

45-55 Colborne St  
Toronto, Ontario



**ALLIED**

**LEASING CONTACT**  
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With more than 200 properties across Canada, comprising more than 15 million square feet, Allied has earned a reputation for contributing to the vitality of Canada's most vibrant urban neighbourhoods, and for developing workplaces distinguished by thoughtful, human-scale design, proactive property management, and an unsurpassed occupant experience.

## PROPERTY HIGHLIGHTS

Originally built in 1886 by architect EJ Lennox, the Milburn Building is a restored, four-storey, Class I, brick-and-beam building located on the south side of Colborne Street, west of Church Street.

## TELECOM PROVIDER

- Rogers
- Bell
- Beanfield

## AMENITIES

- Authentic Open Concept Brick and Beam Space

## TRANSIT

- 2 Minute Walk to PATH
- 10 Minute Walk to Union Station
- 3 Minute Walk to Streetcar
  - 504 King
- 3 Minute Walk to King Subway Station

## SUITE INFORMATION

SUITE	SF	TYPE	AVAILABILITY	VIRTUAL TOUR
203	1,750	Office	June 1, 2026	N/A
207	1,199	Office	Immediate	N/A
301	2,025	Office	Immediate	N/A
306	1,347	Office	Immediate	N/A
307	1,075	Office	Immediate	N/A
400	1,592	Office	Immediate	N/A

### Net Rent

Call Leasing Contact

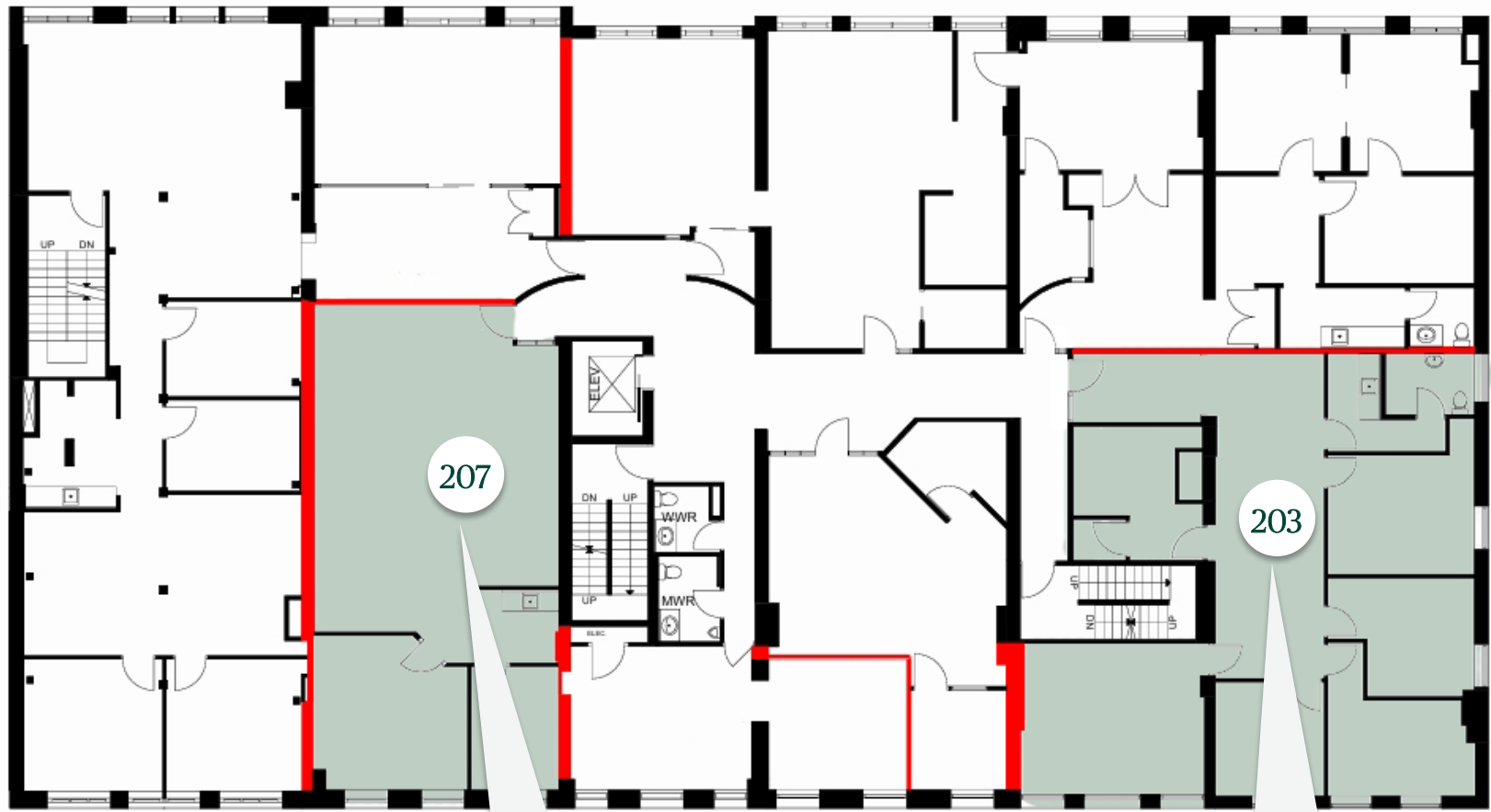
### Additional Rent

\$24.59

Includes Utilities &

Excludes In-Suite Janitorial

45-55 Colborne Street  
Second Level Floorplan



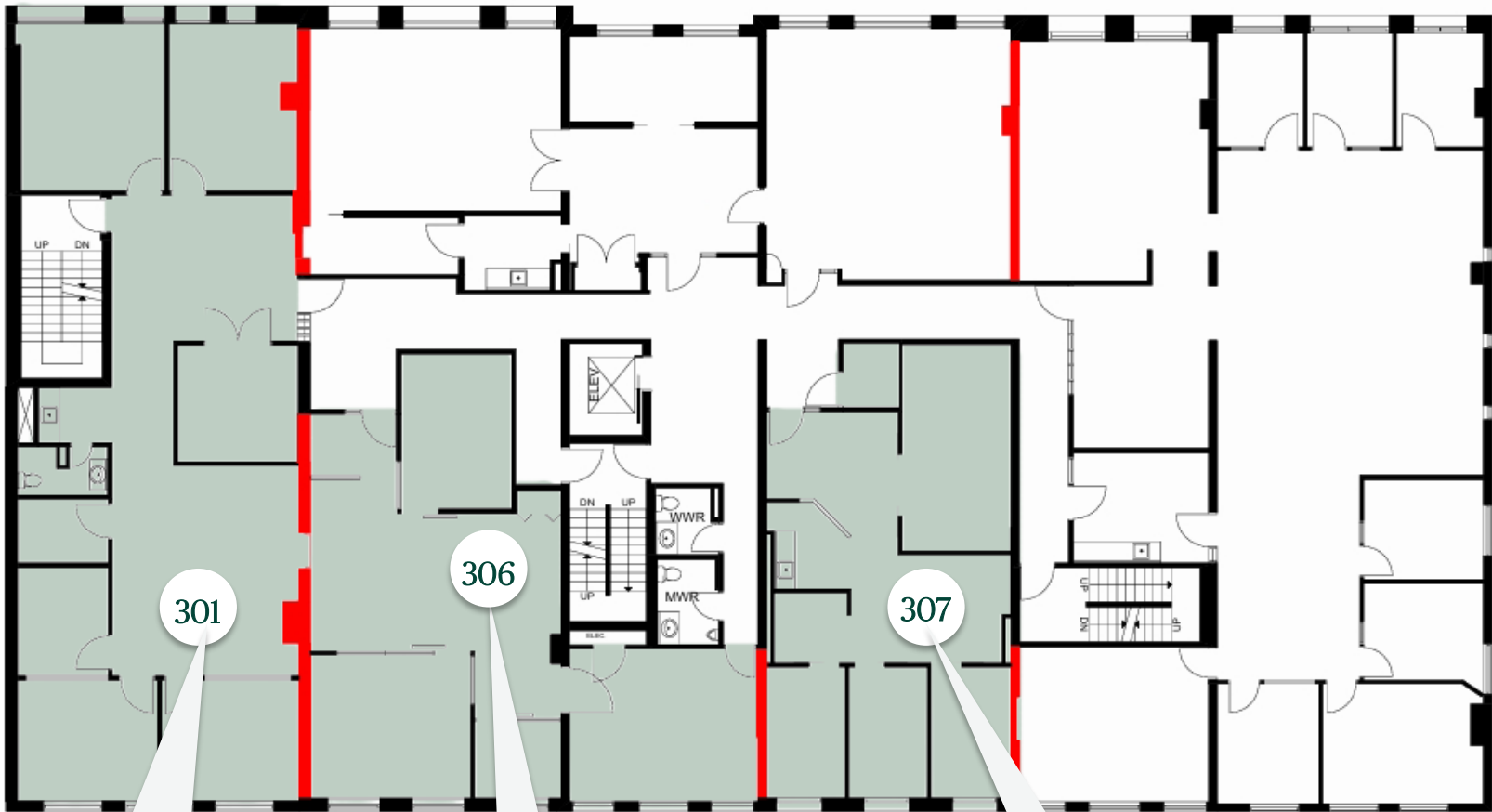
207

203

Suite 207  
1,199 sf

Suite 203  
1,750 sf

45-55 Colborne Street  
Third Level Floorplan



301

306

307

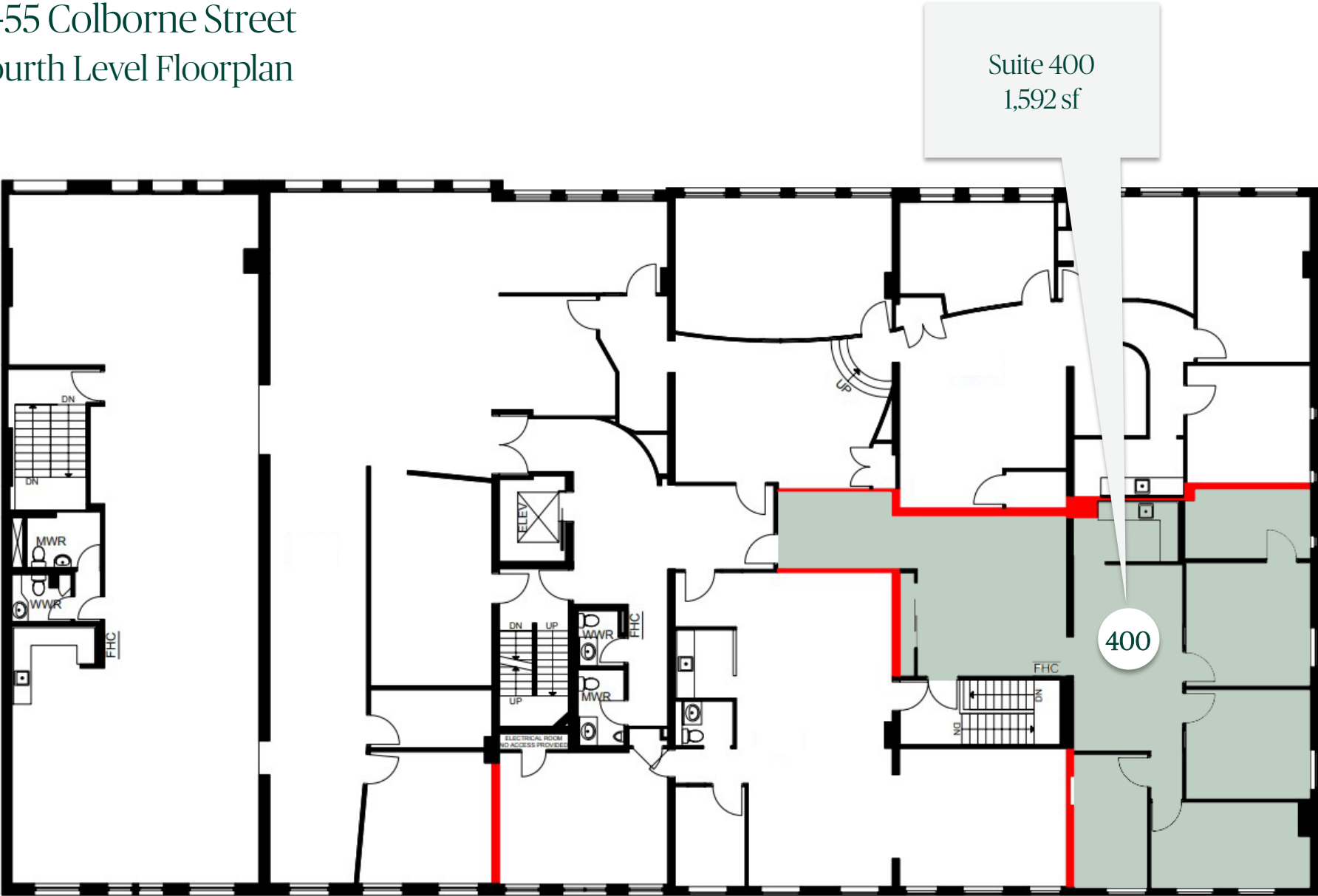
Suite 301  
2,025 sf

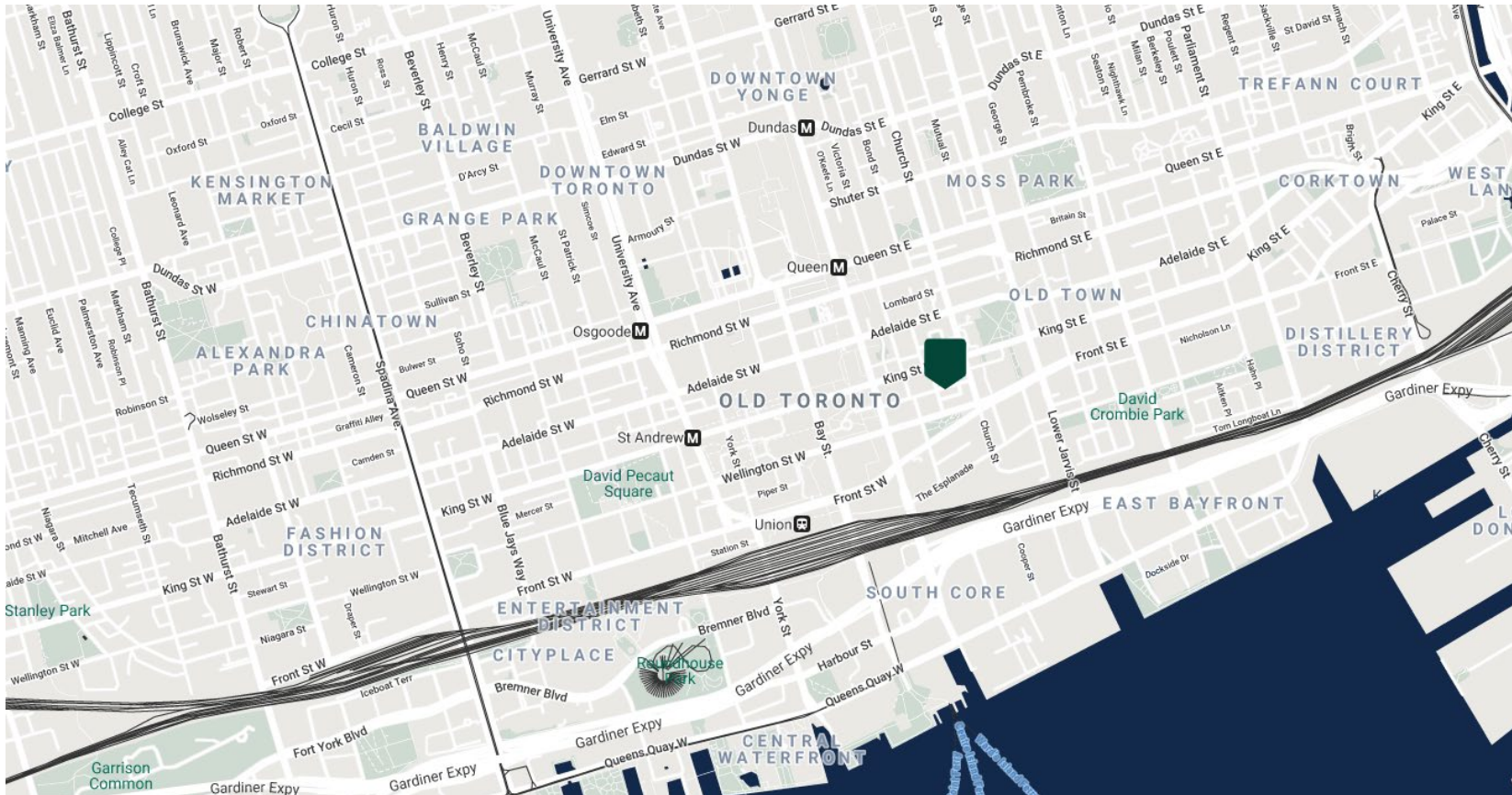
Suite 306  
1,347 sf

Suite 307  
1,075 sf

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45-55 Colborne Street  
Fourth Level Floorplan





### LOCATION

Walk Score® | 100 Walker's Paradise  
 Transit Score® | 100 Rider's Paradise  
 Bike Score® | 72 Very Bikeable  
 Less than a three minute walk to streetcars

### RESTAURANTS

Real Mo-Mo's  
 Carisma Restaurant  
 Mercatto  
 Vegabondo

### HEALTH & WELLNESS

GoodLife Fitness  
 Equinox Bay Street  
 Berczy Park

### SERVICES

The Omni King Edward  
 St. Lawrence Market  
 Metro  
 TD Canada Trust

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**ALLIED PROPERTIES**

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