

330 ADELAIDE STREET WEST

OFFICE AND RETAIL



RENOVATIONS
UNDERWAY



ASHLAR

a member of **NAI Global**

ASHLAR URBAN REALTY INC.
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The statements contained in this document are based upon the information furnished by the principal and other sources, which we believe to be correct but can assume no responsibility for. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted on matters related to this presentation. — Ashlar Urban Realty Inc.

330 ADELAIDE STREET WEST

Toronto, Ontario



Ashlar Urban Realty Inc. is pleased to present this retail leasing opportunity to the market. Surrounded by numerous high density infill developments such as festival hall and others, 330 Adelaide Street West is at the core of the gentrification of the former club land district. Adjacent to Toronto's newest high end food and beverage establishment, the Roosevelt room, 330 Adelaide will offer premium exposure and branding opportunities to its tenants. Both spaces may be combined to an office or retail user of 9,000 square feet.

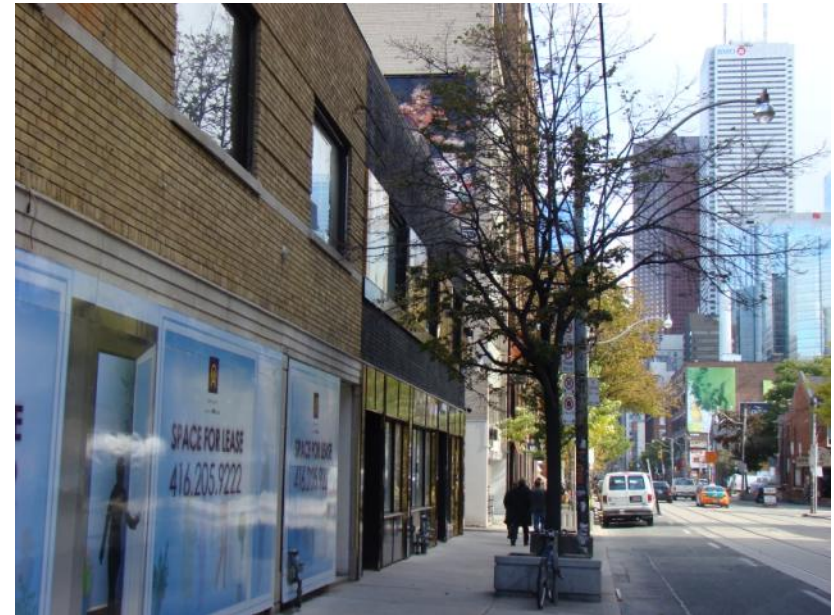
DETAILS

Retail Area

- Ground Floor - 4,500 SF Divisible
See flyer here for details

Office Area

- Second Floor - 4,500 SF Divisible
See flyer here for details



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Toronto, Ontario



DETAILS

Retail Area

- Ground Floor - 4,500 SF Divisible to 2,250 SF

Asking Net Rate \$40.00 gross per sq. ft. plus hydro

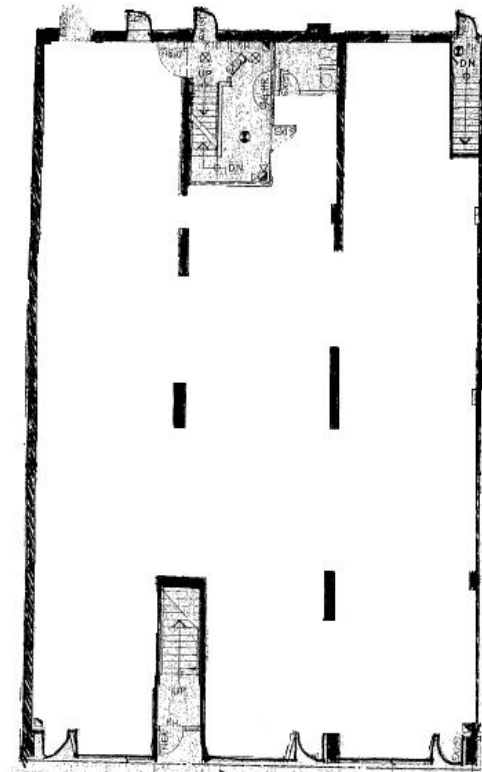
Available Immediately

COMMENTS

- Retail façade to include new windows and access points suited to potential uses
- Potential for at grade “garage style” restaurant doors
- Three potential points of entry
- Rear loading available and potential patio space at rear
- Lower level storage or kitchen space is also available for lease

Leasing Commissions: \$5.00 psf on a 5 year deal

Ground Floor



Adelaide Street West



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330 ADELAIDE STREET WEST

Toronto, Ontario



DETAILS

Office Area

- Second Floor - 4,500 SF Divisible to 2,250 SF

Asking Net Rate \$30.00 gross per sq. ft. plus hydro

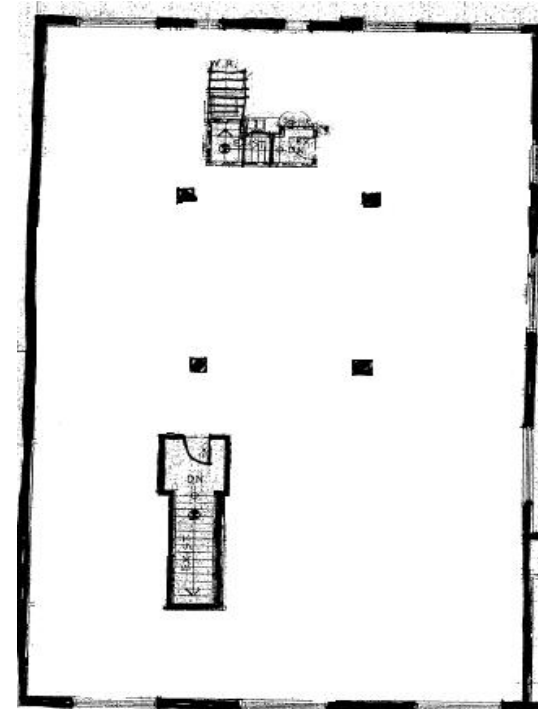
Available Immediately

COMMENTS

- Private entry on Adelaide Street - with potential for street level branding
- Complete retrofit of existing interiors underway
- Window exposure at front and rear of building
- Please call for additional details regarding improvements and allowances

Leasing Commissions: \$5.00 psf on a 5 year deal

Second Floor



Adelaide Street West



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