



For Lease: Office Space

# 77 Berkeley Street

Unique Space in Downtown East

**Lennard:**

Here is where your business will *grow*.

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# 77 Berkeley Street

Located just south of Adelaide Street E; west of Parliament Street



Available Space

**Lower: 838 SF**  
**Ground Floor: 838 SF**  
**Second & Loft: Leased**  
**Total: 1,676 SF**



Availability

**Immediate**



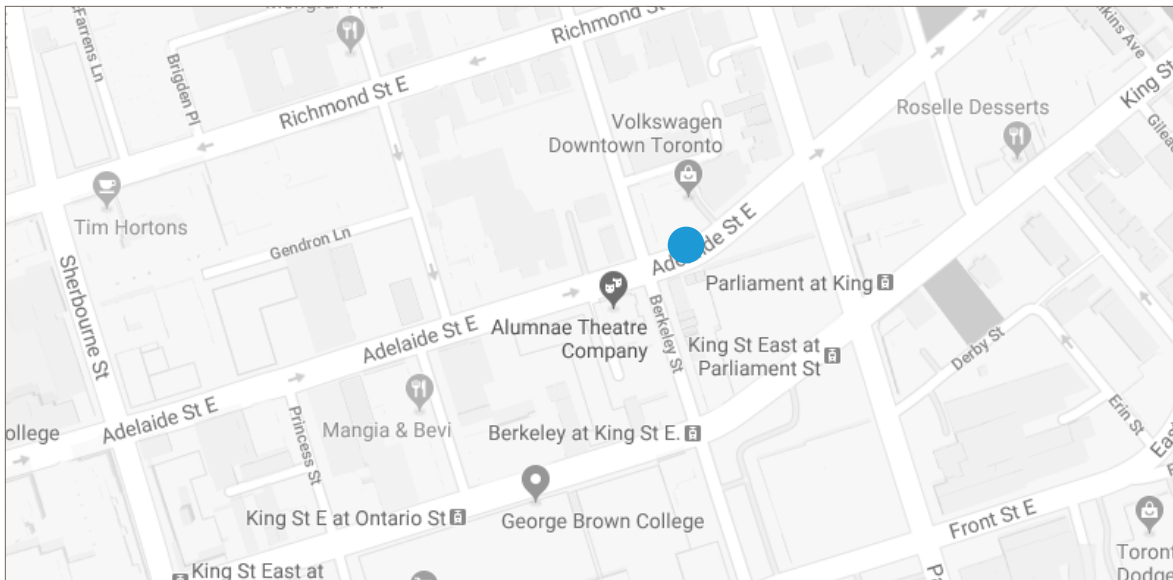
Net Rent

**Multi-Tenant: \$20 PSF\***  
(Plus Utilities)

Additional Rent

**\$15.00 PSF**

\*For Year 1, with annual escalations



## Property Highlights

- Newly renovated office space
- Built-out space with offices and open area
- Ground floor and lower floor available
- Outdoor courtyard at rear for tenant use

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2025.

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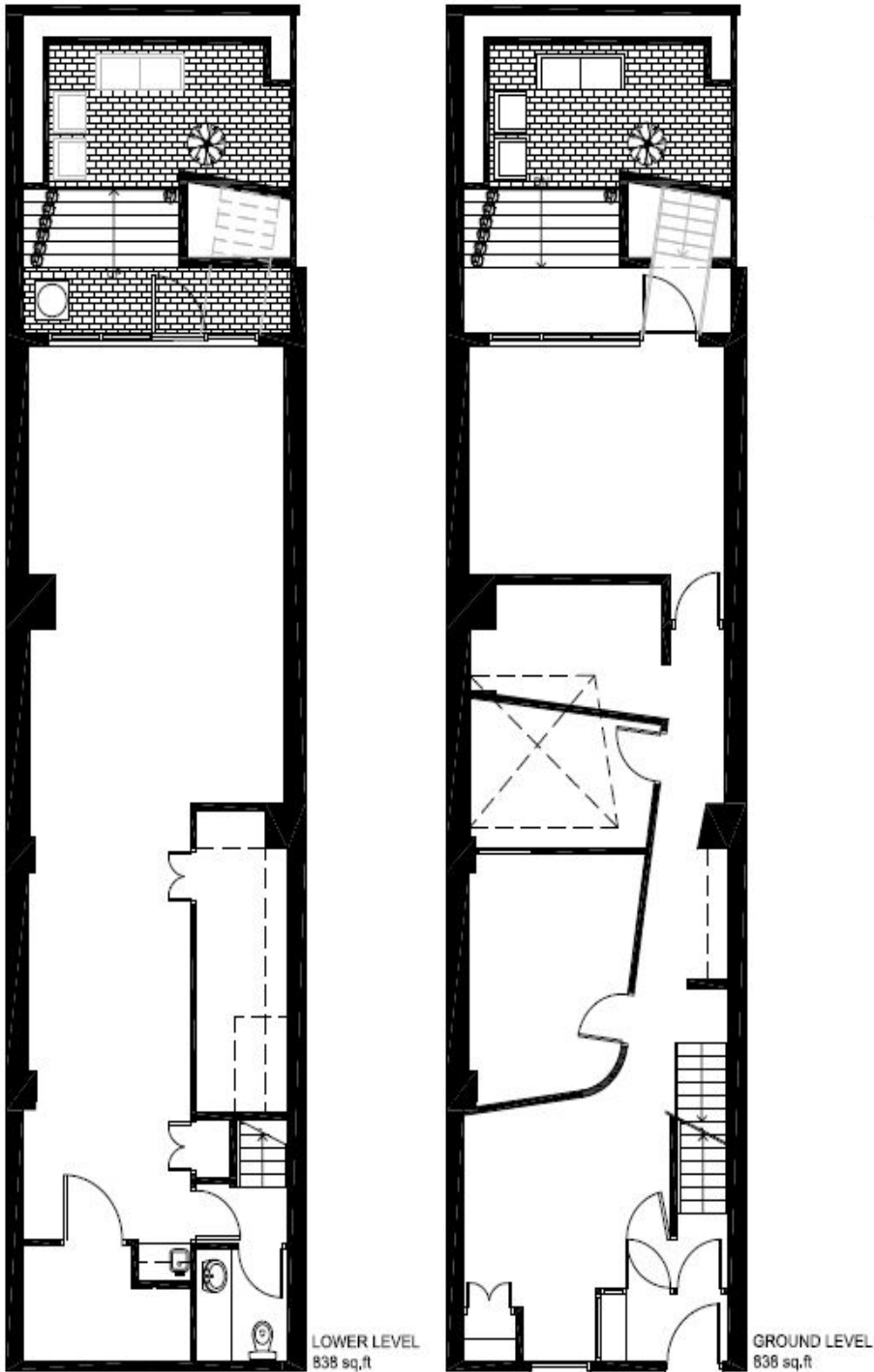
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## Floor Plans



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