

CUBECOM  
FULL SERVICE REALTY

# 24 Mercer Street

ALAN MACDONALD  
SALES REPRESENTATIVE  
C: 416-258-1085  
T: 647-943-2823

# Welcome to 24 Mercer St

BRICK & BEAM BOUTIQUE OFFICE

Welcome to Bungalow on Mercer, an exclusive opportunity to live in refined luxury where every detail is designed to elevate your lifestyle. Located at 24 Mercer Street, steps from the very best Toronto has to offer theatre, fine dining, cultural landmarks — in the vibrant Entertainment District.



## Building Features



### LOCATION:

Across from Nobu  
Restaurant & Hotel



### TRANSIT ACCESS:

100 m to Metro Hall & PATH



### BUILDING FEATURES:

Heritage character. High  
ceilings with hardwood floors



### ACCESS:

Building locked at all times



### LEASE OPTION:

Gross lease offered for up  
to 5 years.

## UNIT INFORMATION

USE: OFFICE

TMI:

ASKING RENT: \$40 PSF Gross+hydro

SIZE: ~4,950 SF OVER 3 FLOORS  
(≈ 1,650 SF/FLOOR)

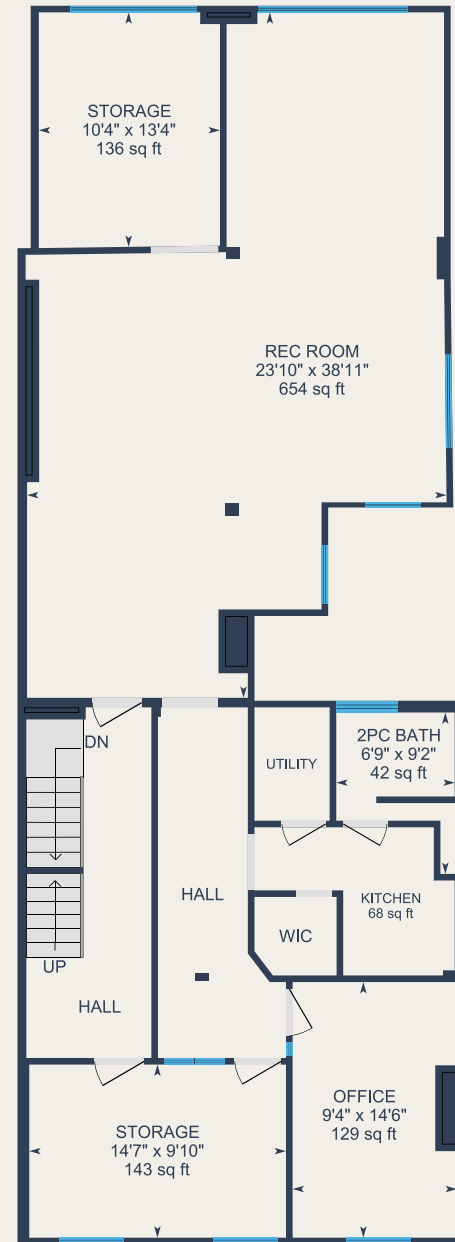
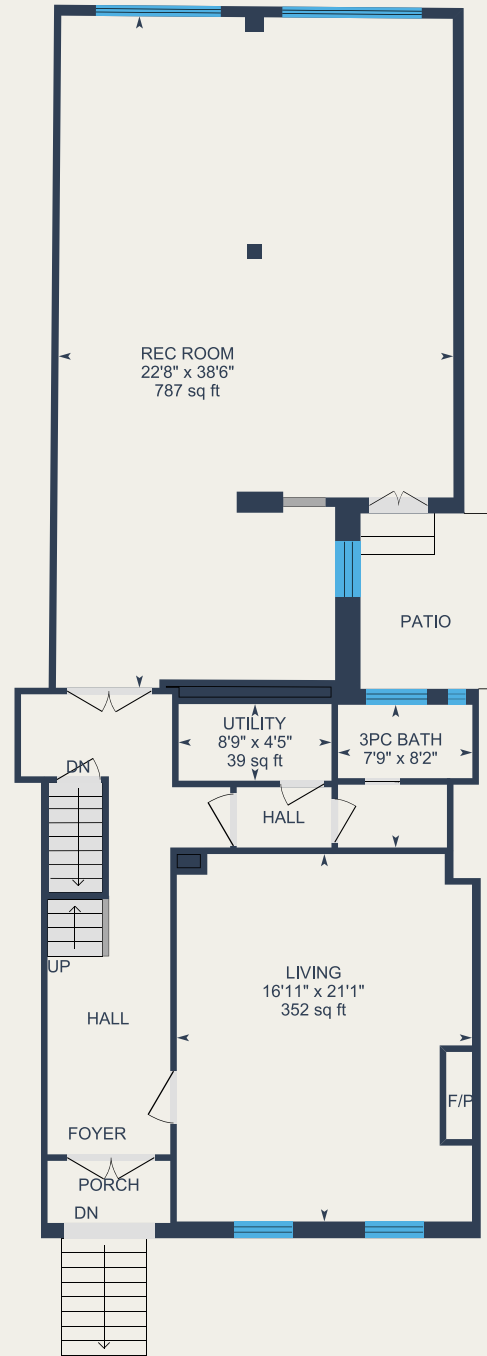
**CUBECOM**  
FULL SERVICE REALTY

Cubecom Commercial Realty Inc. Brokerage | [www.cubecom.ca](http://www.cubecom.ca)

All information provided is deemed reliable but is not guaranteed and should be independently verified. Property availability, specifications, and pricing are subject to change without notice. Not intended to solicit buyers or sellers currently under contract with another brokerage. Cubecom Commercial Realty Inc., Brokerage is registered in Ontario and operates in compliance with RECO and the Real Estate and Business Brokers Act (REBBA).

# Floorplans

BRICK & BEAM BOUTIQUE OFFICE



## 1ST FLOOR

Exterior Area 1,572.29 SF

## 2ND FLOOR

Exterior Area 1,623.31 SF



# Demographic



## POPULATION 2023

2km | 185,763  
5km | 585,754  
10km | 1,346,915



## 2028 POPULATION PROJECTION

2km | 201,973  
5km | 629,622  
10km | 1,429,171



## DAYTIME POPULATION

2km | 677,131  
5km | 1,077,096  
10km | 1,702,929



## AVG HOUSEHOLD INCOME

2km | \$111,166  
5km | \$124,975  
10km | \$131,168

# CUBECOM

FULL SERVICE REALTY

Cubecom Commercial Realty Inc. Brokerage | [www.cubecom.ca](http://www.cubecom.ca)

All information provided is deemed reliable but is not guaranteed and should be independently verified. Property availability, specifications, and pricing are subject to change without notice. Not intended to solicit buyers or sellers currently under contract with another brokerage. Cubecom Commercial Realty Inc., Brokerage is registered in Ontario and operates in compliance with RECO and the Real Estate and Business Brokers Act (REBBA).

# Area Overview

TRANSIT ACCESS & MORE

*Not just an office, but an address of distinction in the heart of Downtown West.*



## SUBWAY ACCESS



- 7min walking to St Andrew Station
- 6min driving to St Andrew Station
- 7min by street car to St Andrew Station

## GO TRAIN ACCESS



- 10min walking to UP Express - Union Station
- 2min driving to UP Express - Union Station
- 14 min by subway to UP Express - Union Station

## AIRPORT



- 44min using UP/TTC to YYZ
- 37min driving to YYZ

## CUBECOM FULL SERVICE REALTY

Cubecom Commercial Realty Inc. Brokerage | [www.cubecom.ca](http://www.cubecom.ca)

All information provided is deemed reliable but is not guaranteed and should be independently verified. Property availability, specifications, and pricing are subject to change without notice. Not intended to solicit buyers or sellers currently under contract with another brokerage. Cubecom Commercial Realty Inc., Brokerage is registered in Ontario and operates in compliance with RECO and the Real Estate and Business Brokers Act (REBBA).



**CUBECOM**  
FULL SERVICE REALTY

**Alan Macdonald**  
**SALES REPRESENTATIVE**

C: 416-258-1085

T: 647-943-2823

E: AMACDONALD@CUBECOM.CA

Cubecom Commercial Realty Inc. Brokerage

#101-212 King St W, Toronto, ON, M5H 1K5 | [Cubecom.ca](http://Cubecom.ca)

Cubecom Commercial Realty Inc. Brokerage. The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time.