

FOR SALE & LEASE

32

Lisgar Street

TORONTO, ON

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AVAILABLE SPACE	8,653 SF
UNIT	300
PARKING	7 STALLS
ASKING PRICE	\$5,700,000
SEMI-GROSS RENT	\$48.00
TAXES (2025)	\$72,623.31
POSSESSION DATE	FLEXIBLE
HANDICAP ACCESSIBILITY	YES
LEASE TERM	UP TO 10 YEARS

FOR SALE ONLY

Office sale includes a leased 1 bedroom residential condominium in the same building, and 7 underground parking spaces.

FOR LEASE ONLY


Includes 7 underground parking spaces

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FUTURE GO-TRAIN:
Doorstep from suite



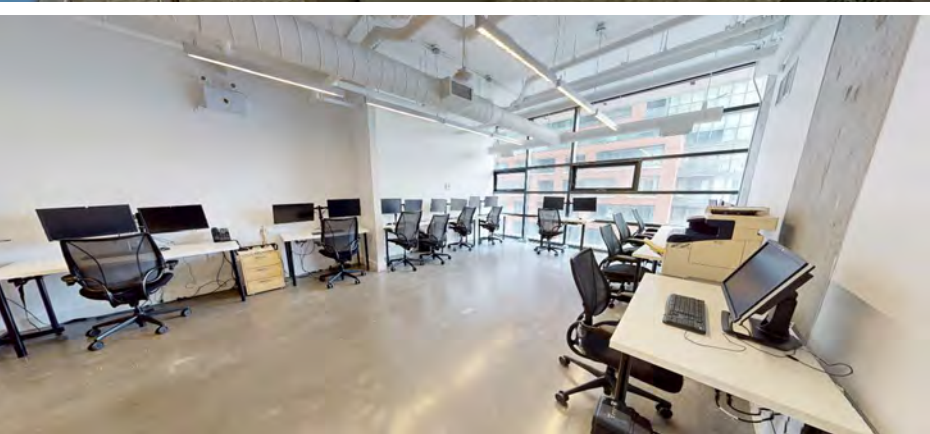
CLOSE TO QUEEN ST W:
Steps from cafés, retail, and transit



TURNKEY SUITE:
\$1 million in leasehold improvements

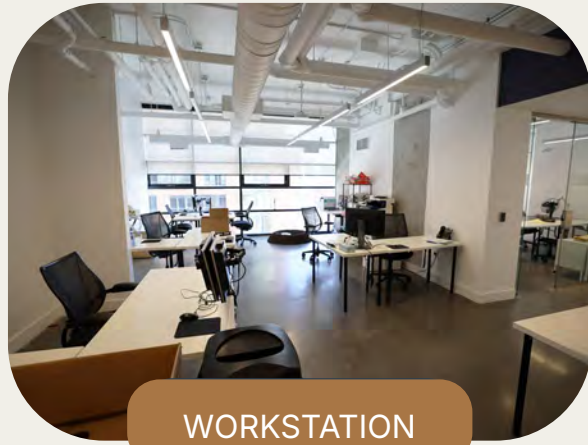


POSSIBLE USER:
Production, media, or advertising user



Site Plan

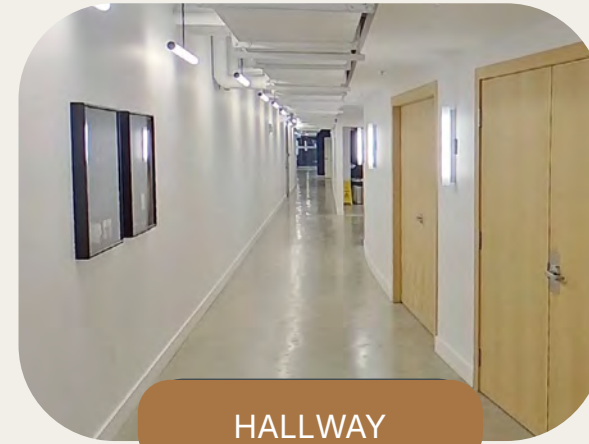
[SEE VIRTUAL TOUR](#)



WORKSTATION



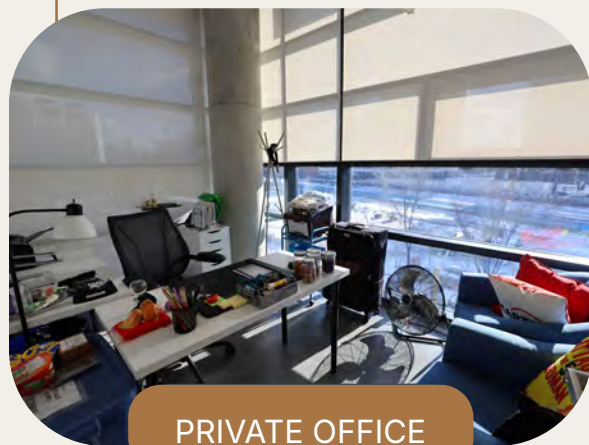
THEATER



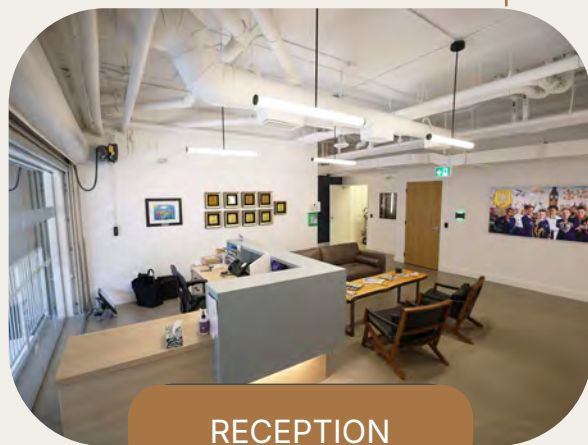
HALLWAY



KITCHEN



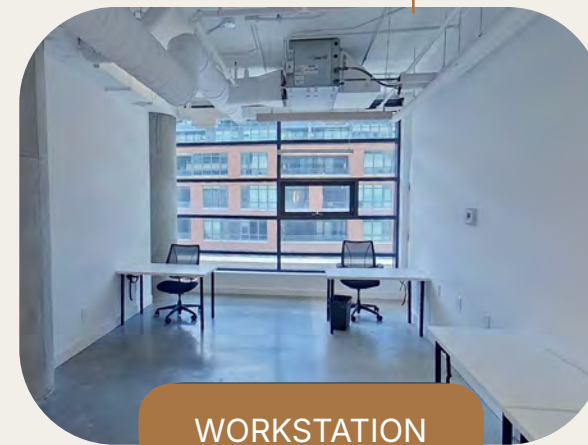
PRIVATE OFFICE



RECEPTION



BOARDROOM



WORKSTATION



STORAGE

Area Overview



Transit Info



STREETCAR
2 min walking
to closer streetcar



TTC
2 min walking
to Queen Station



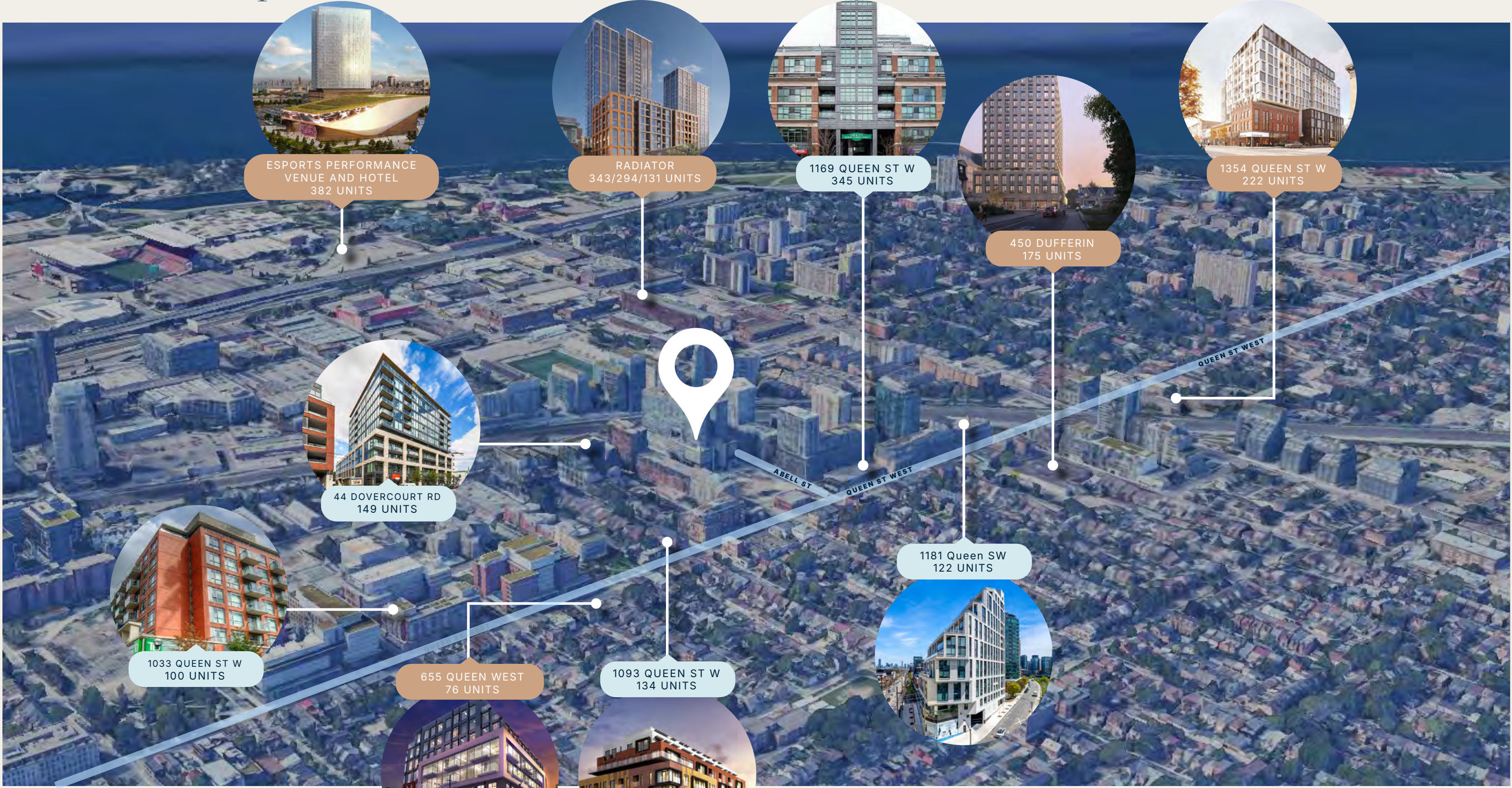
GO TRAIN
6 min by car to
Exhibition GO



AIRPORT
31 min by car

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Existing Condos & New Area Development



■ UNDER CONSTRUCTION
 ■ EXISTING CONDOS



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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.