

CBRE

**OFFICE CONDO
FOR SALE
\$388,050**

**1201
DUNDAS
Street East
SUITE 209**

SHAYLA ESAKOV

Sales Representative

+1 647 965 6966

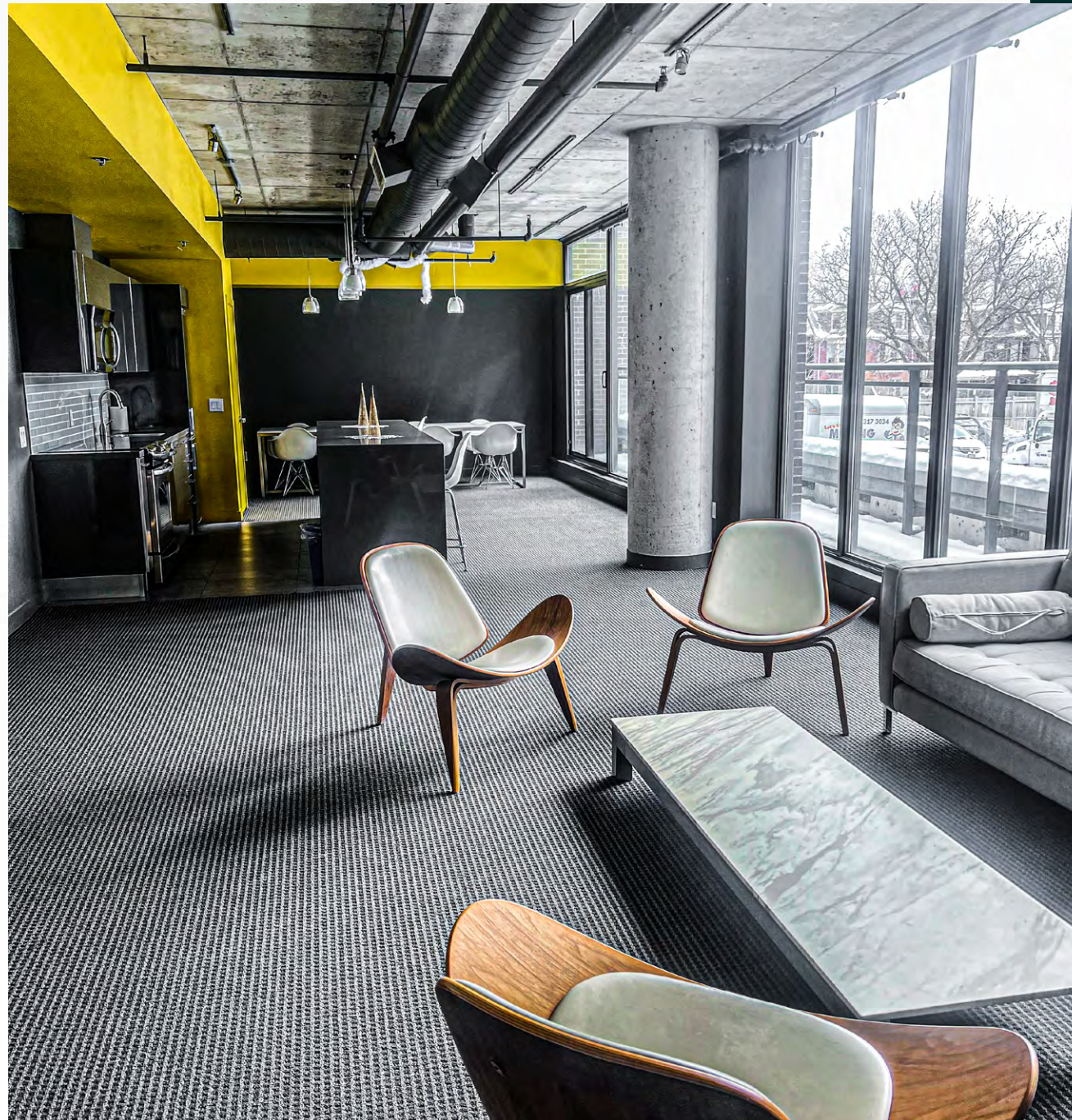
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CBRE Limited, Real Estate Brokerage
145 King Street West, Suite 1100
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Property Details

This modern office condo features floor-to-ceiling windows that bathe the space in natural light, creating an inviting and productive atmosphere. Furniture can be made available. You may advertise on the inside of the window. The building accommodates both commercial and residential units and is located in a prime downtown Toronto area, just steps from public transit and close to the QEW and all amenities. While there is no designated parking, it is available upon request. Storage locker available. Fully-equipped kitchen: Ideal for meal prep and casual team gatherings. Private bathroom: For added convenience and comfort. Tenant amenity lounge: Perfect for all-hands meetings, complete with a full-service kitchen for catering.

Address:	1201 Dundas St East
Unit:	209
Size:	597 sq. ft.
Frontage :	95 ft, 1 in
Zoning:	I1



Property Features



FUTURE EXPANSION POTENTIAL

As Leslieville continues to thrive, this space presents an excellent long-term investment opportunity.



WELCOMING FRONT LOBBY

Make a lasting first impression with an elegant, inviting entrance.



UNDERGROUND PARKING

36 exclusive stalls with direct access to the space, a unique and highly sought-after feature.



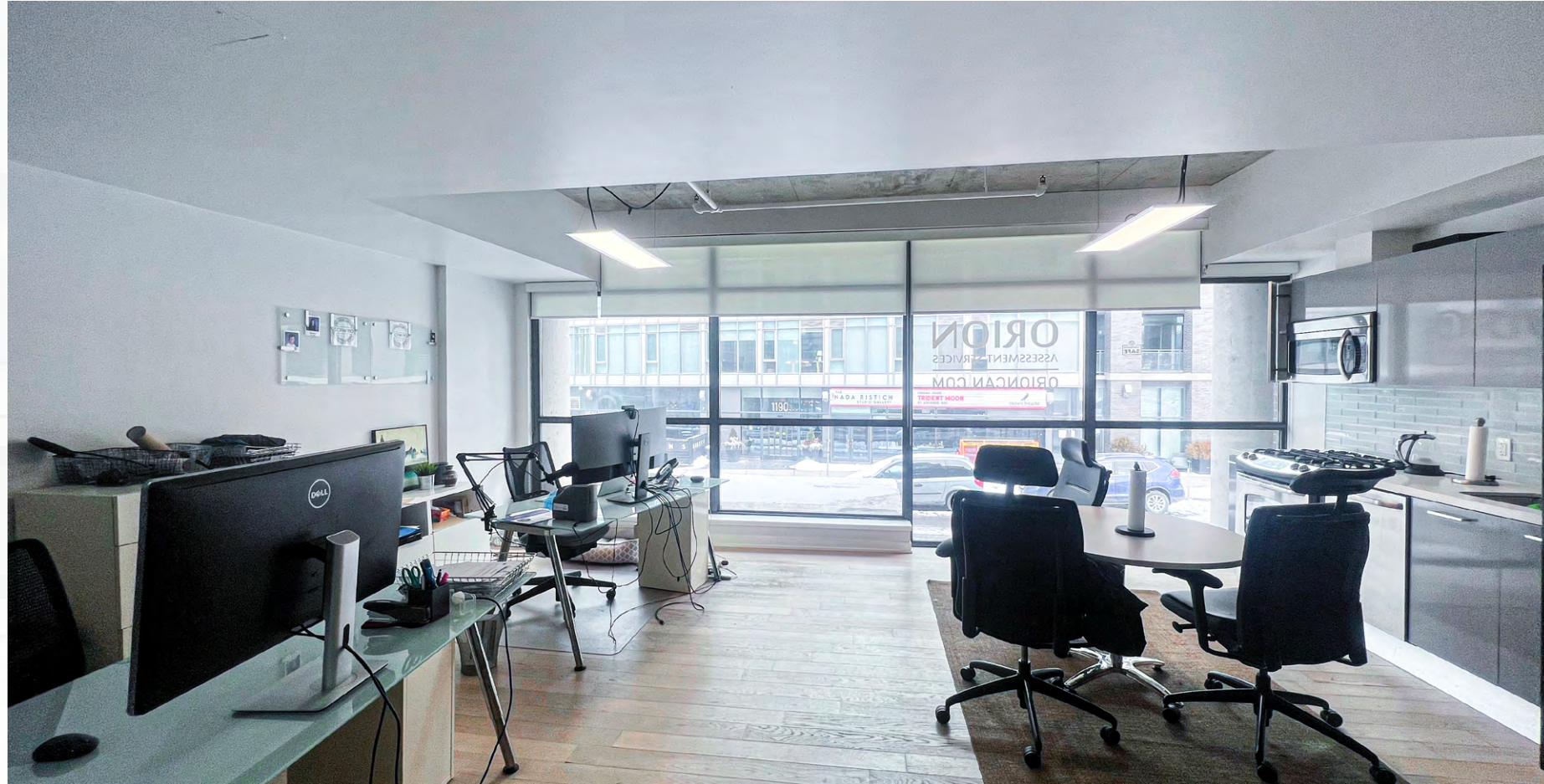
CONFIGURED TO ACCOMMODATE

Ample open-area for workstations with 1 private bathroom, washer dryer, front storage closet & Open kitchen



DEDICATED GYM

A fully equipped fitness facility, enhancing workplace wellness and convenience.



Property Details

1201 DUNDAS Street East



UNION STATION - OSHAWA GO TRAIN

DUNDAS STREET EAST

QUEEN STREET EAST

DON VALLEY PKWY

LAKE SHORE BLVDE

DRIVE TIME	
3 Mins	Don Valley Pkwy
12 Mins	Downtown Toronto
12 Mins	Danforth Go Station
34 Mins	Pearson International Airport

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