



## **396 Pacific Ave., Suite 205**

394-400 Pacific Ave, Toronto, ON M6P 1Z2

### **Lorenzo Di Donato**

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# 396 Pacific Ave., Suite 205

\$24.50 /SF/YR

Prime Second Floor Commercial Space for Lease in The Junction

- Ideally located in the heart of Toronto's vibrant Junction neighbourhood.
- Bright second-floor corner suite features large windows with abundant natural light.
- Surrounded by popular cafés, restaurants, boutique retail, and everyday amenities.
- The property offers excellent public transportation and several nearby parking options.



|                      |                              |
|----------------------|------------------------------|
| Rental Rate:         | \$24.50 /SF/YR               |
| Property Type:       | Retail                       |
| Property Subtype:    | Storefront Retail/Office     |
| Gross Leasable Area: | 13,705 SF                    |
| Year Built:          | 1962                         |
| Walk Score ®:        | 100 (Exceptionally friendly) |
| Transit Score ®:     | 90 (Exceptionally friendly)  |
| Taxes:               | \$0.40 USD/SF/MO             |
| Operating Expenses:  | \$0.46 USD/SF/MO             |
| Rental Rate Mo:      | \$2.04 /SF/MO                |

## 2nd Floor Ste 205

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|                 |                 |
|-----------------|-----------------|
| Space Available | 606 SF          |
| Rental Rate     | \$24.50 /SF/YR  |
| Date Available  | Now             |
| Service Type    | [object Object] |
| Built Out As    | Standard Office |
| Space Type      | Relet           |
| Space Use       | Office/Retail   |
| Lease Term      | 3 - 5 Years     |



## 394-400 Pacific Ave, Toronto, ON M6P 1Z2

Prime Corner Second Floor Commercial Space for Lease in The Junction

Ideally located at Pacific Avenue & Dundas Street West in the heart of Toronto's vibrant Junction neighbourhood, this bright second-floor corner suite features large windows with abundant natural light, creating an inviting and professional environment ideal for offices, medical or wellness clinics, studios, and other service-based businesses.

Position your business in one of Toronto's most dynamic west-end communities, surrounded by popular cafés, restaurants, boutique retail, and everyday amenities. The property offers excellent TTC access, with convenient connections to Dundas West Subway Station, Bloor GO, and UP Express, making it easily accessible for both clients and staff.

Additional features include nearby parking options, strong neighbourhood foot traffic, excellent visibility, and convenient access to major roadways.

An exceptional opportunity to establish your business in a highly desirable, well-connected commercial corridor.

Solid Former Bank Building Constructed in 1962,

# Property Photos



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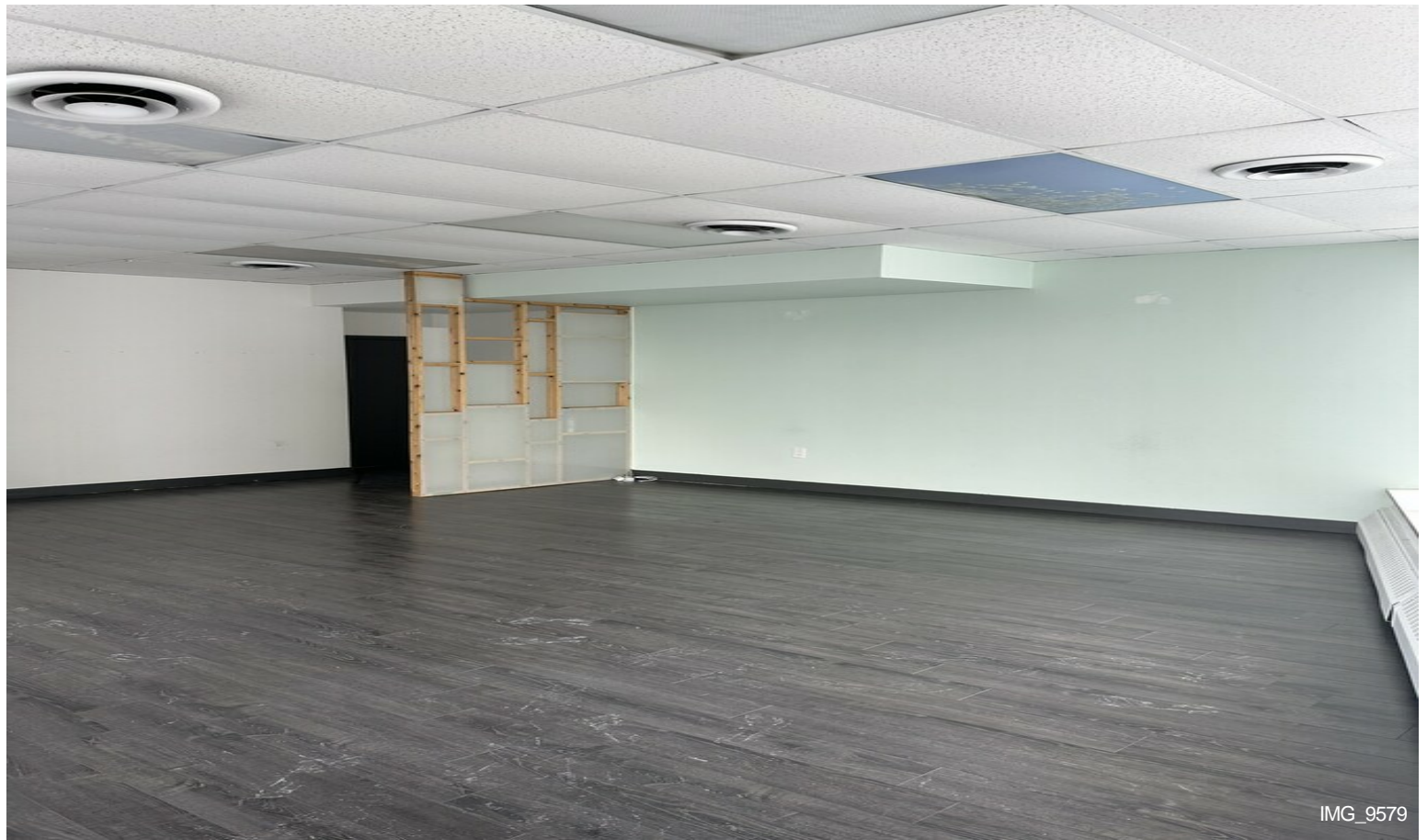


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# Property Photos



# Property Photos



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**396 PACIFIC AVE.  
TORONTO, ON.**

