

For Sale or Lease: Office Condo

Own or Lease Build Out Professional Office Space with Lake Views

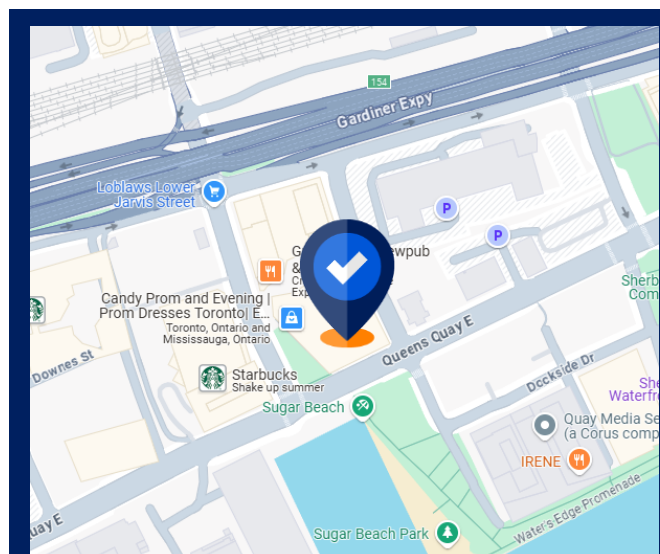
Lakefront Purchase or Lease Opportunity

Space Profile

Premises	1008, 1010, 1012 (West Tower)
Total Rentable Area	4,005 SF
Asking Price	\$2,999,990
Asking Rent	\$20.00 PSF
TMI	\$24.00 PSF
Taxes	\$41,000 / annual (2026 est.)
Condo Fees	\$3,250 / Month
Available	Flexible – Speak to Agent
Purchase or Lease Opportunity	Flexible

Features

- Fully built-out, modern office space ready for occupancy
- East and south-facing views of Lake Ontario
- Functional layout with 7 private offices, open work area, kitchenette, and boardroom
- High-end finishes and turnkey condition
- Furniture can be made available
- Dedicated storage unit available for separate purchase
- Building amenities: common area meeting rooms, outdoor patio overlooking Lake Ontario, 24-hour concierge, end-of-trip facilities (shower and bike storage), underground parking
- Very accessible location: quick access to Gardiner Expressway & Lakeshore Blvd, steps to TTC bus and streetcars, short walk to PATH system and Union station



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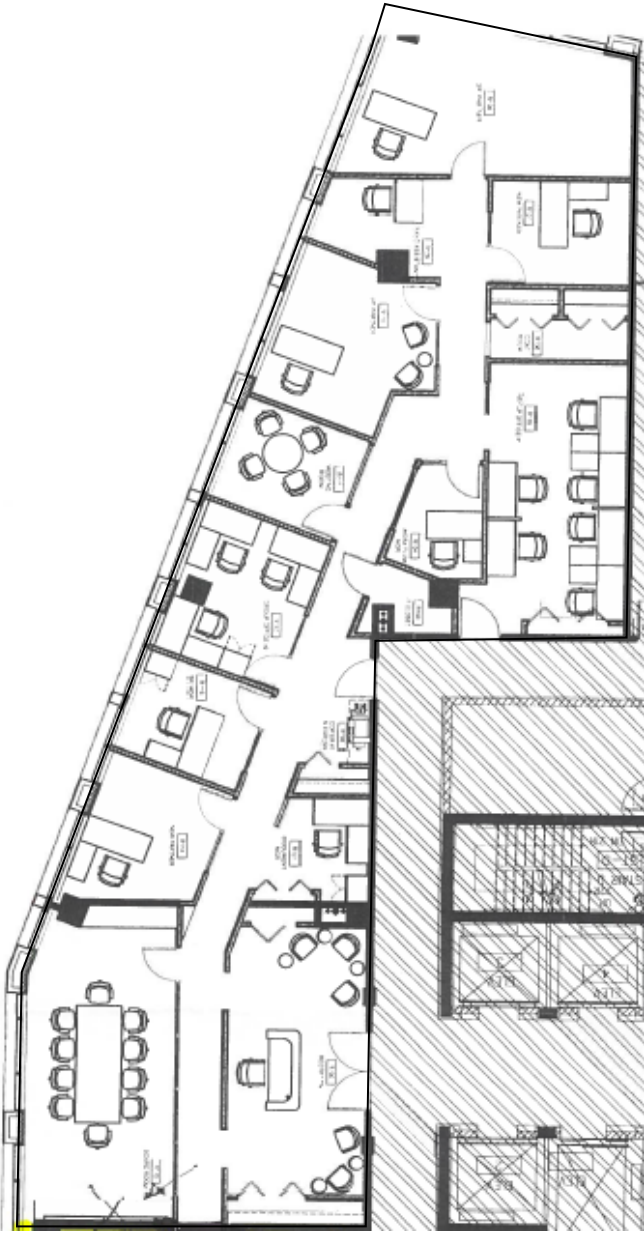


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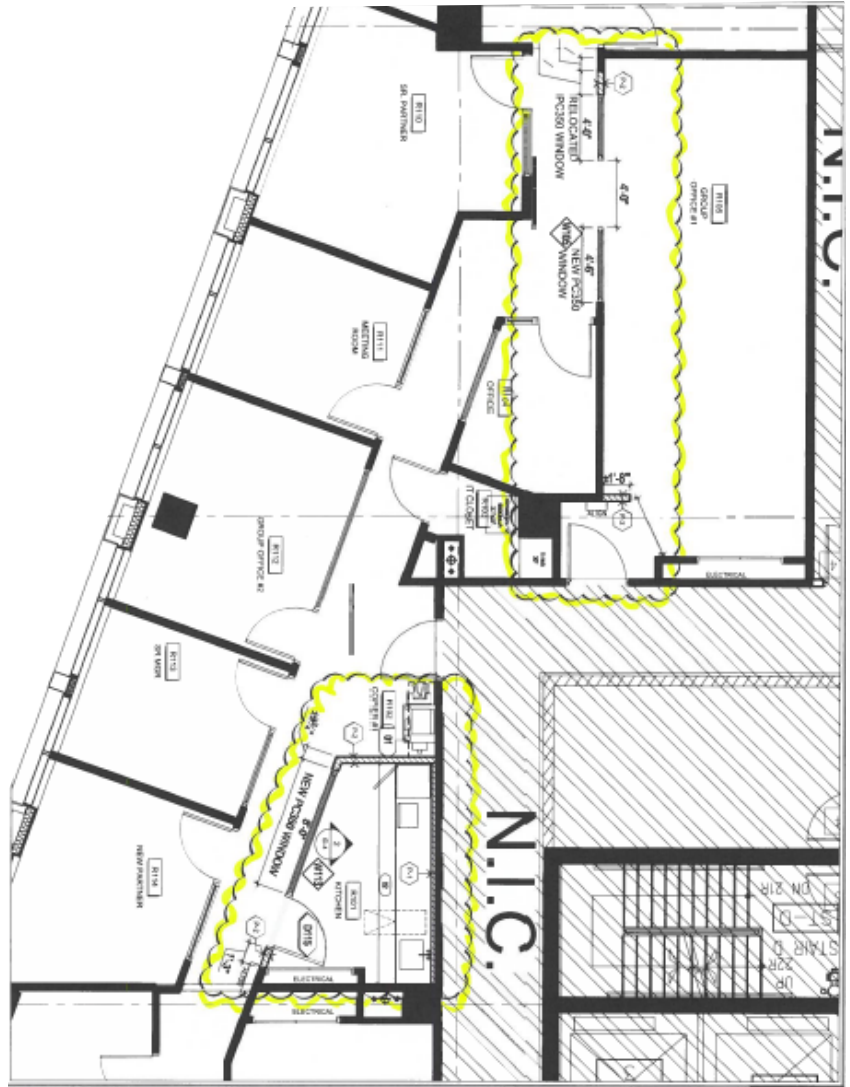
VIEW THE VIRTUAL TOUR 360

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VIEW THE VIRTUAL TOUR **360°**



Original Build Out



Recent Renovations

- New kitchenette
- Larger open work area

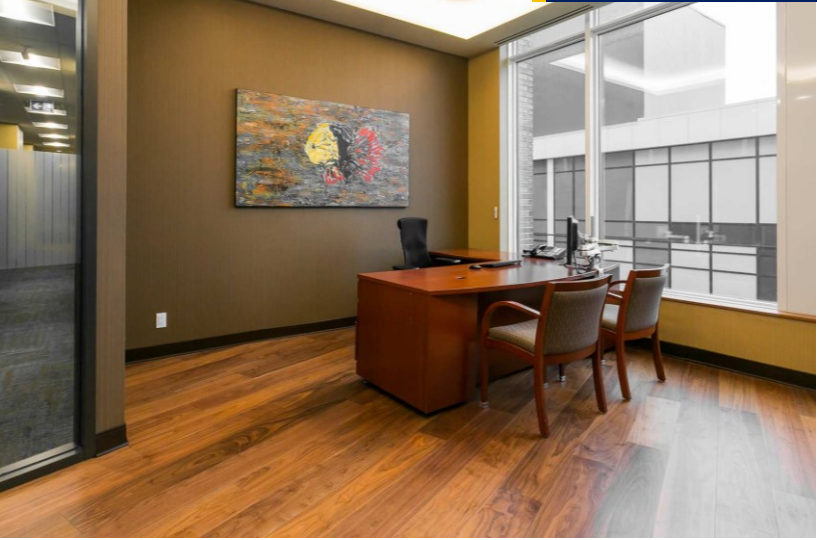


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