



GITALIS  
REAL  
ESTATE

# LIGHT FACTORY

## OFFICE SPACE FOR LEASE



**219 DUFFERIN STREET**  
LIBERTY VILLAGE



# DETAILS

## Light Factory

### Available Units for Lease

#### GROUND

- Unit 2A            2,543 SF (4 offices, boardroom, kitchenette)
- Unit 3A            882 SF (2 offices, plumbing roughed in)
- Unit 4A            962 SF (2 offices, plumbing roughed in)
- Unit 8A            1,345 SF (semi-private entrance, signage)
- Unit 2B            2,012 SF (rough in for private bathroom)
- Unit 3B            2,127 SF (Kitchenette, rough in for private bathroom)
- Unit 14C          3,596 SF (Kitchenette, patio walk-out)

#### 1<sup>st</sup> Floor

- Unit 101A        2,429 SF (Kitchenette, boardroom, offices)
- Unit 102A        2,524 SF (Kitchenette, boardroom, 2 offices)
- Unit 105A        1,072 SF
- Unit 108C        1,760 SF
- Unit 110C        1,763 SF
- Unit 112C        2,158 SF

#### 2<sup>nd</sup> Floor

- Unit 202A        6,836 SF (Open area, boardroom, offices)
- Unit 205B        826 SF
- Unit 206B        2,076 SF (Kitchenette, 3 office, boardroom)
- Unit 211B        985 SF
- Unit 211C        1,366 SF
- Unit 218C        815 SF
- Unit 220C        817 SF

#### 3<sup>rd</sup> Floor

- Unit 303B        1,158 SF (Boardroom, Kitchenette)
- Unit 309B        921 SF
- Unit 308B        2,210 SF (Kitchenette)
- Unit 310B        1,763 SF (Kitchenette, private office, boardroom, Mezzanine, Available Dec. 1, 2024)

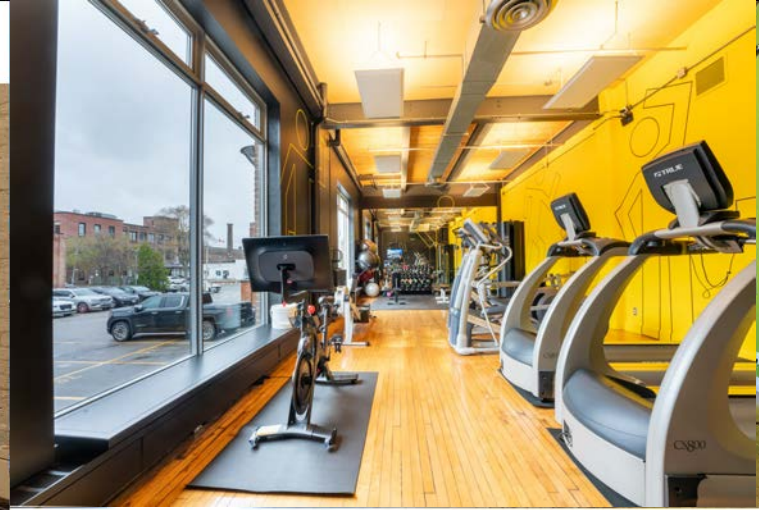
TERM:            FLEXIBLE  
 NET RENT:      \$ ASK AGENT  
 TMI:             \$21.22 (inc. hydro)

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 416-930-9809  
[zev@gitalis.com](mailto:zev@gitalis.com)



# BUILDING AMENITIES

Shared Boardroom for up to 14 people



Fitness Facility

Indoor Tenant Lounge



2 Roof Top Patios

Free Yoga at Lunch

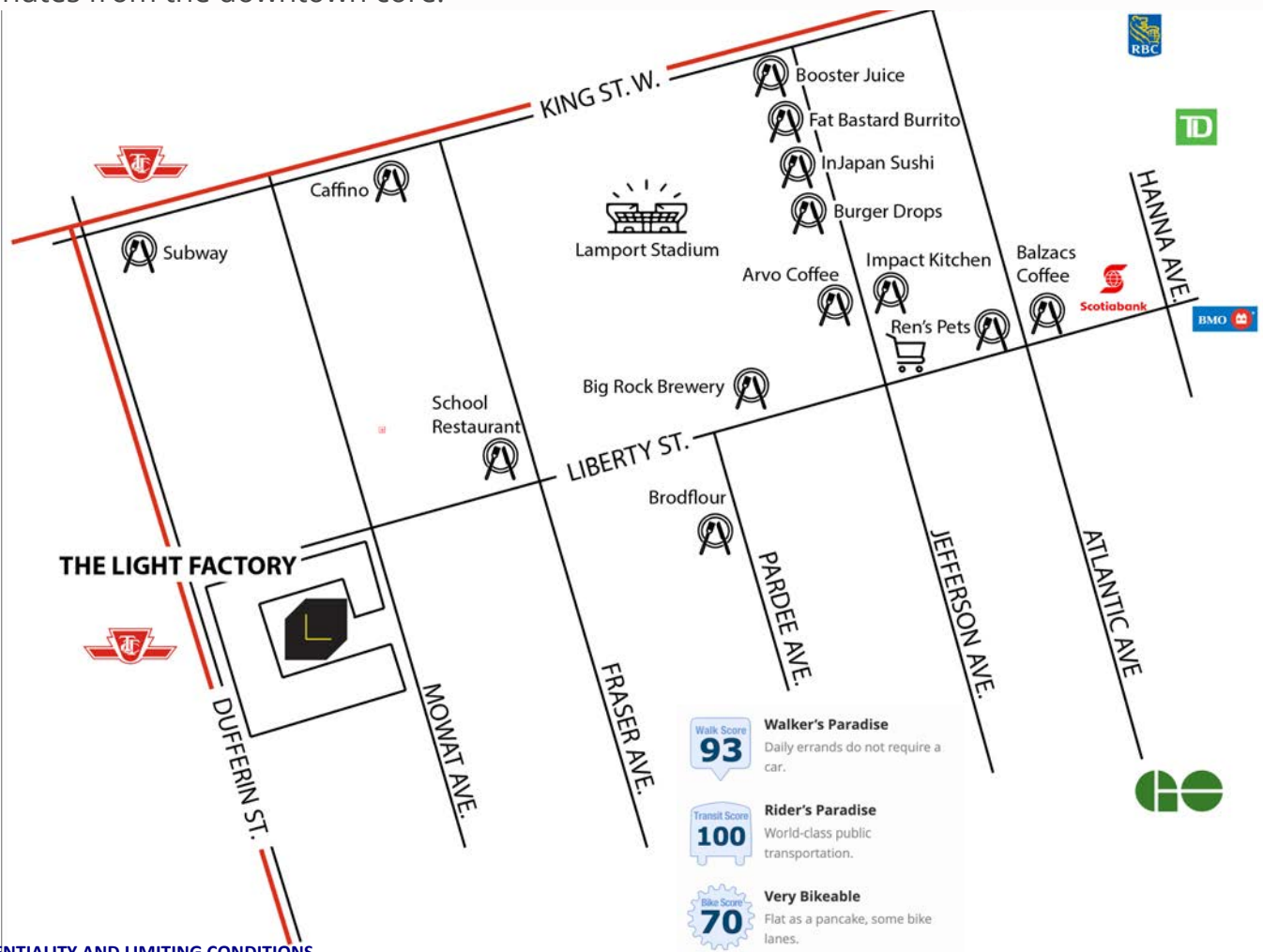


Coffee Shop in Lobby

# LOCATION

Liberty Village is a unique "campus-style" neighbourhood and the home to creative office spaces with many growing businesses. There is also a fantastic mix of cafes, restaurants, retail stores and other services within a short walking distance from the building.

The Light Factory is wonderfully located with easy access via public transit, highways and just minutes from the downtown core.



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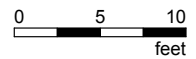
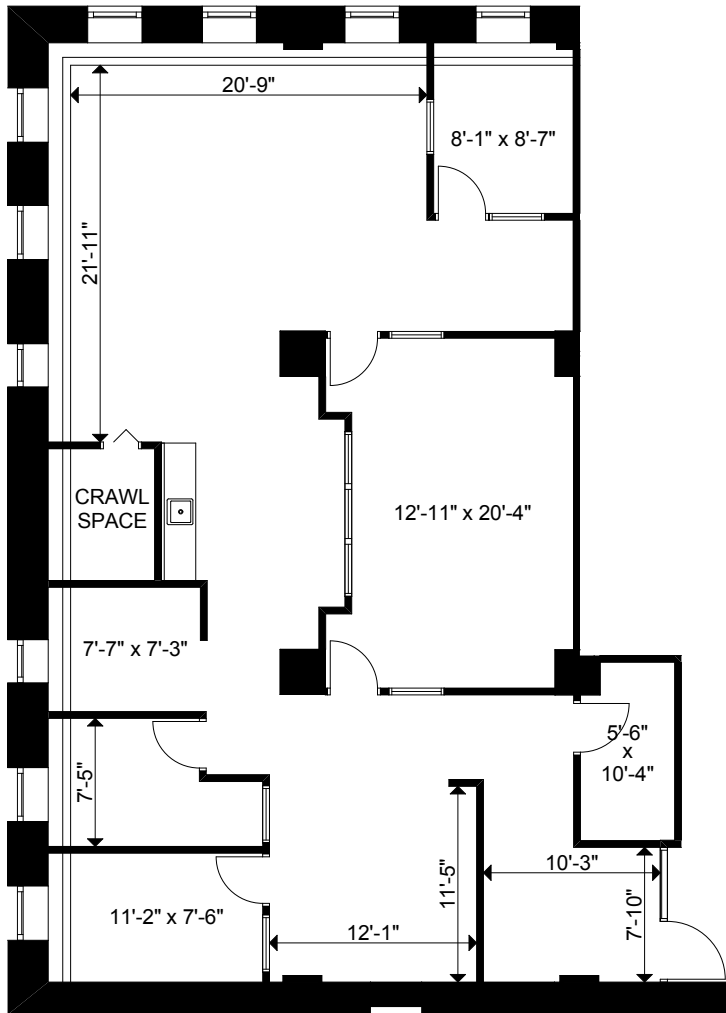
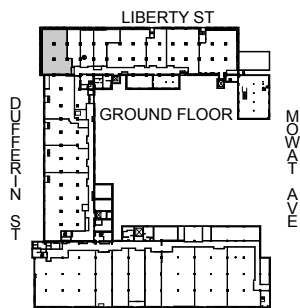
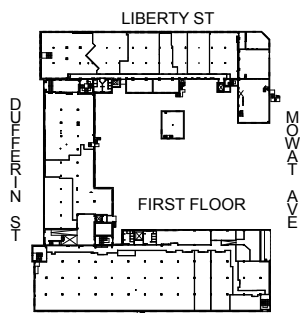
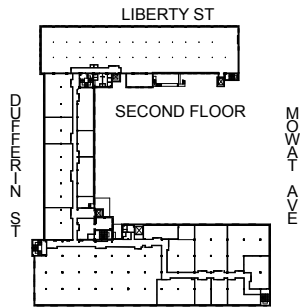
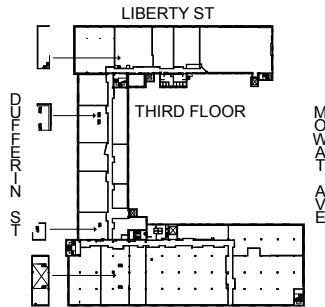
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# SCHEDULE A

# UNIT 2A

## 2,543 RENTABLE SQ FT

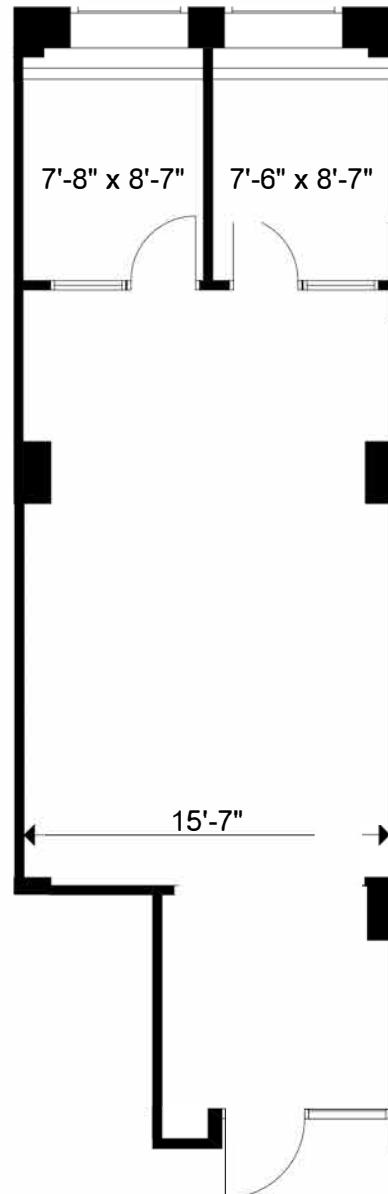
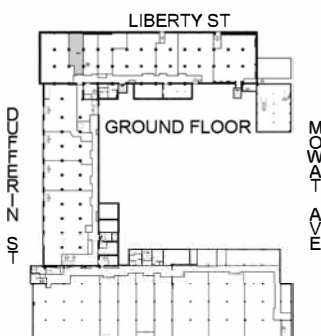
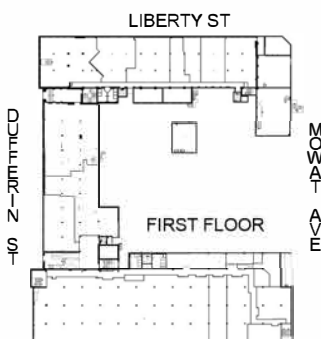
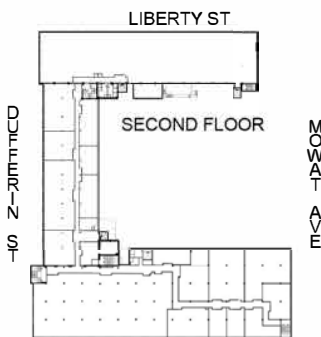
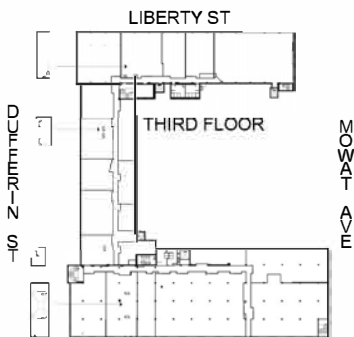




# SCHEDULE A

# UNIT 3A

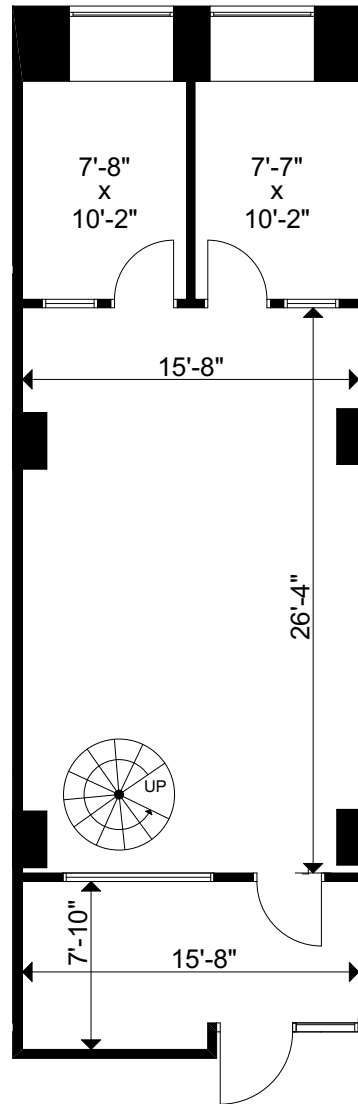
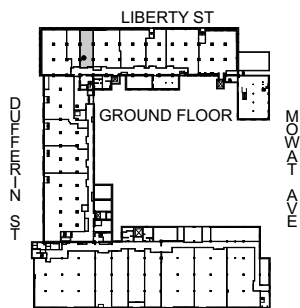
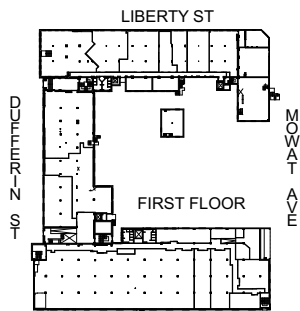
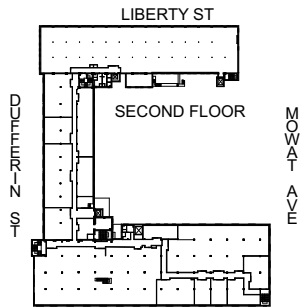
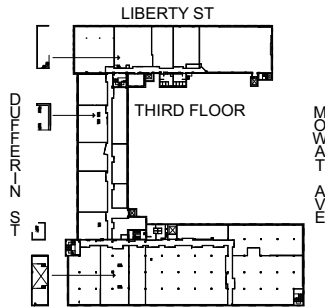
## 882 RENTABLE SQ FT





# SCHEDULE A UNIT 4A

## 962 RENTABLE SQ FT

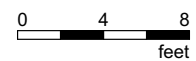
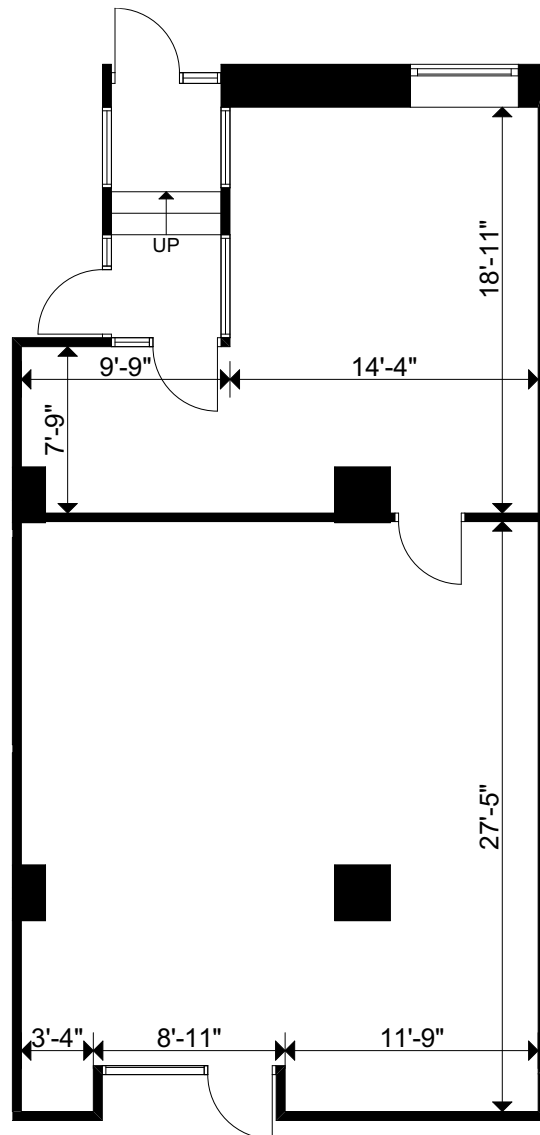
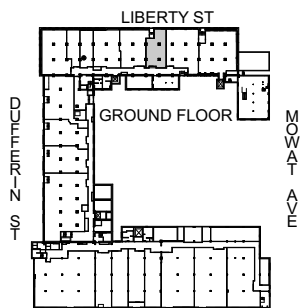
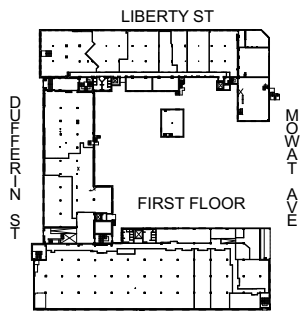
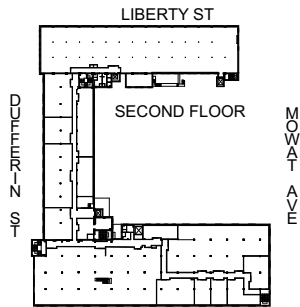
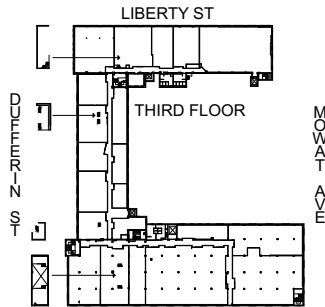




# SCHEDULE A

# UNIT 8A

## 1,345 RENTABLE SQ FT

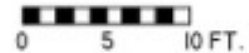
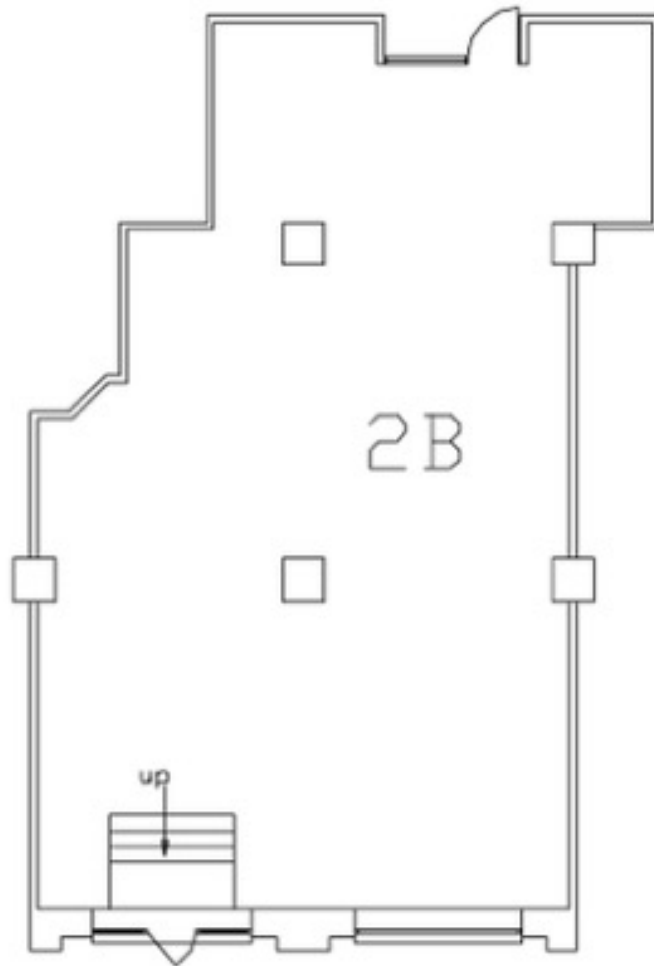
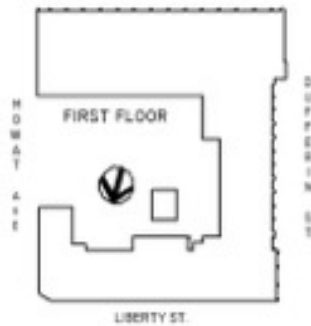
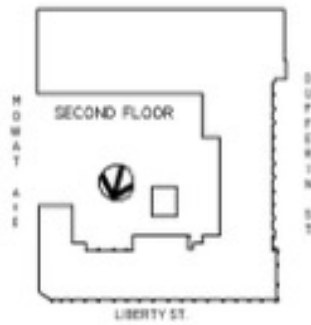
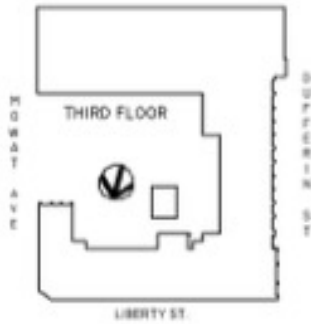




SCHEDULE B

# SUITE 2B

2,012 RENTABLE SQ. FT.

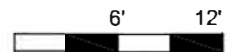
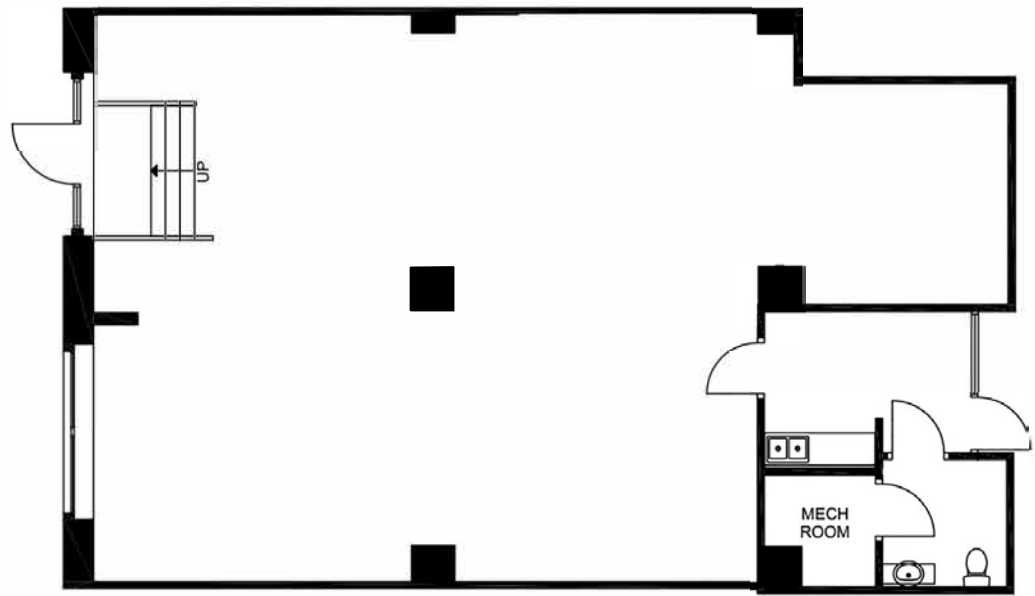
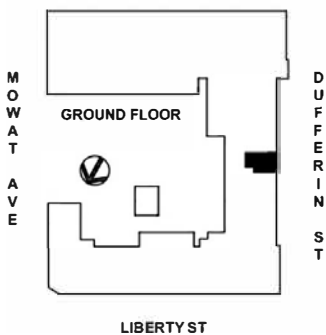
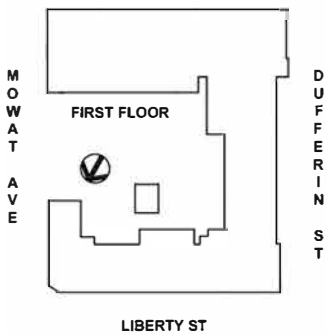
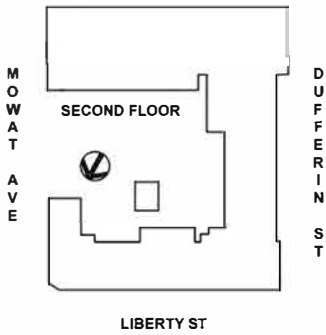
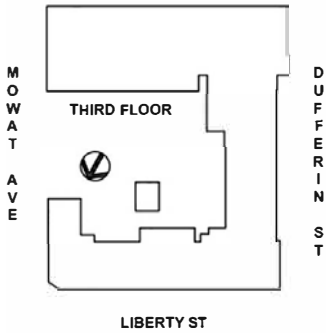




# SCHEDULE A

# SUITE 3B

## 2,127 RENTABLE SQ FT

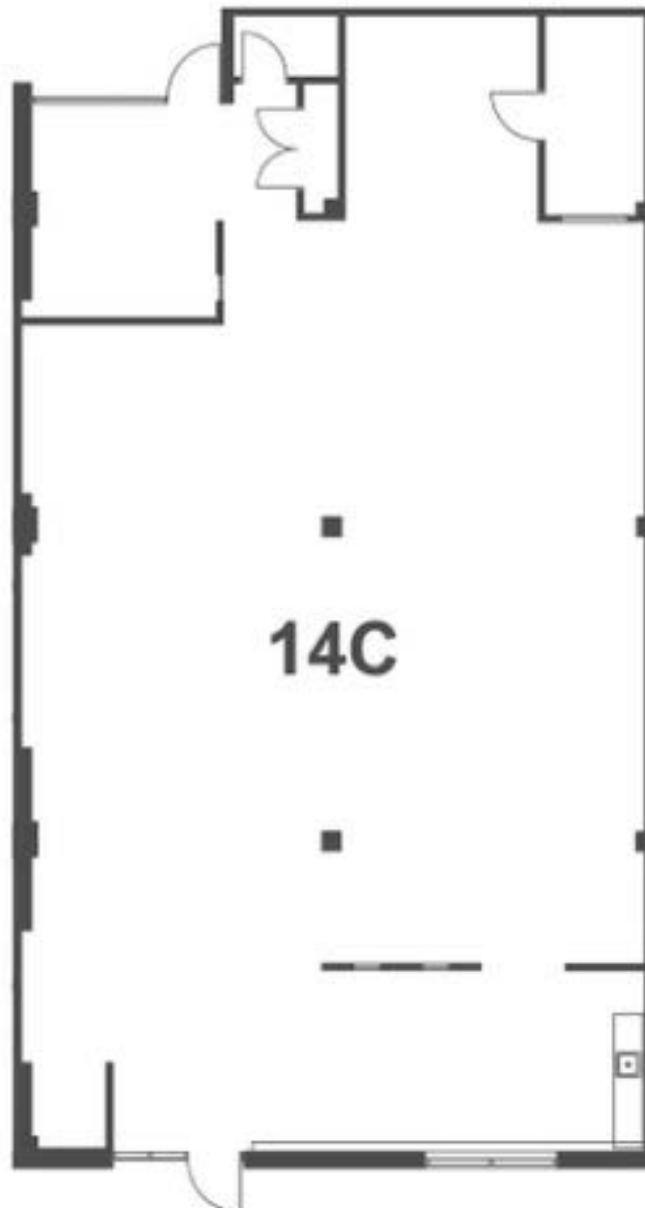




# SCHEDULE A

# UNIT 14C

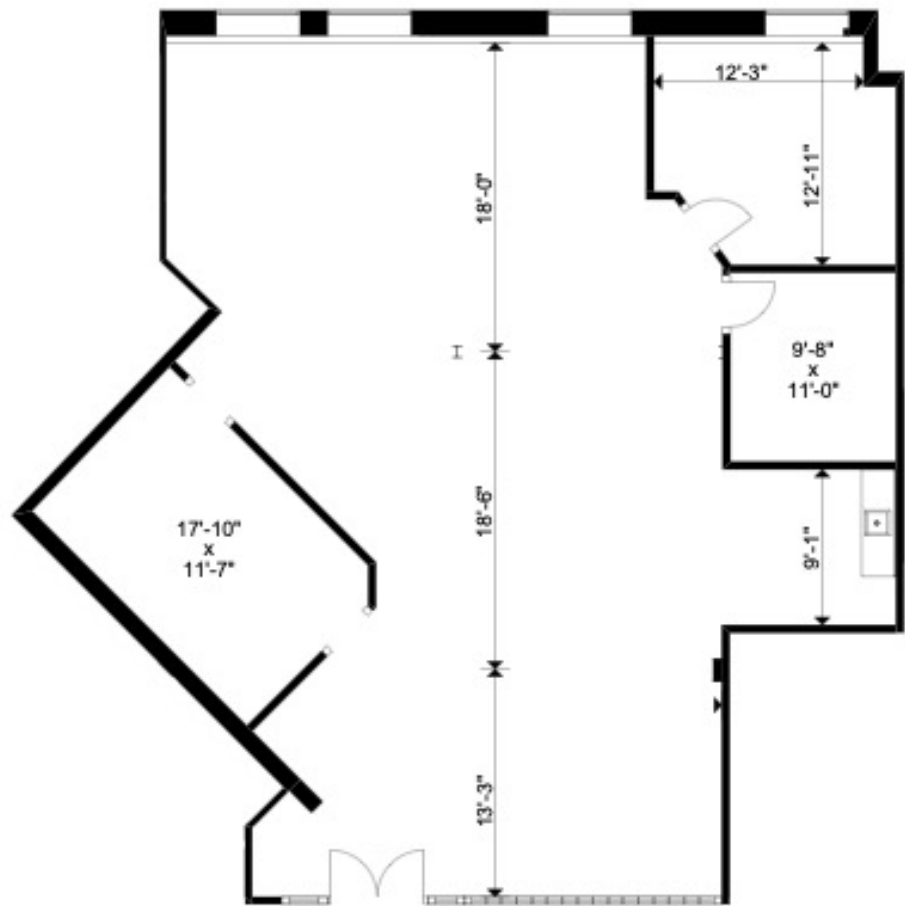
3,612 RENTABLE SQ FT





# SCHEDULE A UNIT 101A

## 2,429 RENTABLE SQ FT

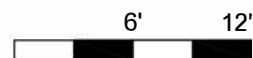
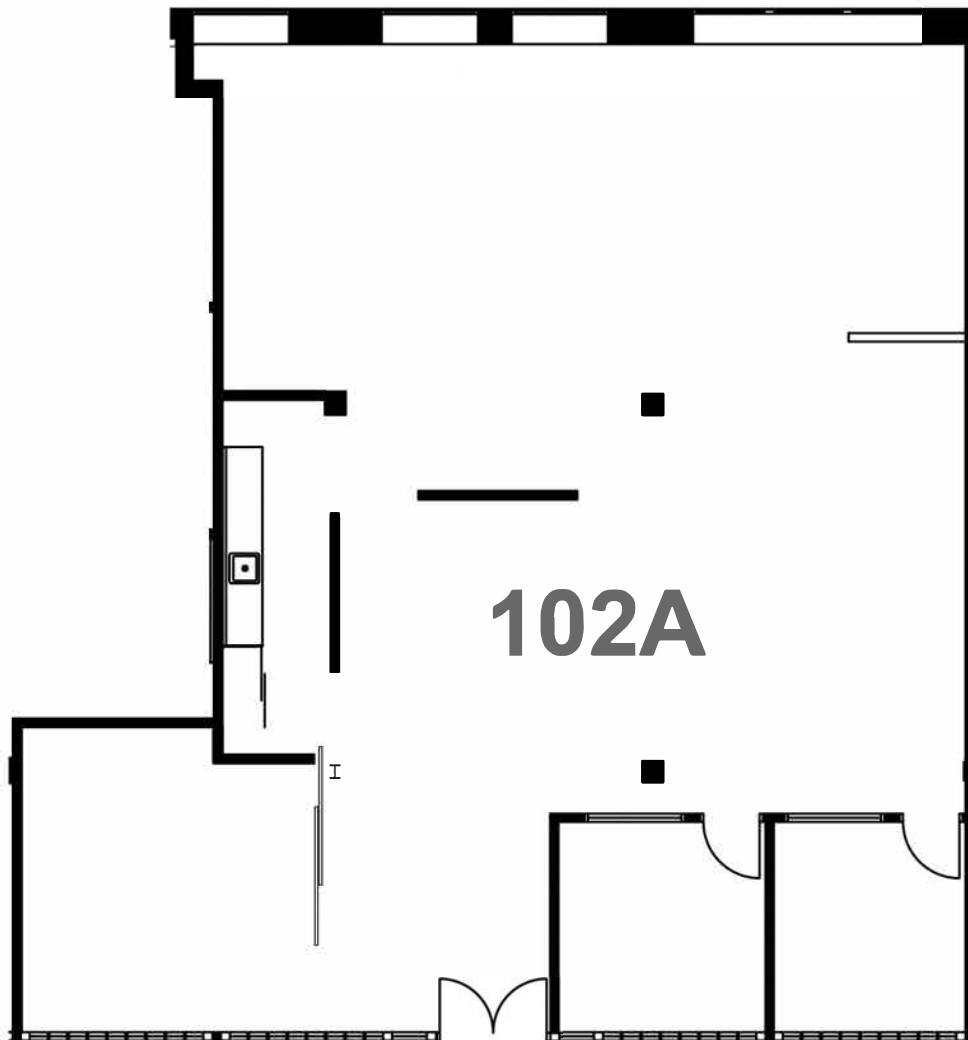
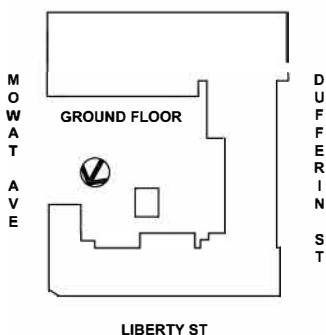
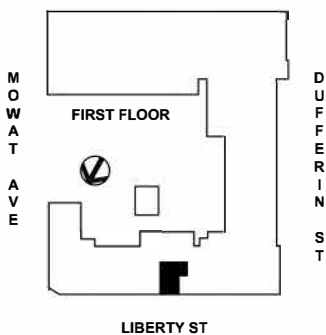
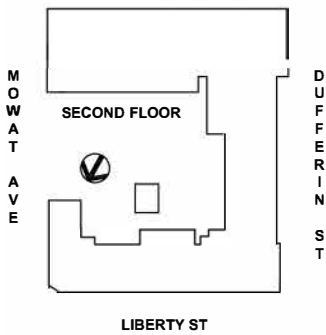
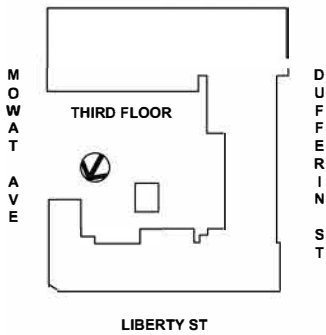




# SCHEDULE A

# SUITE 102A

## 2,524 RENTABLE SQ FT

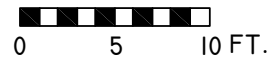
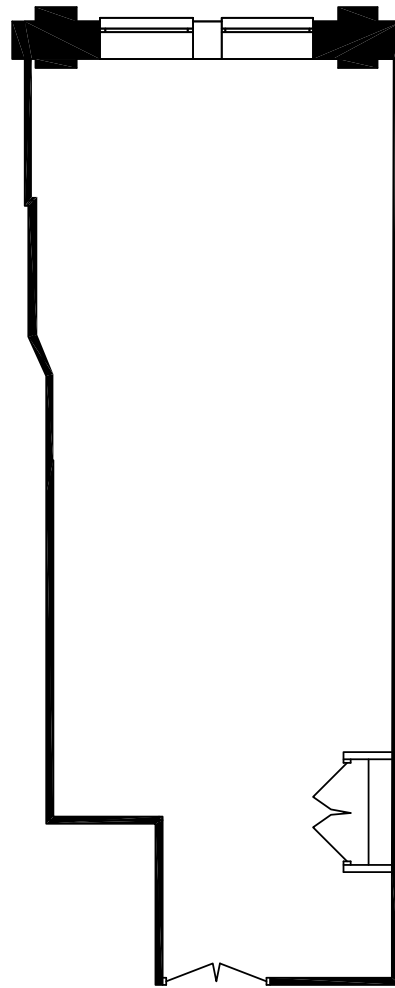
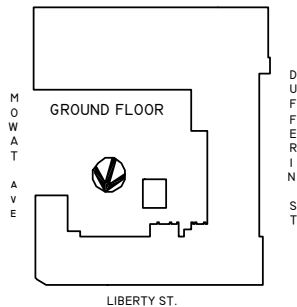
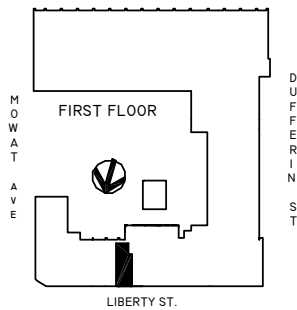
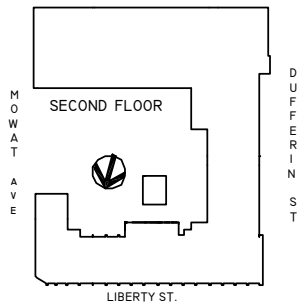
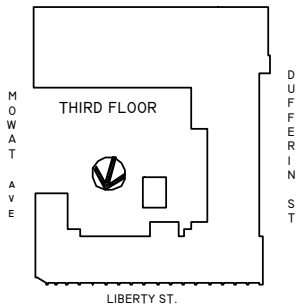




SCHEDULE A

# SUITE 105A

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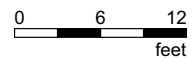
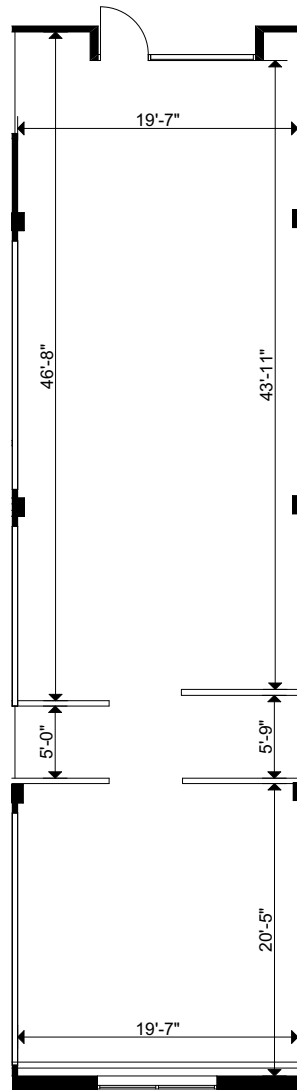
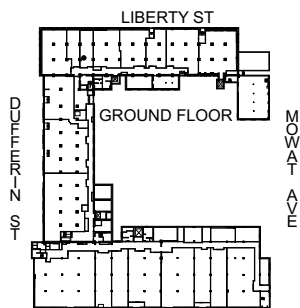
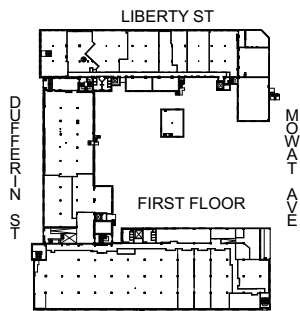
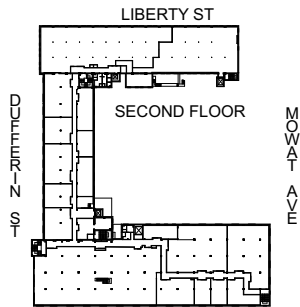
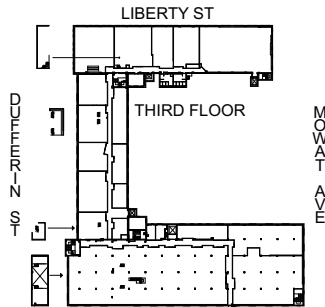




# SCHEDULE A

# UNIT 108C

## 1,760 RENTABLE SQ FT

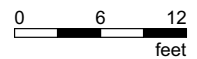
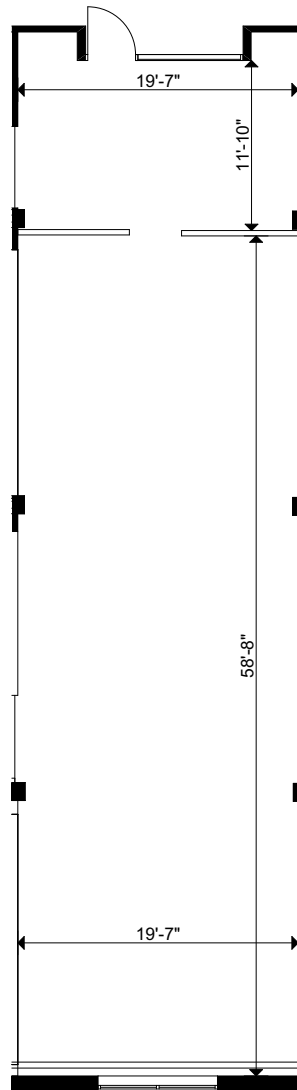
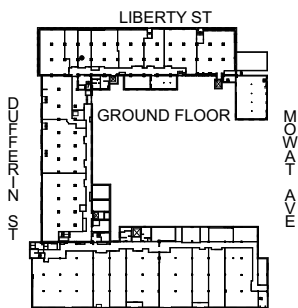
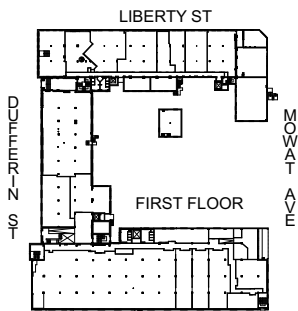
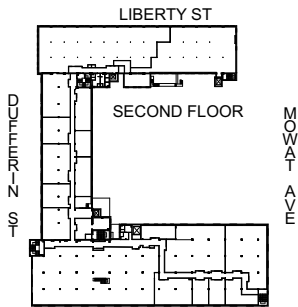
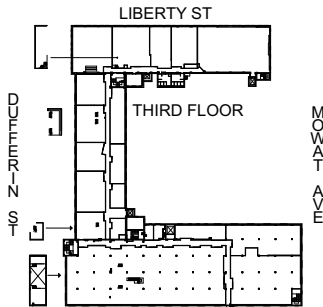




# SCHEDULE A

# UNIT 110C

## 1,763 RENTABLE SQ FT

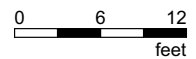
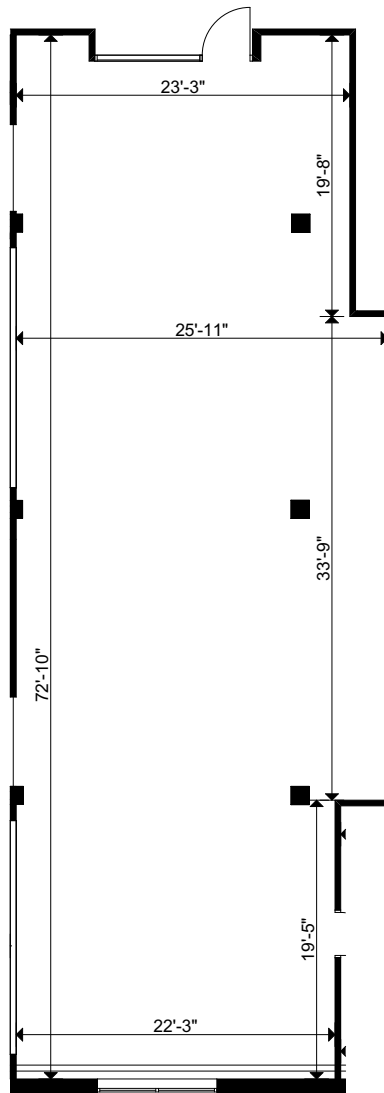
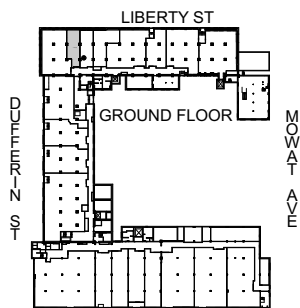
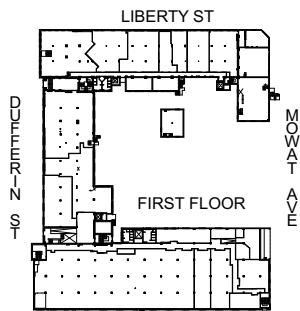
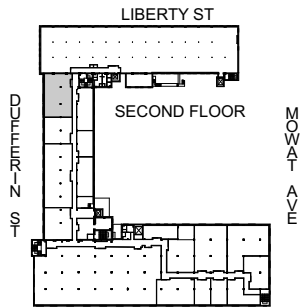
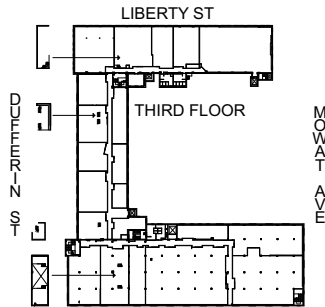




# SCHEDULE A

# UNIT 112C

## 2,158 RENTABLE SQ FT

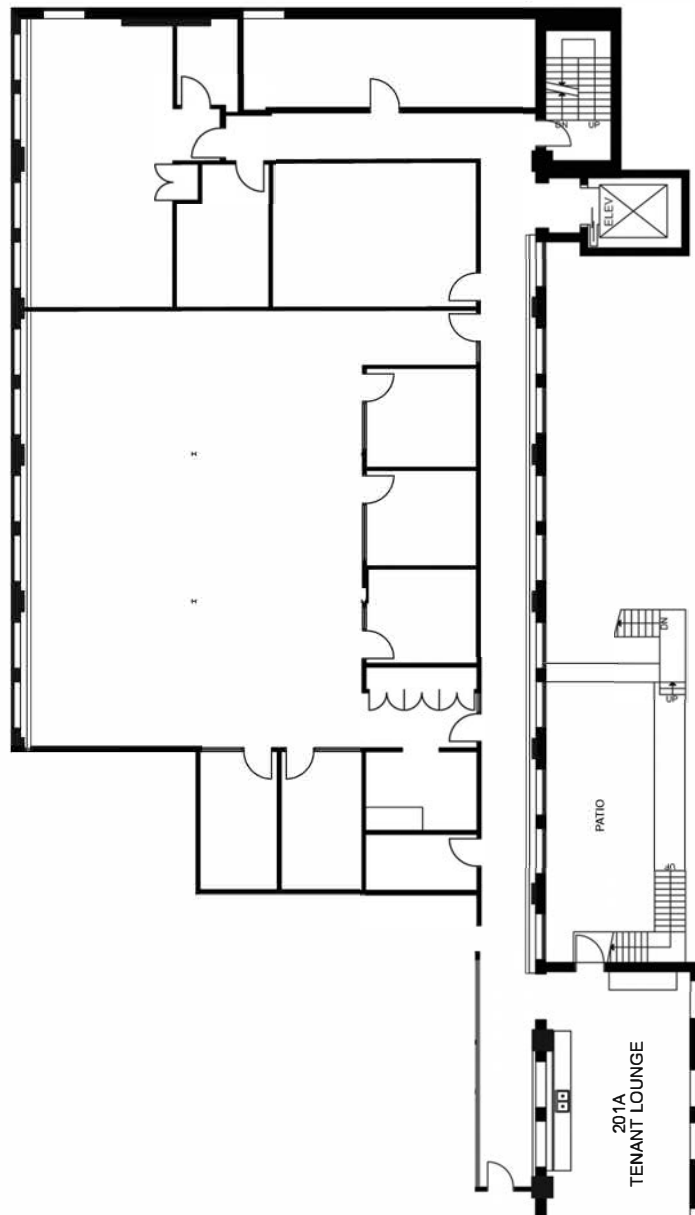
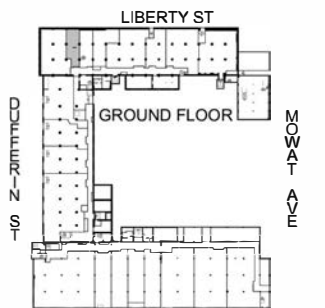
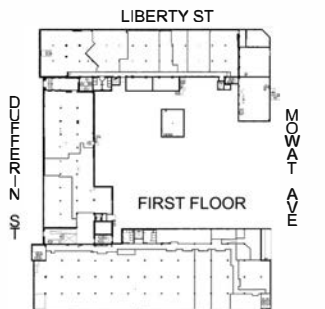
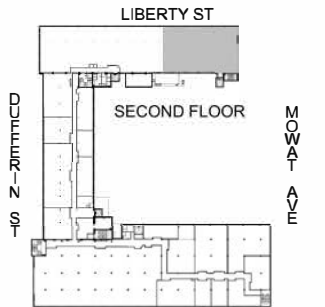
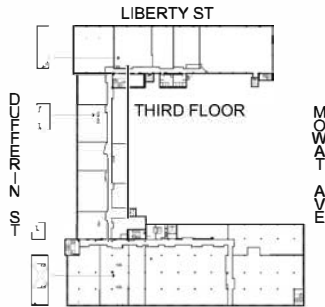




# SCHEDULE A

# UNIT 202A

## 6,836 RENTABLE SQ FT



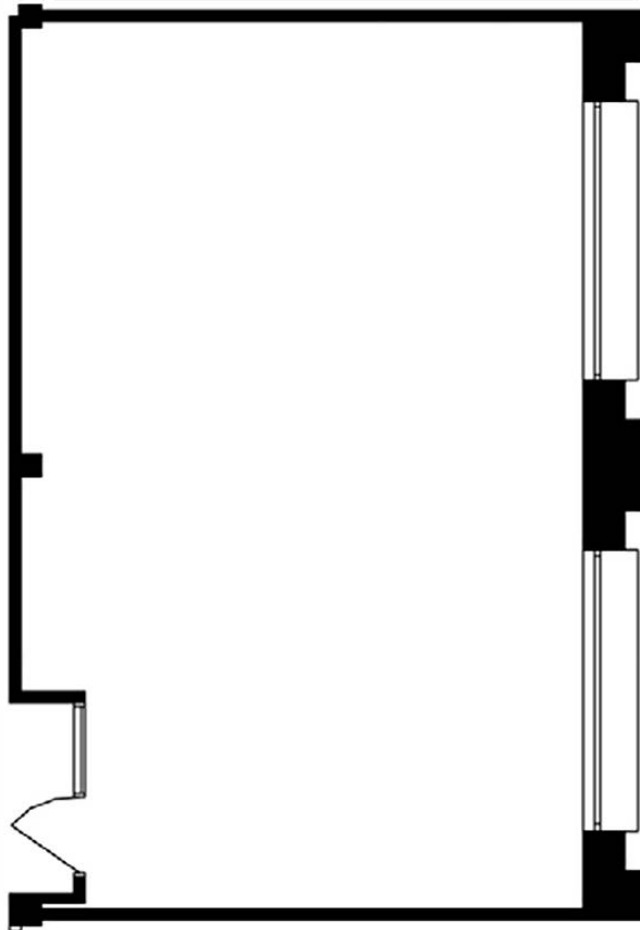
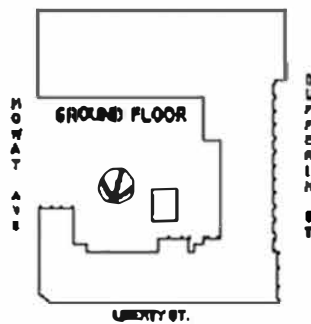
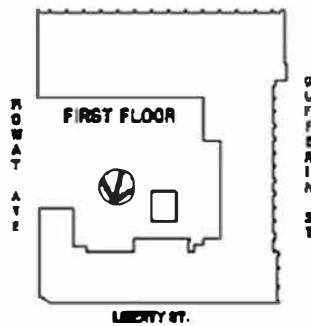
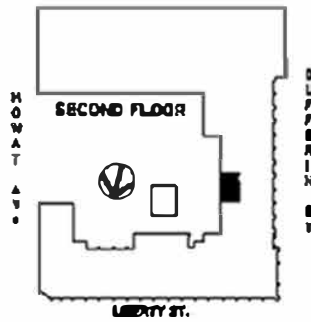
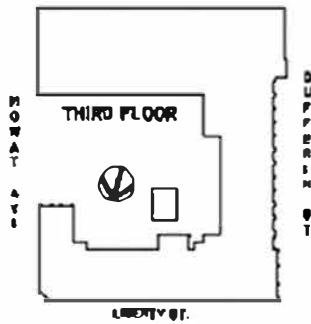




# SCHEDULE A

# SUITE 205B

## 826 RENTABLE SQ. FT.

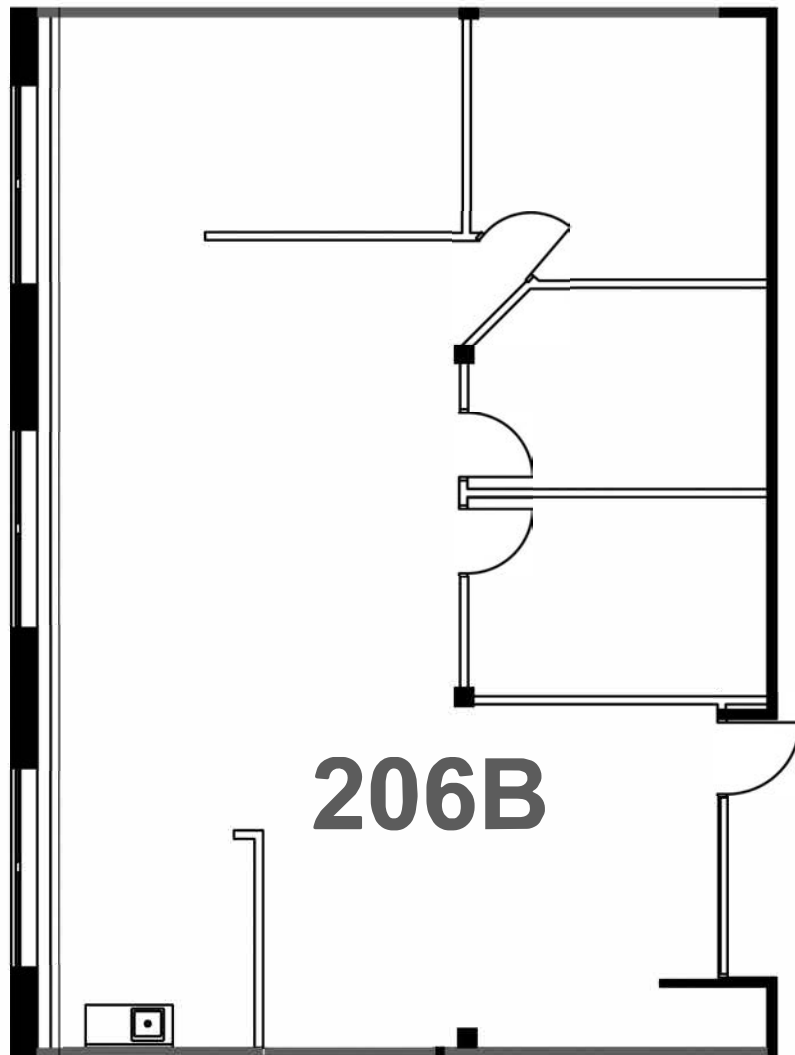
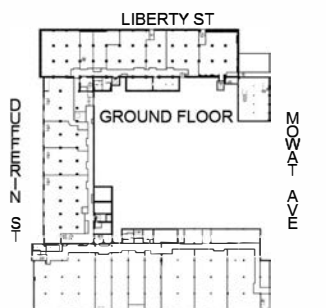
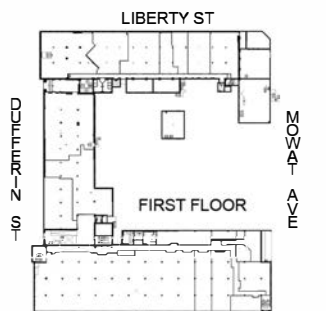
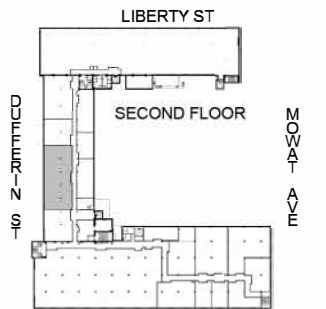
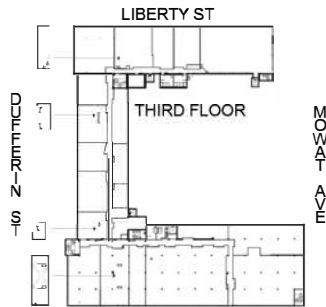




# SCHEDULE A

# UNIT 206B

## 2,076 RENTABLE SQ FT

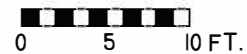
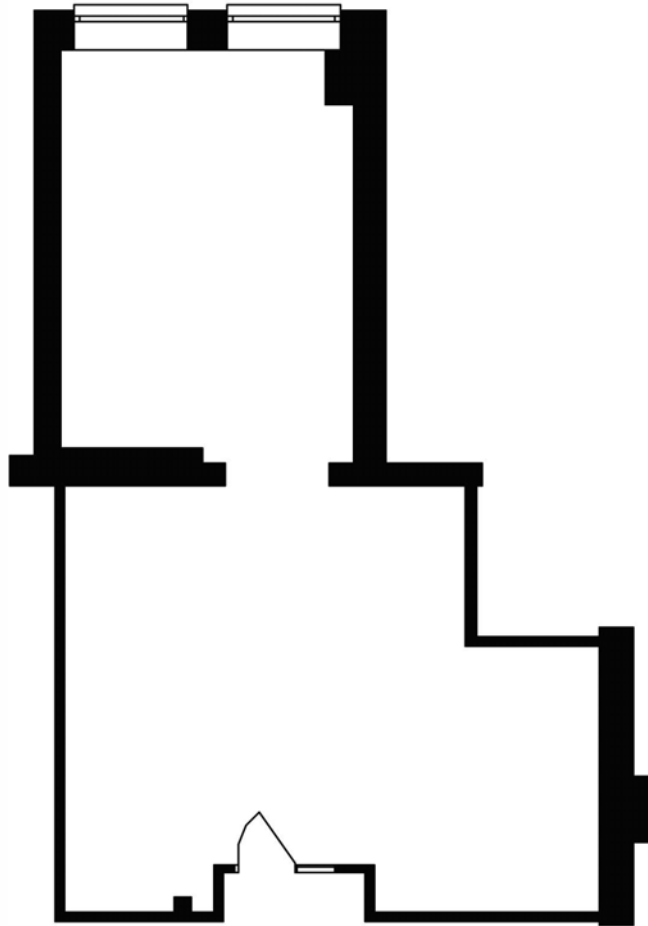
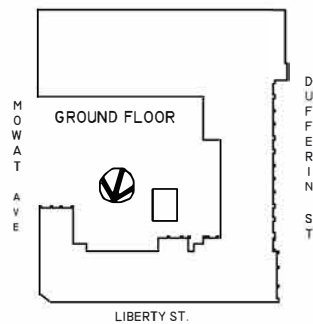
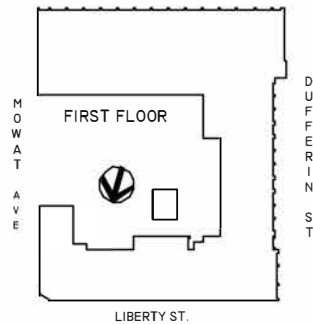
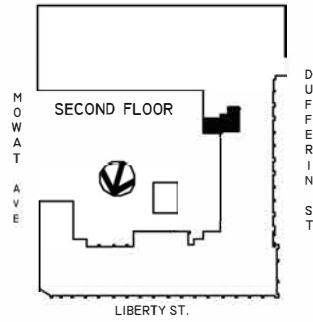
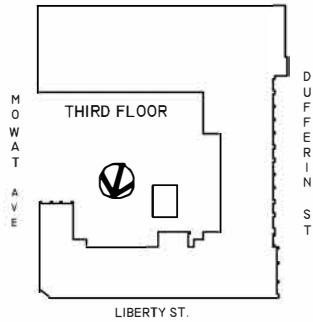




SCHEDULE A

# SUITE 211B

## 985 RENTABLE SQ. FT.

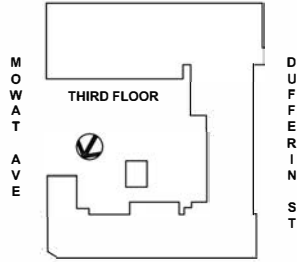




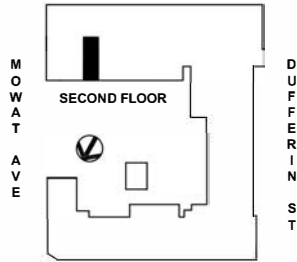
# SCHEDULE A

# SUITE 211C

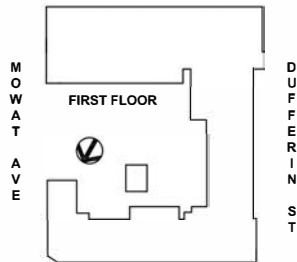
## 1,366 RENTABLE SQ FT



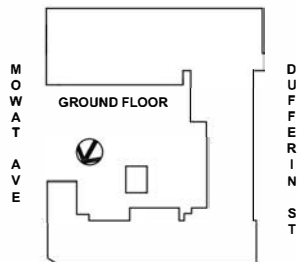
LIBERTY ST



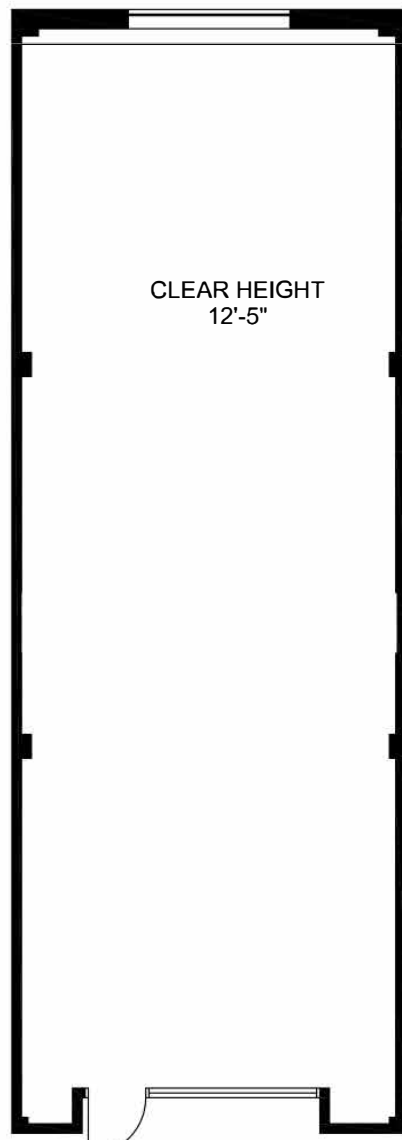
LIBERTY ST



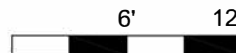
LIBERTY ST



LIBERTY ST



CLEAR HEIGHT  
12'-5"

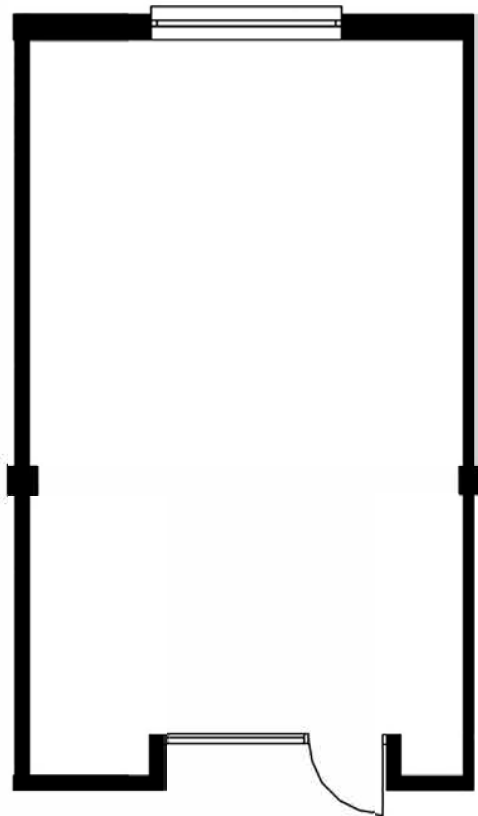
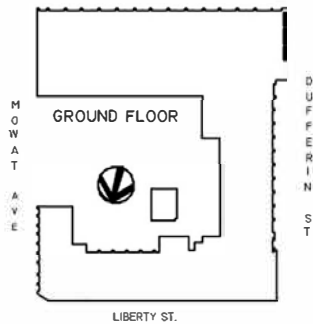
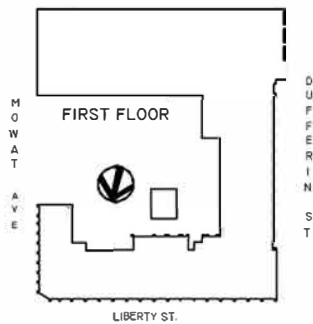
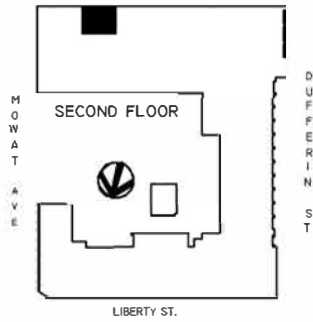
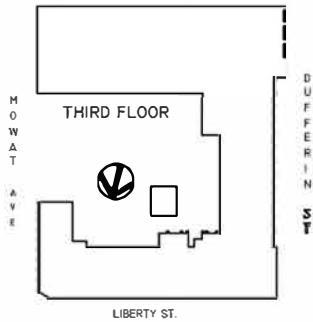




SCHEDULE A

# SUITE 218C

815 RENTABLE SQ. FT.

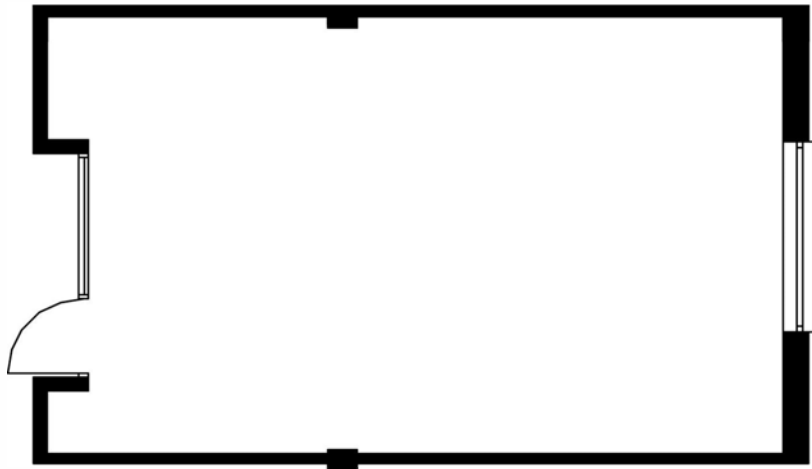
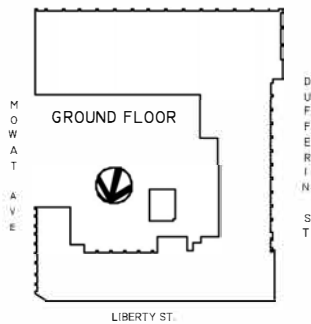
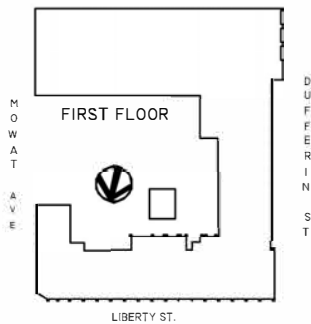
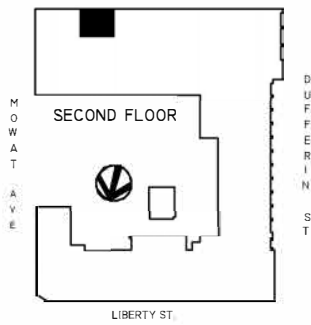
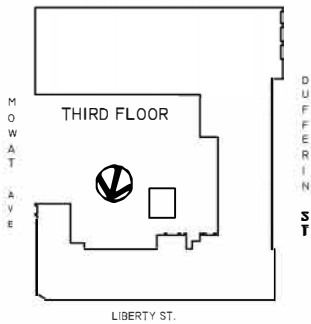




SCHEDULE A

# SUITE 220C

## 817 RENTABLE SQ. FT.

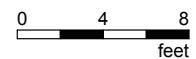
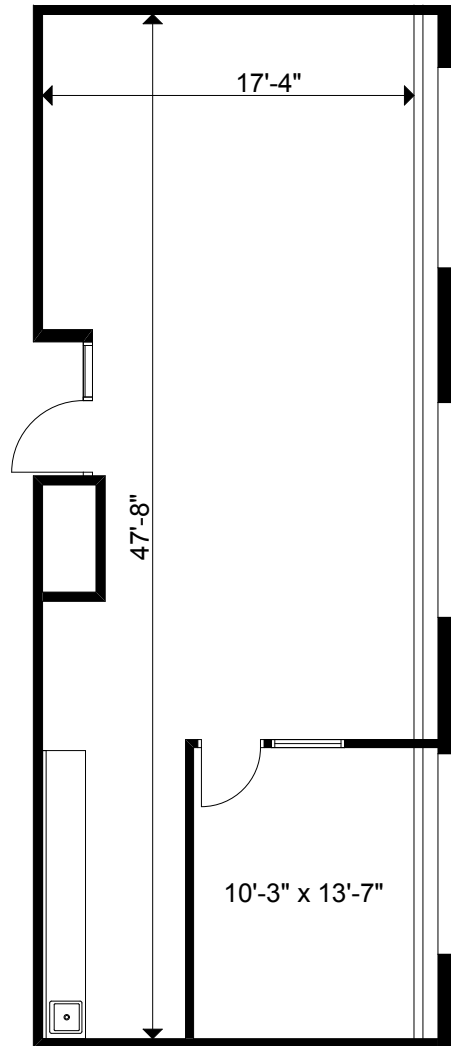
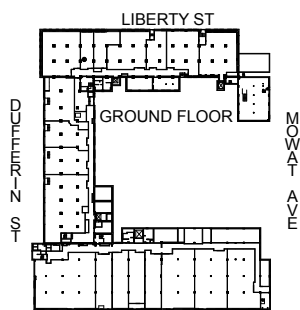
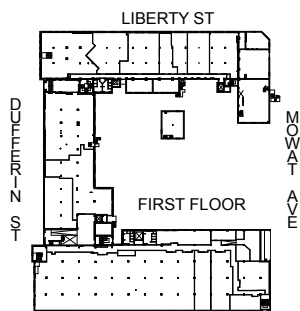
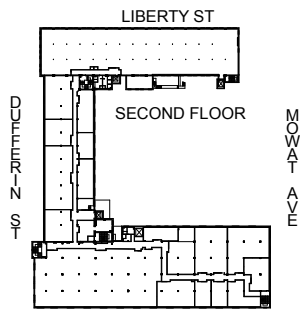
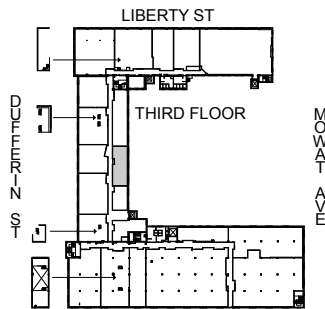




# SCHEDULE A

# UNIT 303B

## 1,158 RENTABLE SQ FT

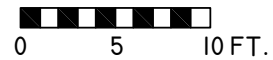
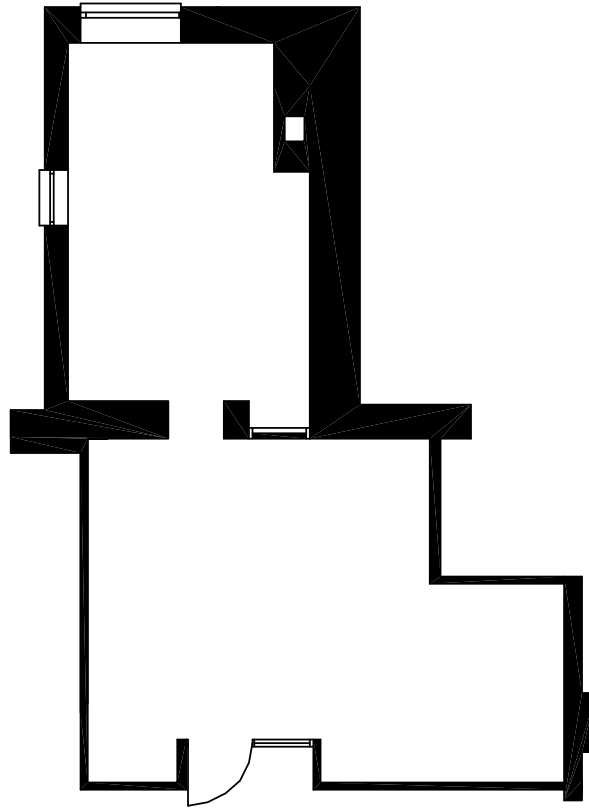
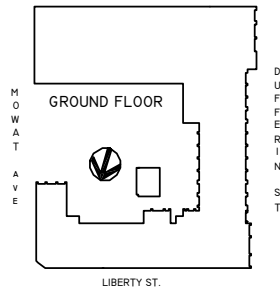
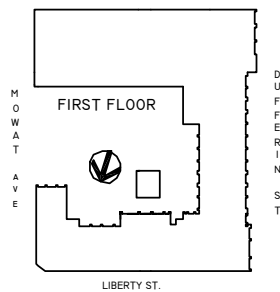
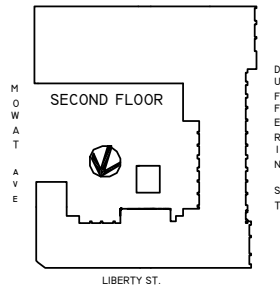
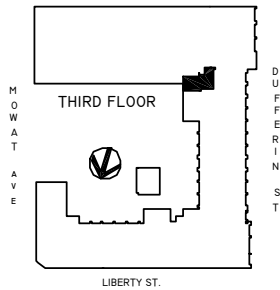




SCHEDULE A

# SUITE 309B

921 RENTABLE SQ. FT.

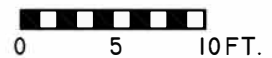
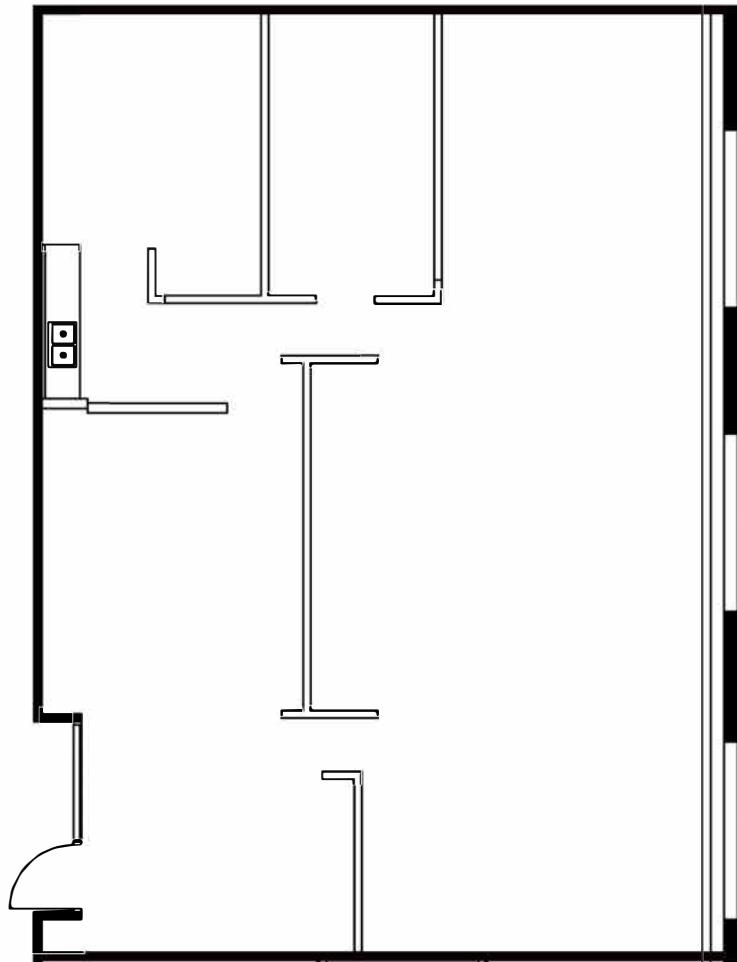
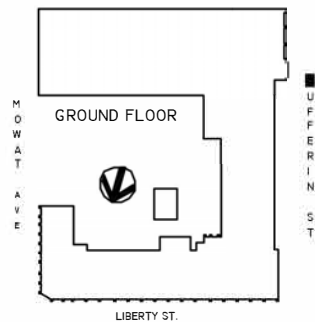
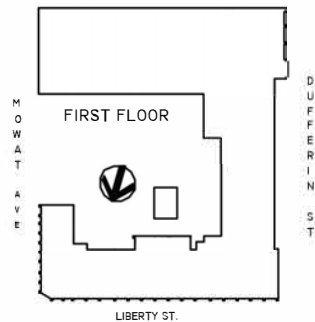
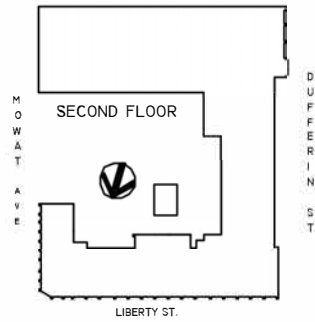
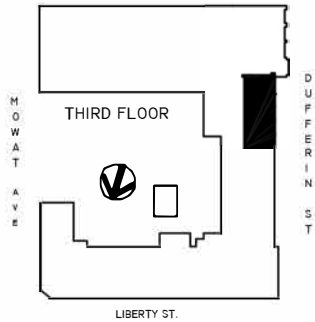




SCHEDULE A

# SUITE 308B

## 2,210 RENTABLE SQ. FT.

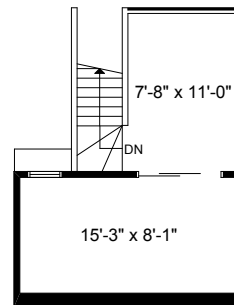
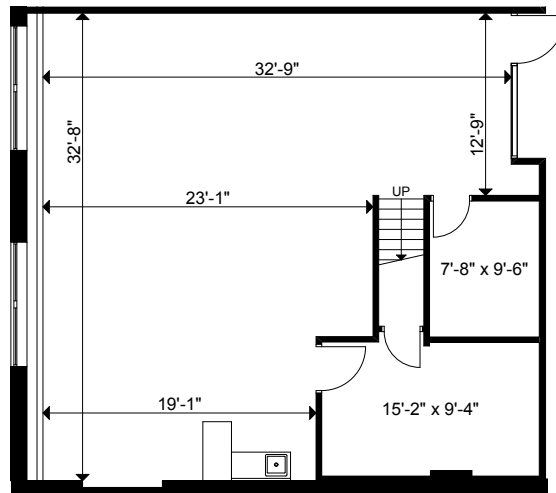
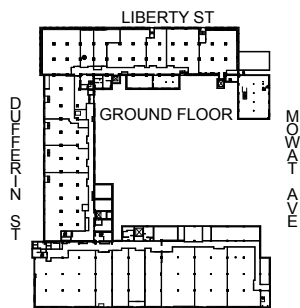
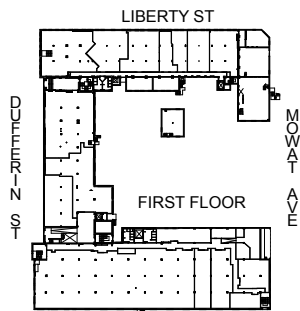
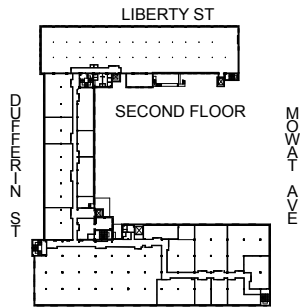
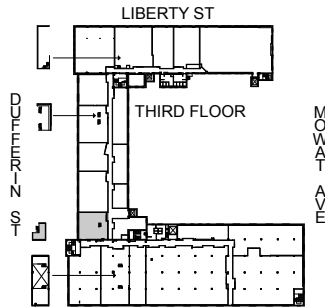




# SCHEDULE A

# UNIT 310B

## 1,763 RENTABLE SQ FT



### MEZZANINE

