

# CUBECOM

FULL SERVICE REALTY



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## TRANQUIL OFFICE SPACE

# 65 BELLWOODS AVE.

### SECURE SPACE

Bright and airy space next to Trinity Bellwoods Park. Steps from lively Queen Street West and all of its amenities. The building has a green roof and the surroundings trees bring a sense of peace and privacy.

- ◆ 12' ceiling and operable window
- ◆ 3 kitchens, 5 washrooms + showers
- ◆ Hardwood refinished
- ◆ 1 parking space per floor @ \$250 / month / space
- ◆ 320 m to Dundas / 260 m to Queen
- ◆ Laneway drop-off / pick-up
- ◆ Bike racks in front
- ◆ 12" exterior walls reduce noises
- ◆ Also offered for sale at \$5.8M
- ◆ Entire building is 11,634 SF

### 3 SPACE OPTIONS

- ◆ **A: 4,871 SQFT (FIRST FLOOR)**
- ◆ **B: 4,368 SQFT (SECOND FLOOR)**
- ◆ **C: 9,239 SQFT (WHOLE BUILDING)**
- ◆ **GROSS RENT: \$32 - \$34 + util**
- ◆ **TERM: OPEN**
- ◆ **AVAILABLE 30 DAYS**



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