

# BERKELEY CASTLE

2 BERKELEY STREET  
250 THE ESPLANADE  
THE KEEP  
// FOR LEASE

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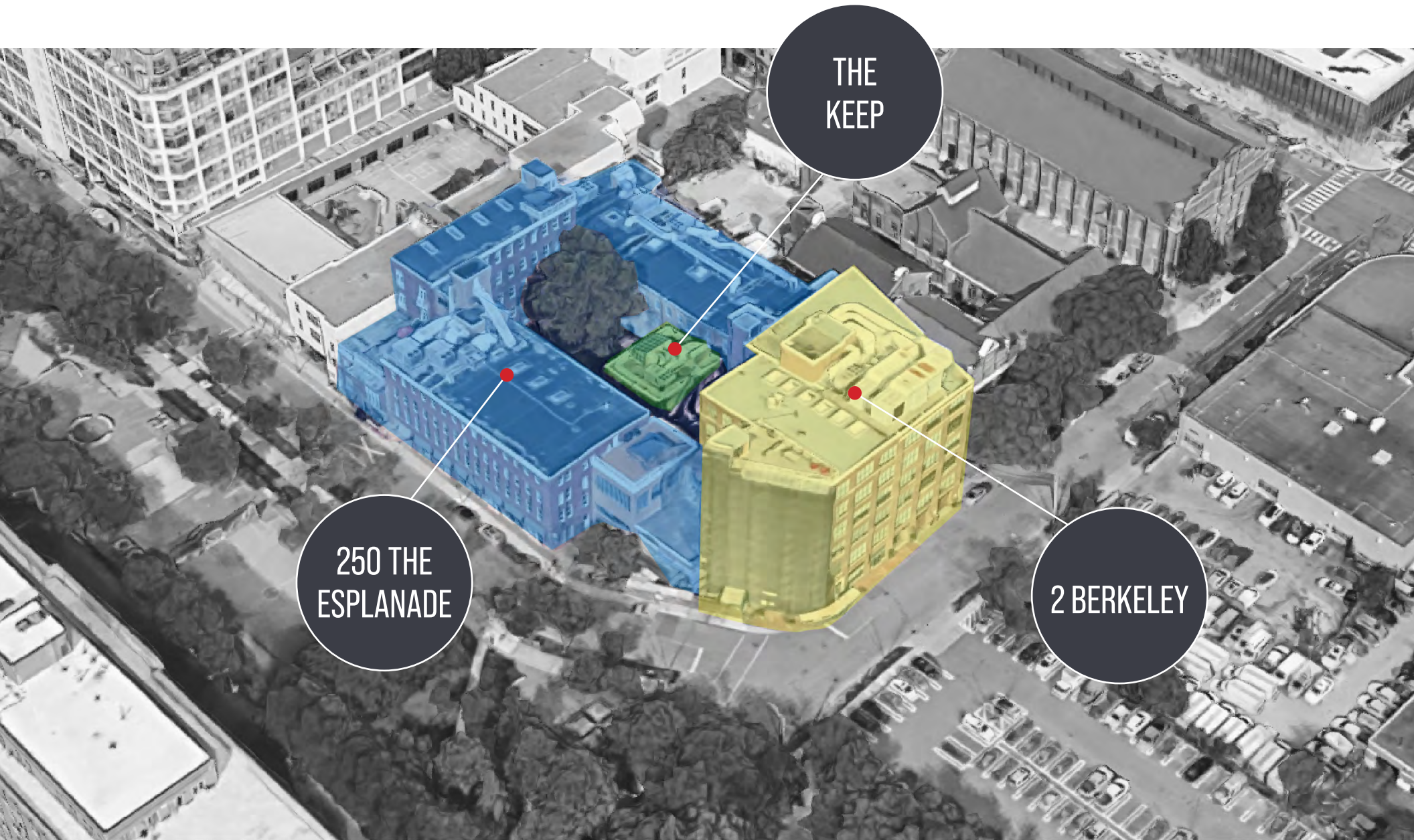
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# BOUTIQUE BRICK AND BEAM BUILDING



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# FEATURES

- + 92% Energy Star
- + Below average utility costs
- + Boutique brick and beam building
- + Large landscaped courtyard
- + Operable windows. High ceilings throughout
- + Recently renovated common areas
- + On-site landlord and property management
- + Underground parking available with direct access into the courtyard

# EXPERIENCE

As a tenant, Berkeley Castle promotes healthy living and learning opportunities for all!

- + Dog friendly building with off leash park nearby
- + Twice a week early morning stretch and core
- + Lunch and learn with a wide variety of topics
- + Weekly yoga
- + Access to private gym
- + Community centre next door with pool, gym, and showers



# BERKELEY CASTLE

## SUMMARY

**RENTAL RATE** \$21.00 per sq. ft. Net Rent\*  
 \$18.58 per sq. ft. Additional Rent excluding janitorial (2025 Estimate)

**CO-OP COMMISSION** Now paying \$2.00 per sq. ft. per annum (New Deals only, Years 1-10)

**2 BERKELEY** Suite 206 - 2,634.7 sq. ft. + Available Immediately

**NEW** Suite 209 - 1,718.7 sq. ft. + Available Jan 31st, 2026

Suite 210 - 4,680.9 sq. ft. + Available Immediately

Suite 310 - 3,196.3 sq. ft. + Available Immediately

**NEW** Suite 400\*\* - 2,004 sq. ft. + Available Sept 1st, 2025

**MODEL SUITE**

**250 THE ESPLANADE** Suite 103 - 1,656.5 sq. ft. + Available Immediately

Suite 107 - 3,423 sq. ft. + Available Immediately

**NEW** Suite 204 - 2,083.8 sq. ft. + Available Jan 1st, 2026

**NEW** Suite 208 - 3,068.0 sq. ft. + Available Immediately

**THE KEEP** Floors 1-4 - 4,765.4 sq. ft. total + Available Immediately

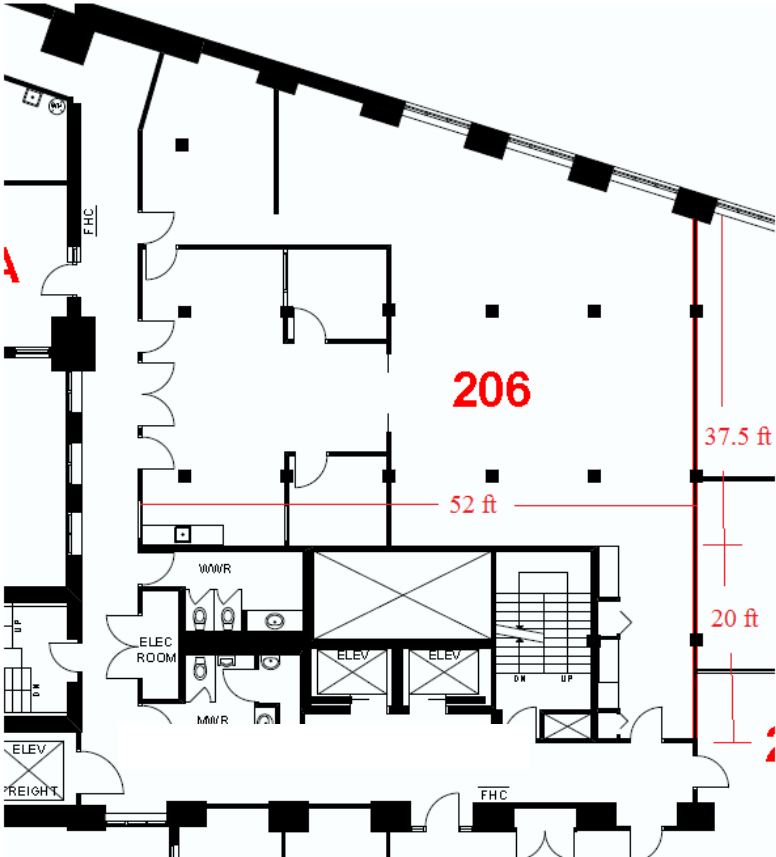
\*FOR YEAR 1  
 \*\* NET ASKING RATE IS \$25.00 PSF



# FLOOR PLAN

2 BERKELEY // SUITE 206 // 2,634.7 SQ. FT.

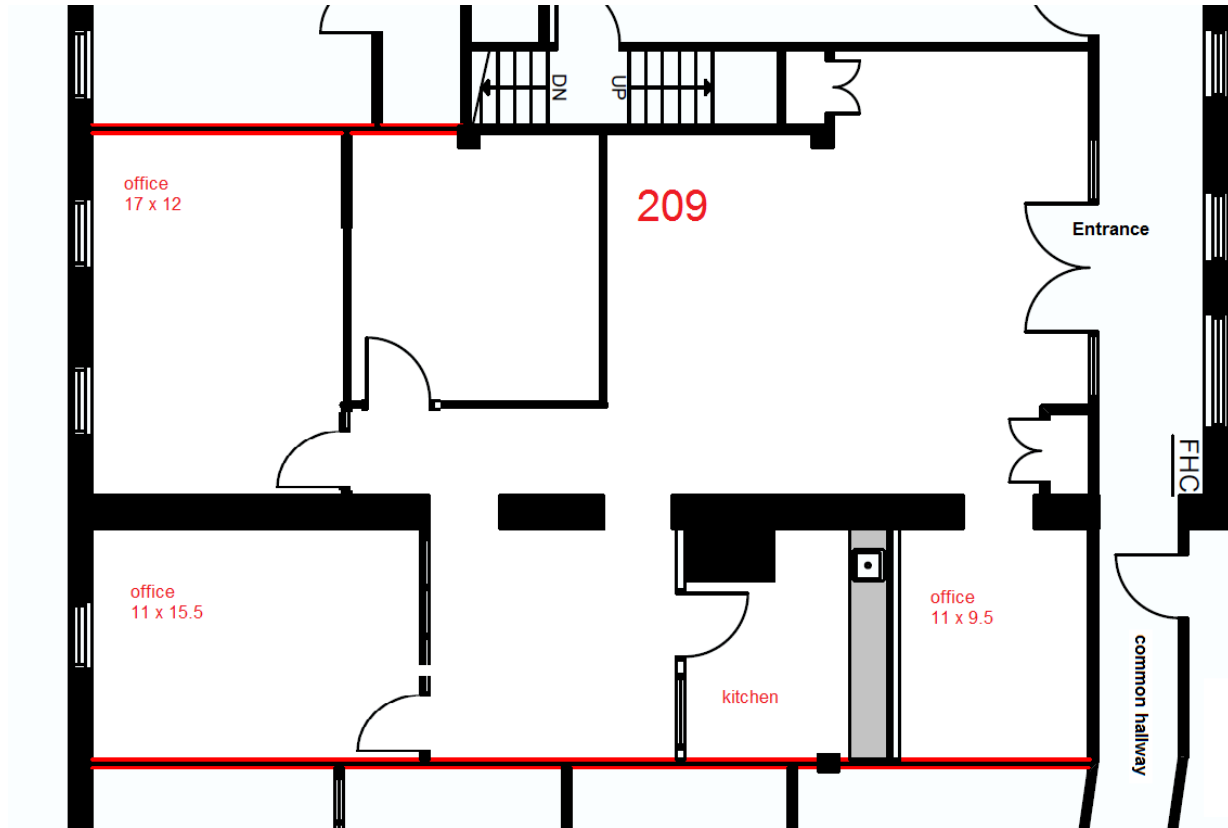
+ AVAILABLE IMMEDIATELY



# FLOOR PLAN

2 BERKELEY // SUITE 209 // 1,718.7 SQ. FT.

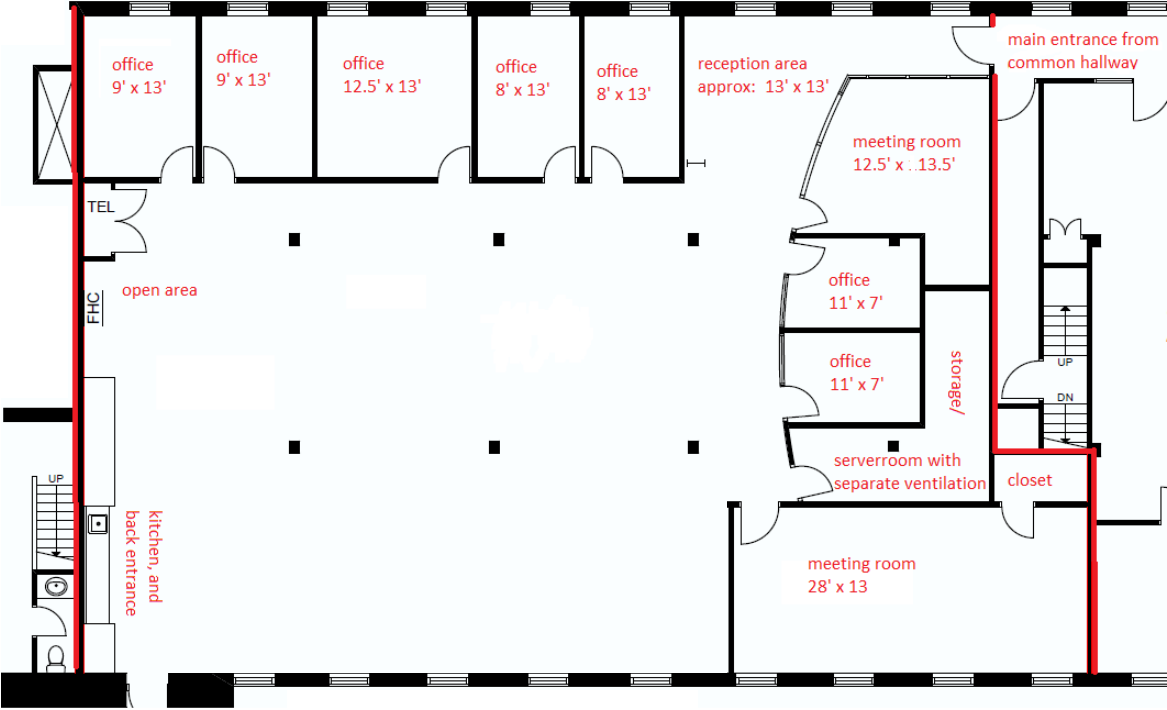
+ AVAILABLE JAN 31ST, 2026



# FLOOR PLAN

2 BERKELEY // SUITE 210 // 4,680.9 SQ. FT.

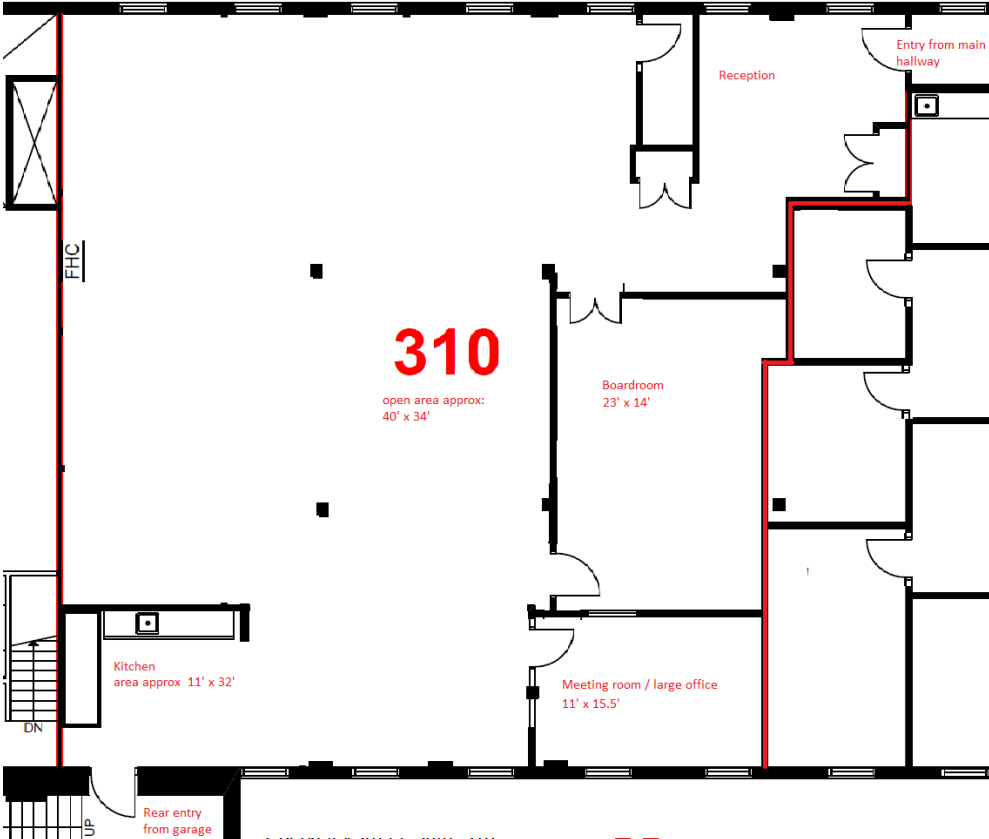
+ AVAILABLE IMMEDIATELY

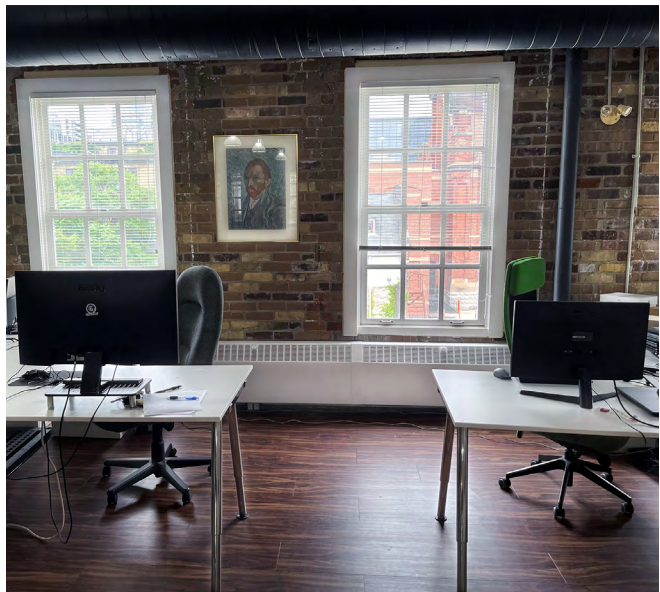
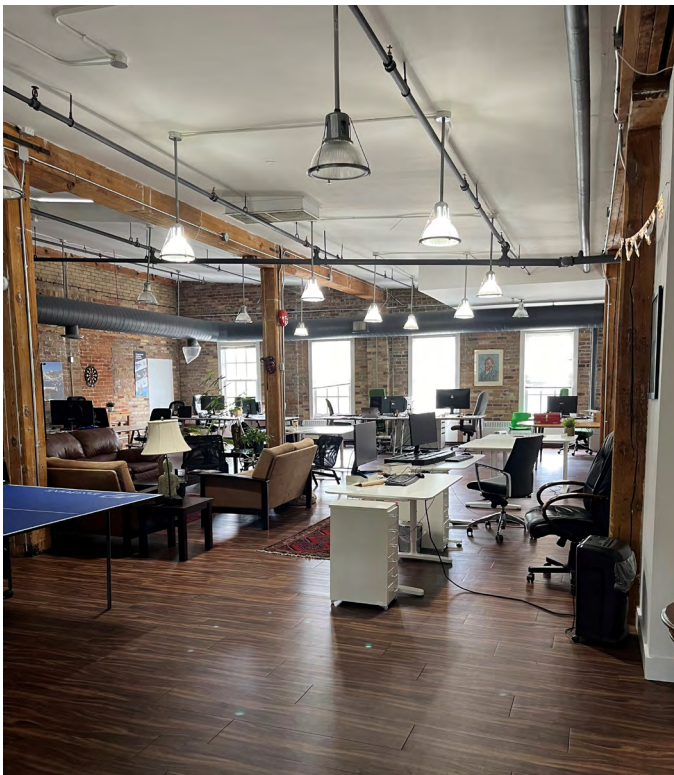


# FLOOR PLAN

2 BERKELEY // SUITE 310 // 3,196.3 SQ. FT.

+ AVAILABLE IMMEDIATELY

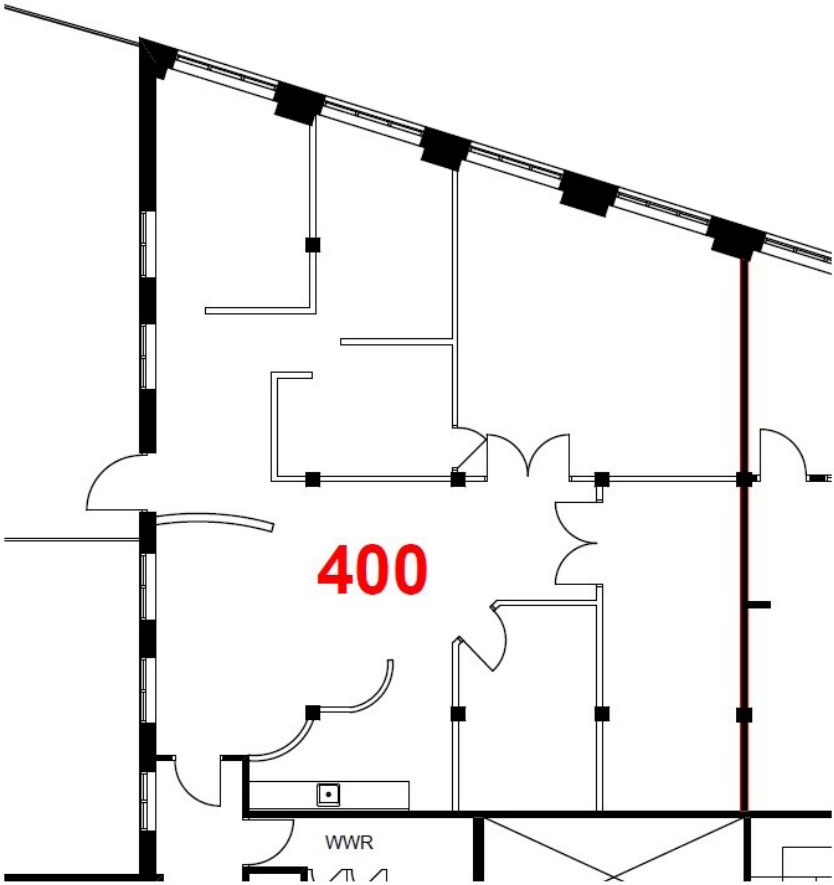




# FLOOR PLAN

2 BERKELEY // SUITE 400 // 2,004 SQ. FT.

- + AVAILABLE SEPT 1ST, 2025
- + MODEL SUITE
- + NET ASKING RATE IS \$25.00 PSF

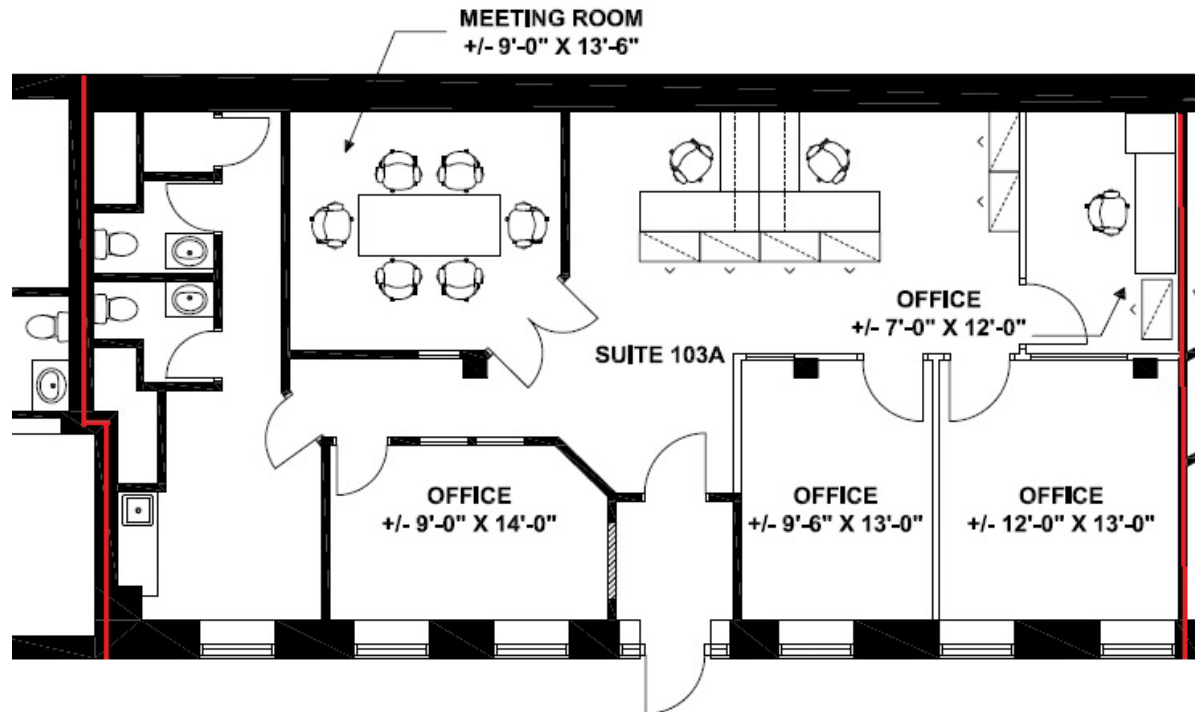




# FLOOR PLAN

250 THE ESPLANADE // SUITE 103 // 1,656.5 SQ. FT.

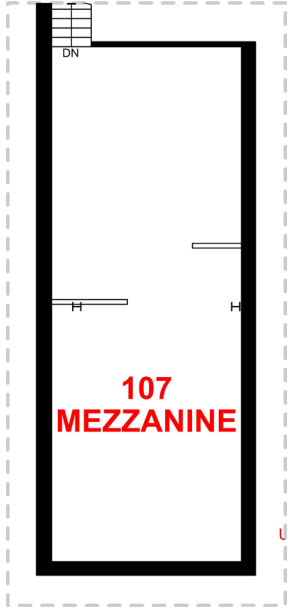
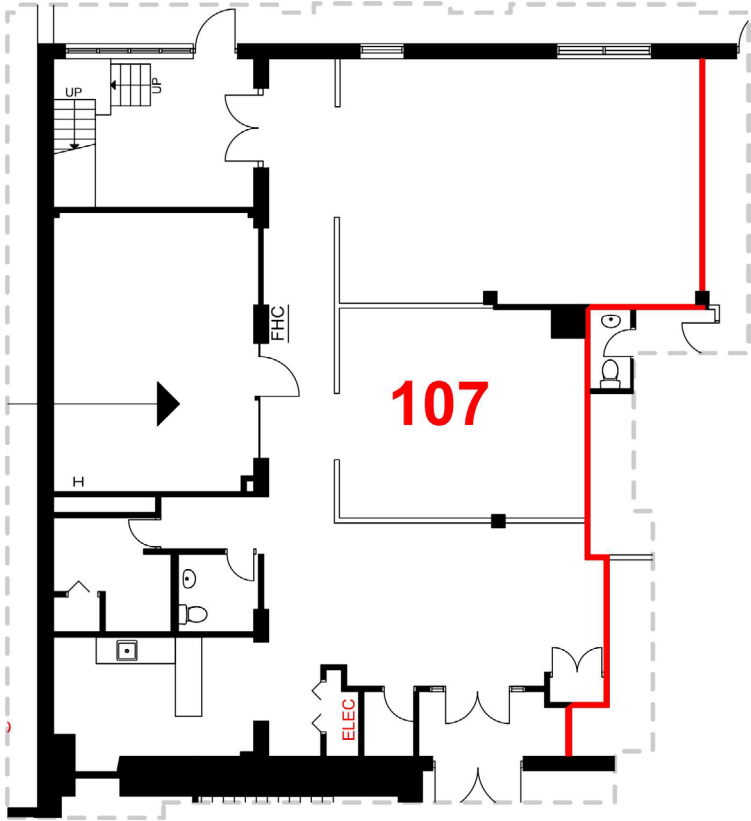
- + AVAILABLE IMMEDIATELY
- + EAST FACING SUITE INTO LARGE PRIVATE COURTYARD
- + FEATURES EXPOSED BRICK AND BEAM



# FLOOR PLAN

250 THE ESPLANADE // SUITE 107 // 3,423 SQ. FT. + ACCESS TO COURTYARD

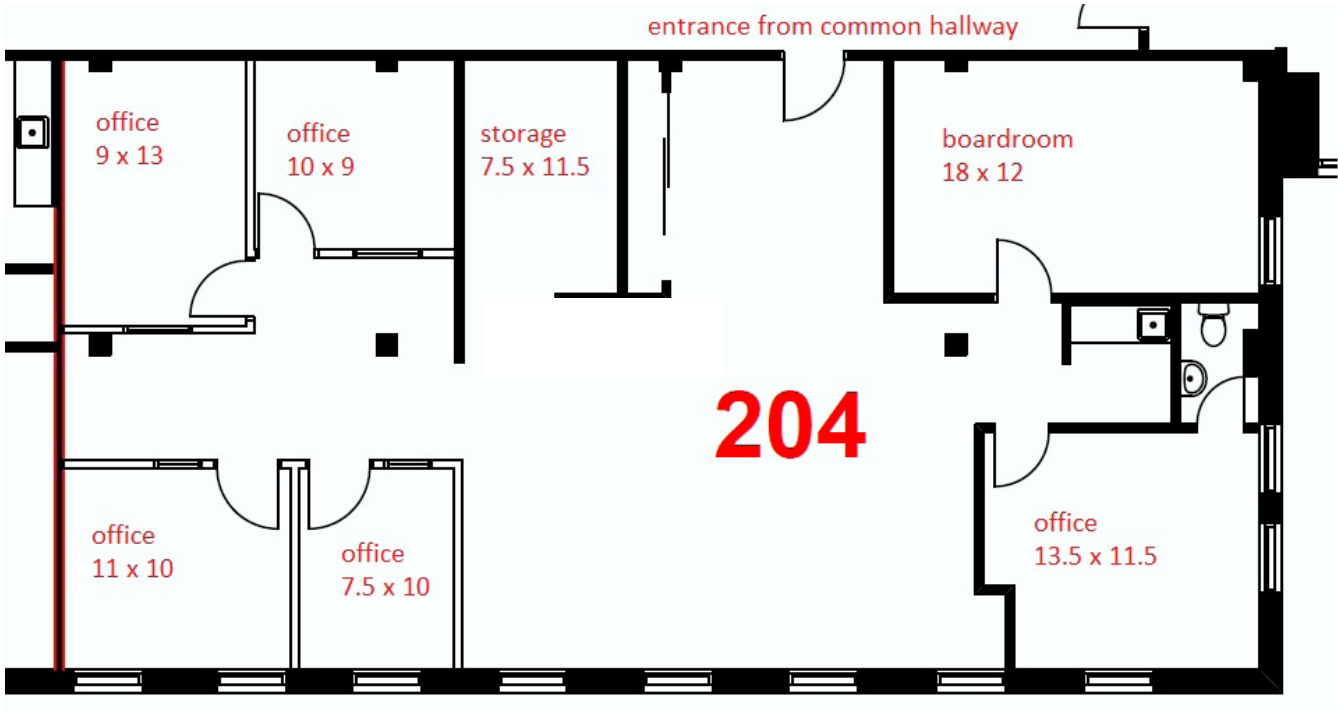
+ AVAILABLE IMMEDIATELY

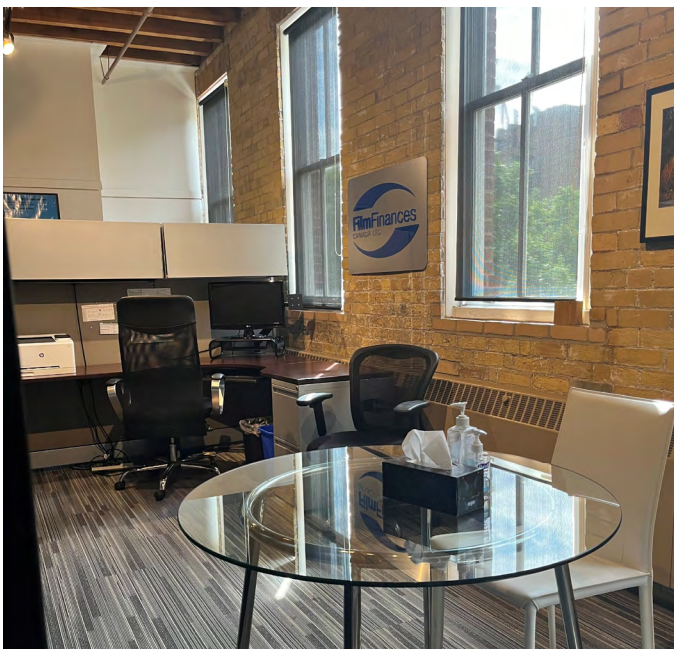
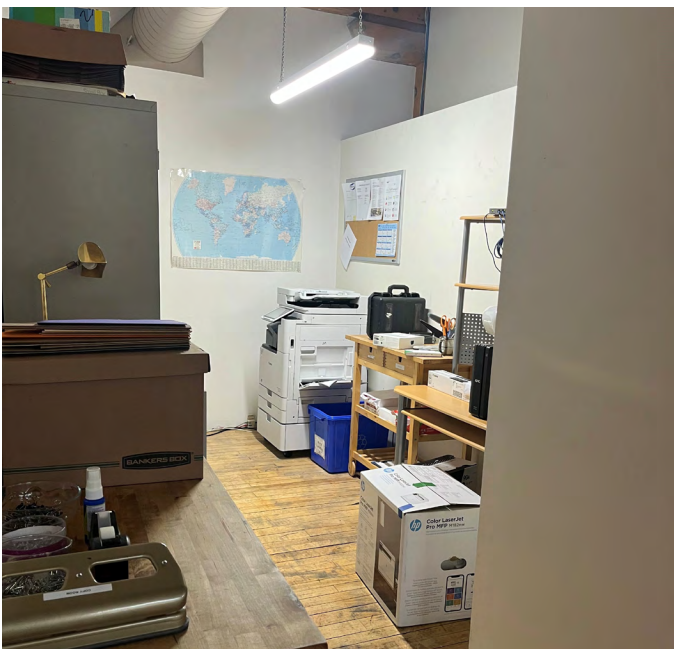


# FLOOR PLAN

250 THE ESPLANADE // SUITE 204 // 2083.8 SQ. FT.

+ AVAILABLE JANUARY 1, 2026

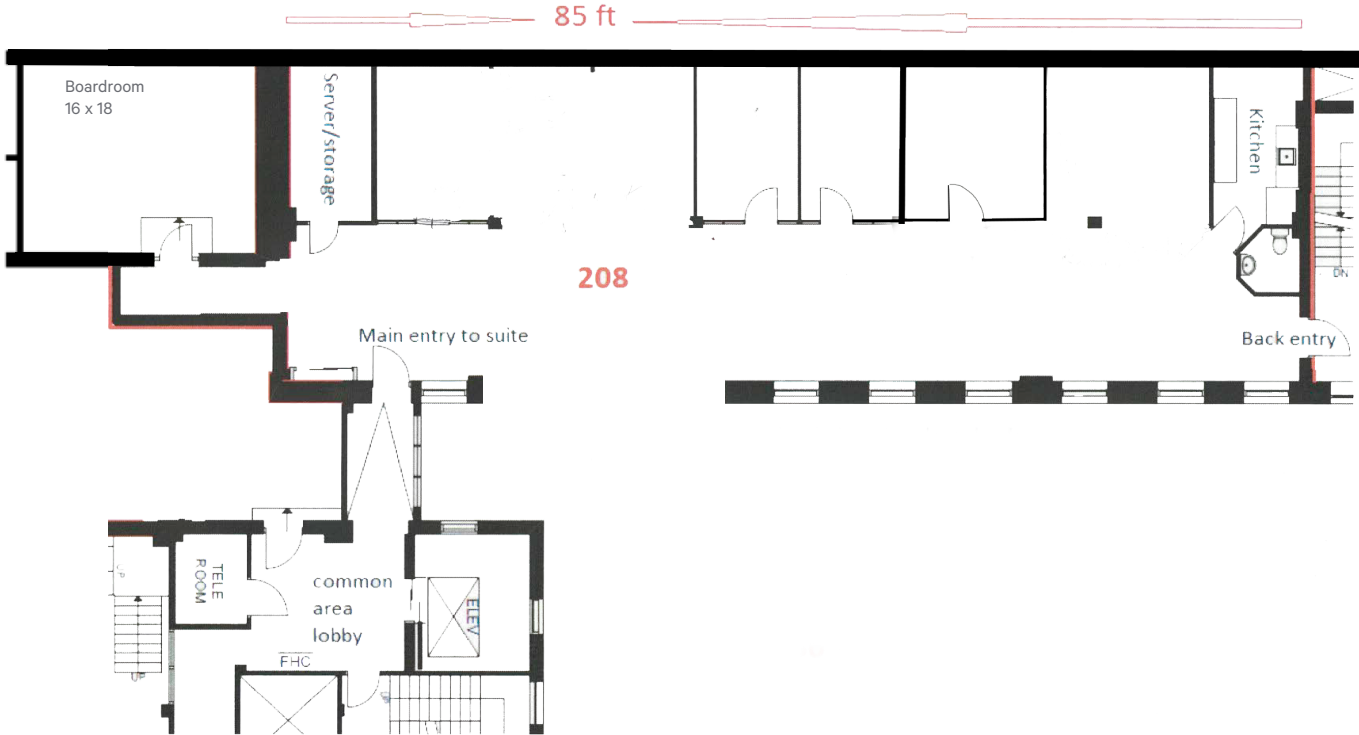




# FLOOR PLAN

250 THE ESPLANADE // SUITE 208 // 3,068.0 SQ. FT.

- + AVAILABLE IMMEDIATELY
- + EAST FACING OPERABLE WINDOWS INTO LARGE LANDSCAPED COURTYARD

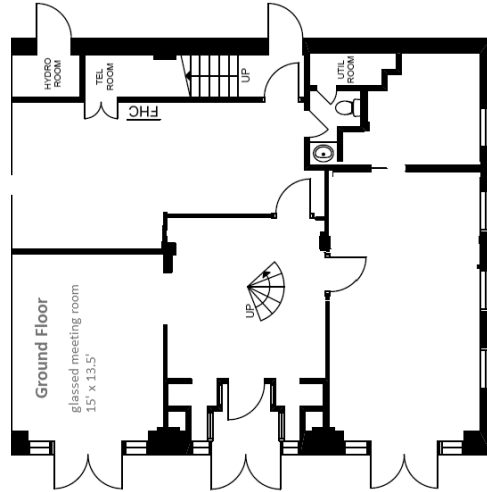


# FLOOR PLAN

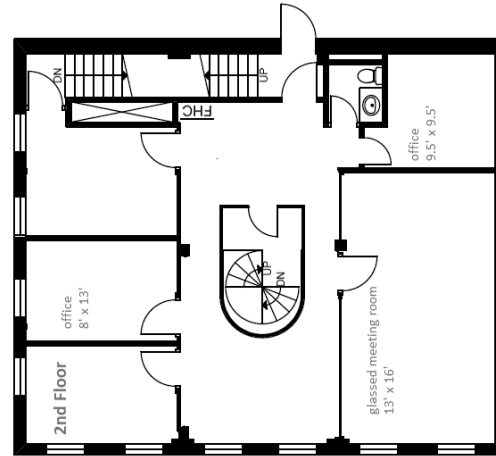
THE KEEP // STANDALONE BUILDING // 4,765.4 SQ. FT.

+ AVAILABLE IMMEDIATELY

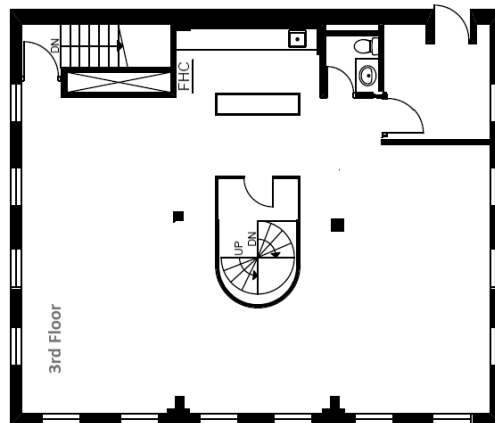
GROUND FLOOR



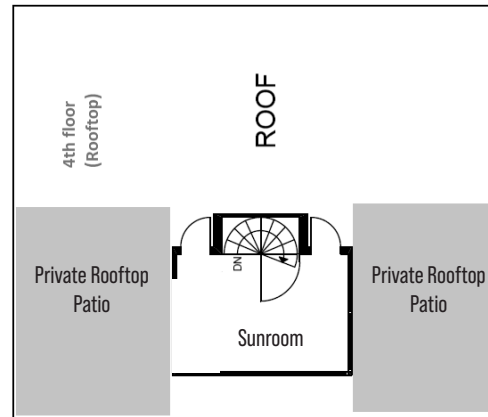
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR







# ACCESS



+ Abundant Tenant Parking 1:1,500 SF  
 + \$200/stall/month Reserved  
 + \$170/stall/month Unreserved



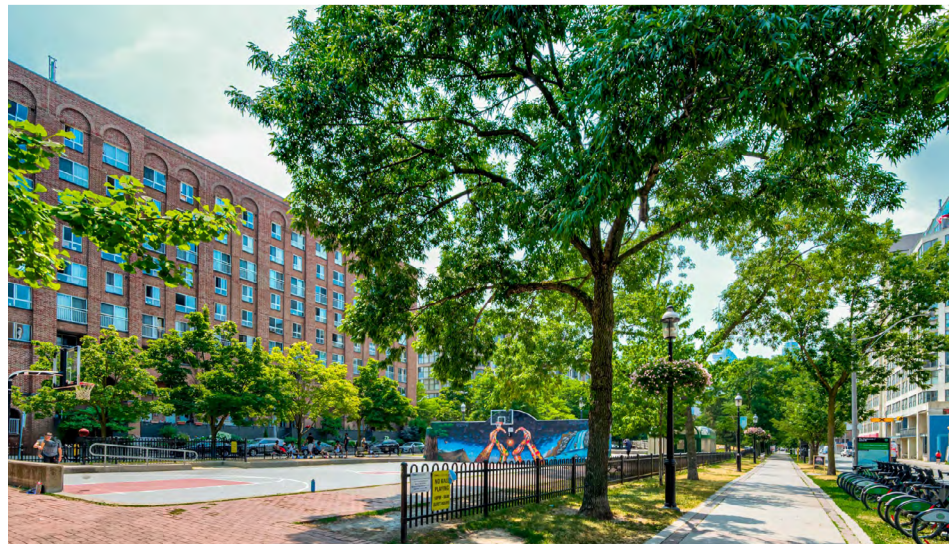
Walk Score  
**92**



Transit Score  
**93**



Bike Score  
**99**



# NEIGHBORHOOD

- + Adjacent to the Distillery District, with extensive dining options and seasonal events
- + Adjacent to St. Lawrence Community Centre with on-site daycare, fitness and change room facilities

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