



NUTANA

## Office Suites in the Trendy Broadway District

These two (2) move-in ready office suites are located on the corner of Main Street and Dufferin Avenue, just off the popular Broadway Avenue commercial corridor. The building has been restored in an artistically modern fashion.

GROSS LEASE RATE:

**\$1,200,**  
MONTH/SUITE 3

**\$1,600,**  
MONTH/SUITE 2

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SPECIFICATIONS

Available	Suite 2 800 SF Suite 3 600 SF	
Building	14,728 SF	
Site	0.35 AC	
Zoning	B5B (Broadway Commercial District)	
Parcels	120158535, 120158041, 120158052, 120158063	
Possession	Negotiable	
Gross Lease Rate	Suite 2 \$1,600/month Suite 3 \$1,200/month	Utilities incl. Utilities incl.

FEATURES

- Lower level suites
- SUITE 2 | 800 SF open work area with reception, one (1) private office and shared side entrance
- SUITE 3 | 600 SF open work area with shared side entrance
- Abundant parking in the area
- Utilities included under Gross Lease Rate include taxes, power, water and heat
- Close to Amigos Cantina, Venn Coffee Roasters, Bike Doctor, Leopold's Tavern, Starbucks, Broadway Cafe and Nutana Cafe