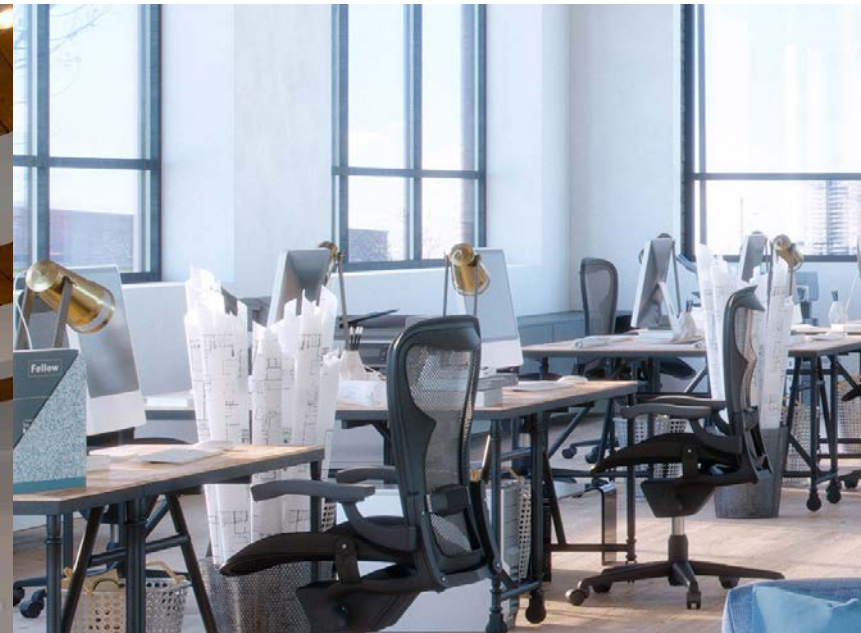
*Net Lease

Fully-renovated spaces in this attractive brick-and-beam building in the Downtown East neighbourhood of Leslieville

The Station

Model Suites Available

20 Leslie Street



20 Leslie Street is an attractive brick-and-beam building in the Downtown East neighbourhood of Leslieville, a rapidly changing area poised for significant growth.

The property presents a unique opportunity to secure a space that blends rustic architectural elements with modern business features.

With convenient access to transit and a multitude of amenities nearby, 20 Leslie Street is the ideal location for tenants looking for a creative and independent space to call their own.

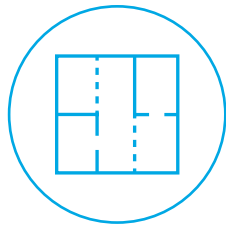
About the Property

20 Leslie Street



The Landlord

The Pearl Group is a full-service, commercial real estate firm, specializing in acquisition, redevelopment, construction, leasing and property management. With the largest collection of high street retail properties in Toronto, their portfolio includes some of the most coveted urban locations the city has to offer.



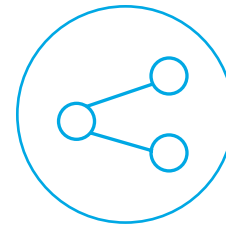
Fully renovated
562 SF – 15,500 SF
suites available



Vibrant neighbourhood
poised for
significant growth



Convenient access
to multiple
transit options



High-speed
fibre internet
(Beanfield) available



Rooftop
patio



Ample On-site
Parking



24/7 security
system



Amenity-rich
area

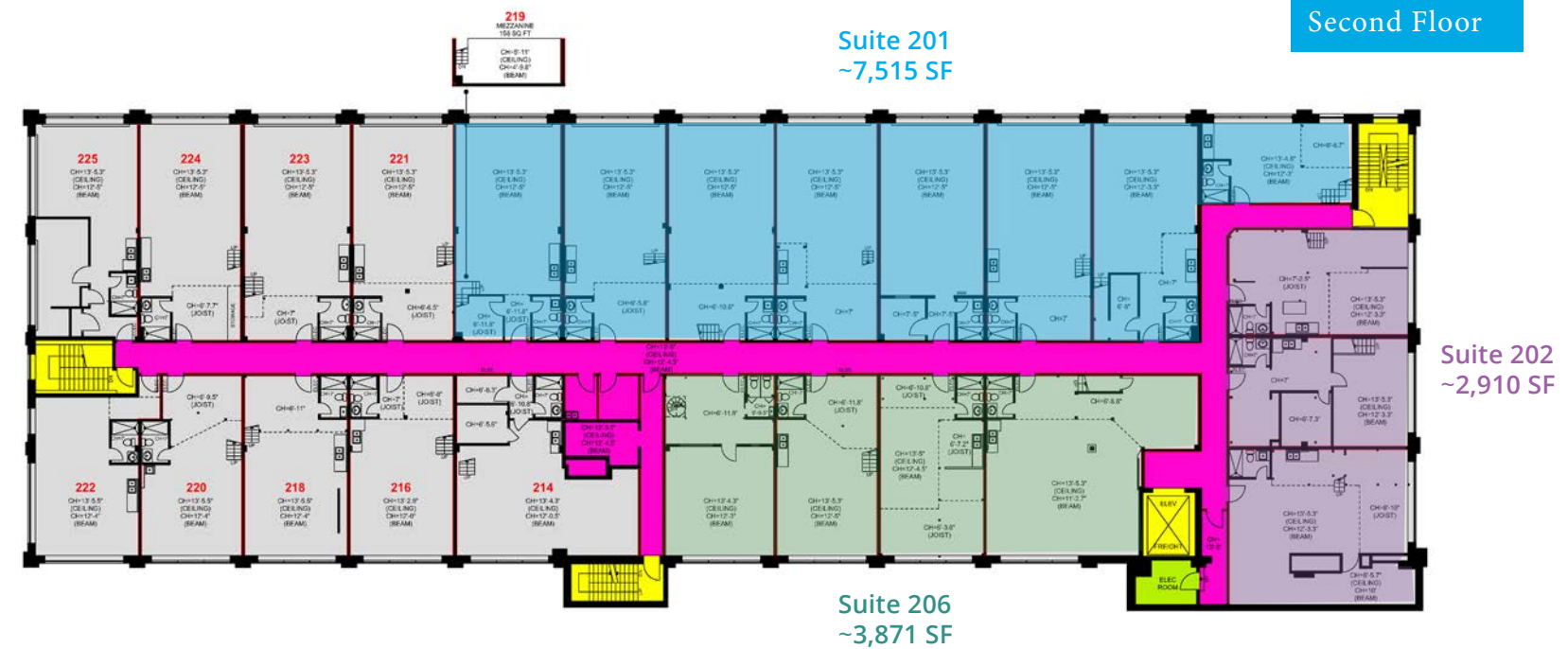


20 Leslie Street renovations
are scheduled to be completed
end of Q3 2021.

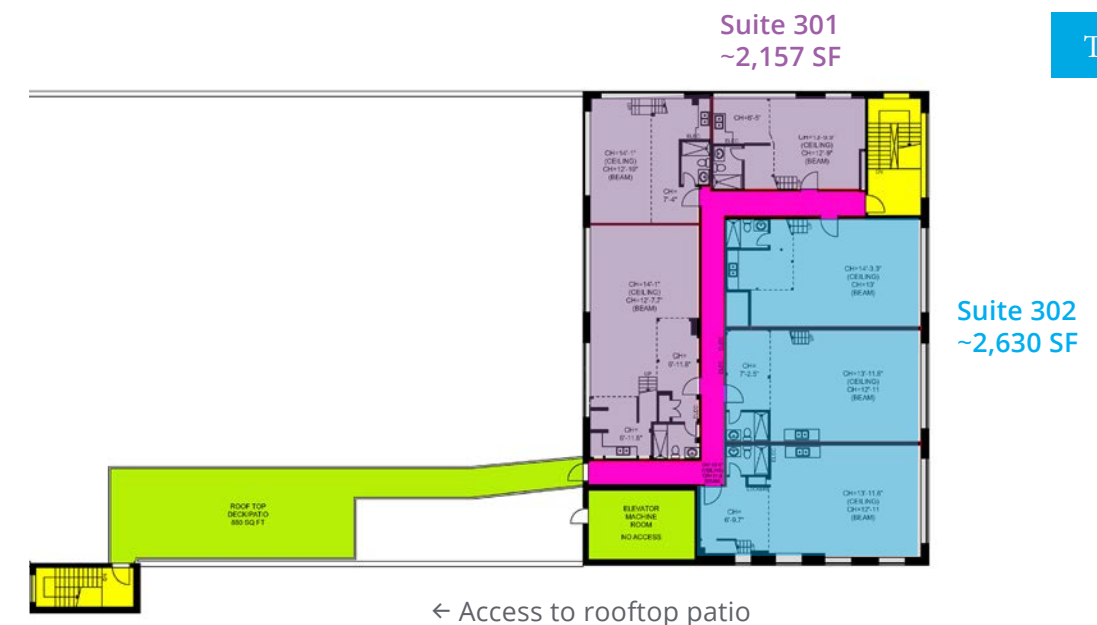
The Station is open for business with available space of:

Available Area	Suite 201 ~7,515 SF Suite 202 ~2,910 SF Suite 206 ~3,871 SF
	Suite 301 ~2,157 SF Suite 302 ~2,630 SF
Asking Gross Rent	\$41.00 PSF (Net Lease)
Bonus	Free Rent Until January 2022 Based on a 5 Year Lease

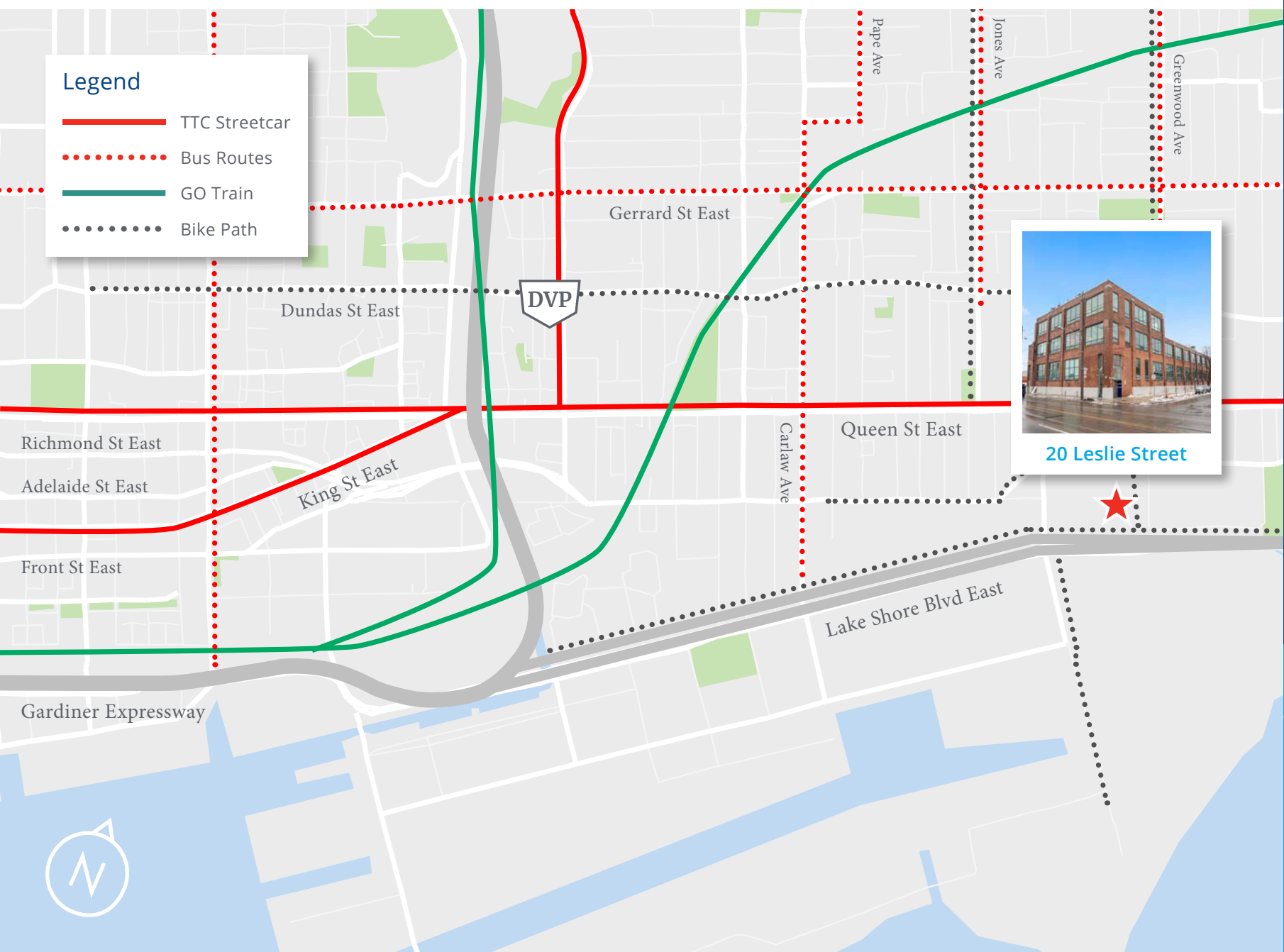
Second Floor



Third Floor



Area Overview



20 Leslie Street



Population
57%
Aged 20 - 59



Income
\$73,982
Median Household



Education
47.5%
University Degree



Walk Score
81
Very Walkable



Transit Score
85
Excellent Transit



Bike Score
99
Bikers Paradise

Top 3 Occupations

8.4%
Health care &
social assistance

8.9%
Accommodation
& food services

16.0%
Professional, scientific
& technical services

Demographics within 1km of the Property

Amenities

Retail Landscape



Restaurants
39.1%



Coffee Shops
26.1%



Banks
13.0%



Grocery Stores
13.0%



Retail
8.7%





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The Station

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