



632
Commercial



**FOR
LEASE**

BOUTIQUE OFFICE BUILDING
+/- 2,077 SF PRIVATE FLOORS

JAKE LEVINSON
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OFFICE | INDUSTRIAL | RETAIL
TEAM





OFFERING HIGHLIGHTS

- Newly renovated lobby, corridors, and suites.
- Each floor holds private creative offices and conference rooms.
- Full building elevator.
- Refinished restrooms.

AVAILABLE FLOORS

Vault Level	1,775 SF	\$32/SF IG
Ground Level	2,077 SF	\$42/SF IG
Second Floor	2,077 SF	\$42/SF IG
Third Floor	2,077 SF	\$42/SF IG
Penthouse	2,077 SF	\$52/SF IG



AREA HIGHLIGHTS

**AREA
INFORMATION
VIDEO**

CLICK HERE



**7 MINUTE
WALK TO**



SPENDING POWER

The North Fidi saw a 4.5% increase in retail sales in the first half of 2024, indicating strong consumer spending and a healthy retail environment

RETURN TO WORK

Despite the high vacancy rate, there has been a steady return of workers to downtown offices, with 41% of employees working in-person as of December

LEASING ACTIVITY

Despite challenges, there has been a 3% increase in new office lease agreements in the first quarter of 2024, reflecting renewed business confidence

REVITALISED STORES

The Financial District recorded 120 new business openings from January to July 2024, highlighting entrepreneurial activity and investment in the area

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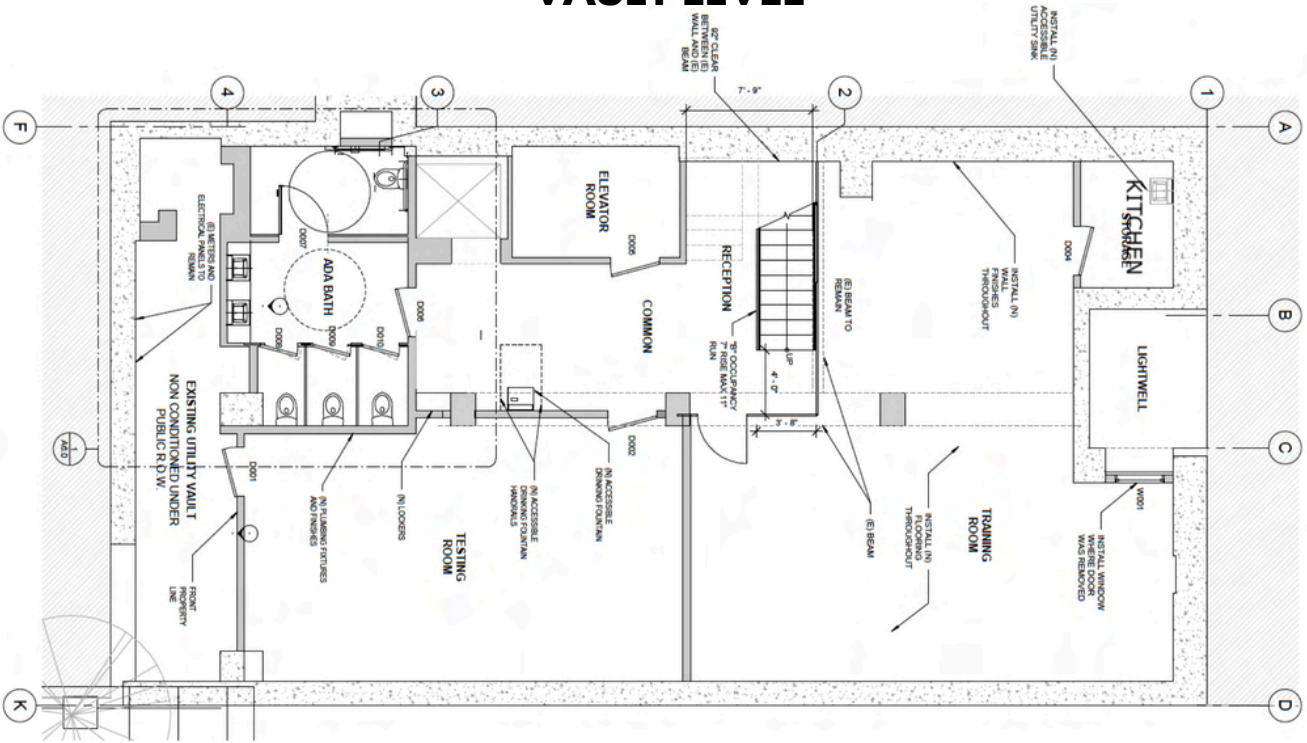
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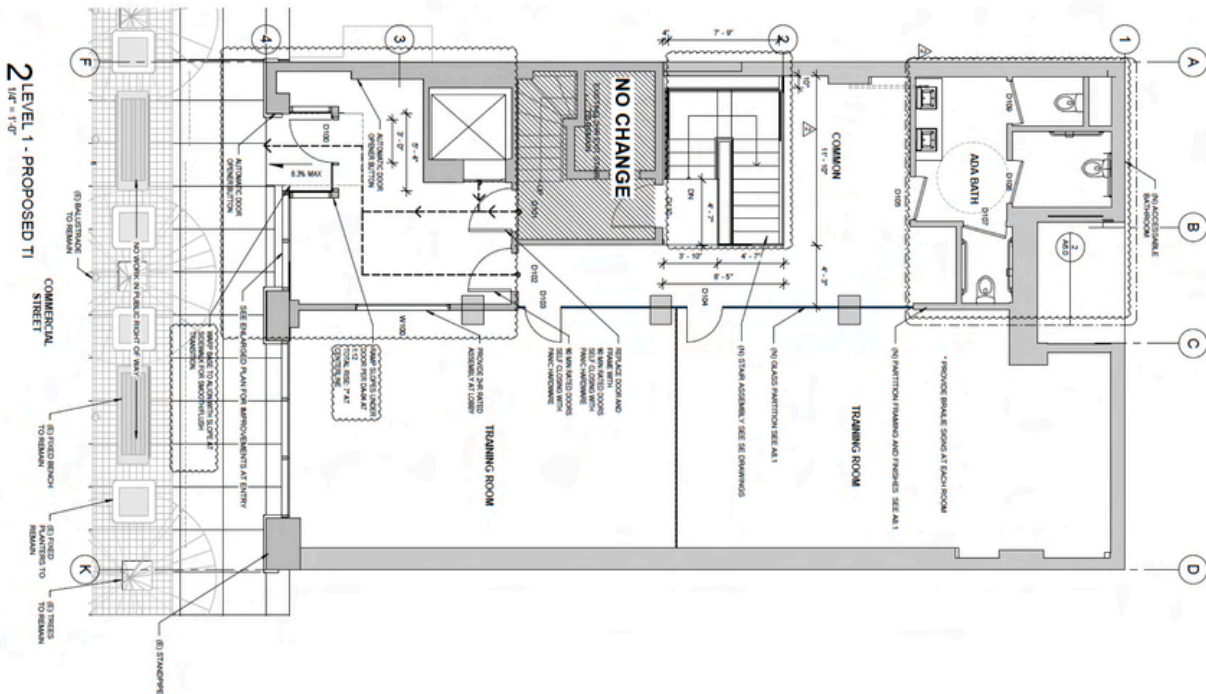
FLOOR PLANS



VAULT LEVEL



FIRST LEVEL



2 LEVEL 1 - PROPOSED TI
1/4" = 1'-0"

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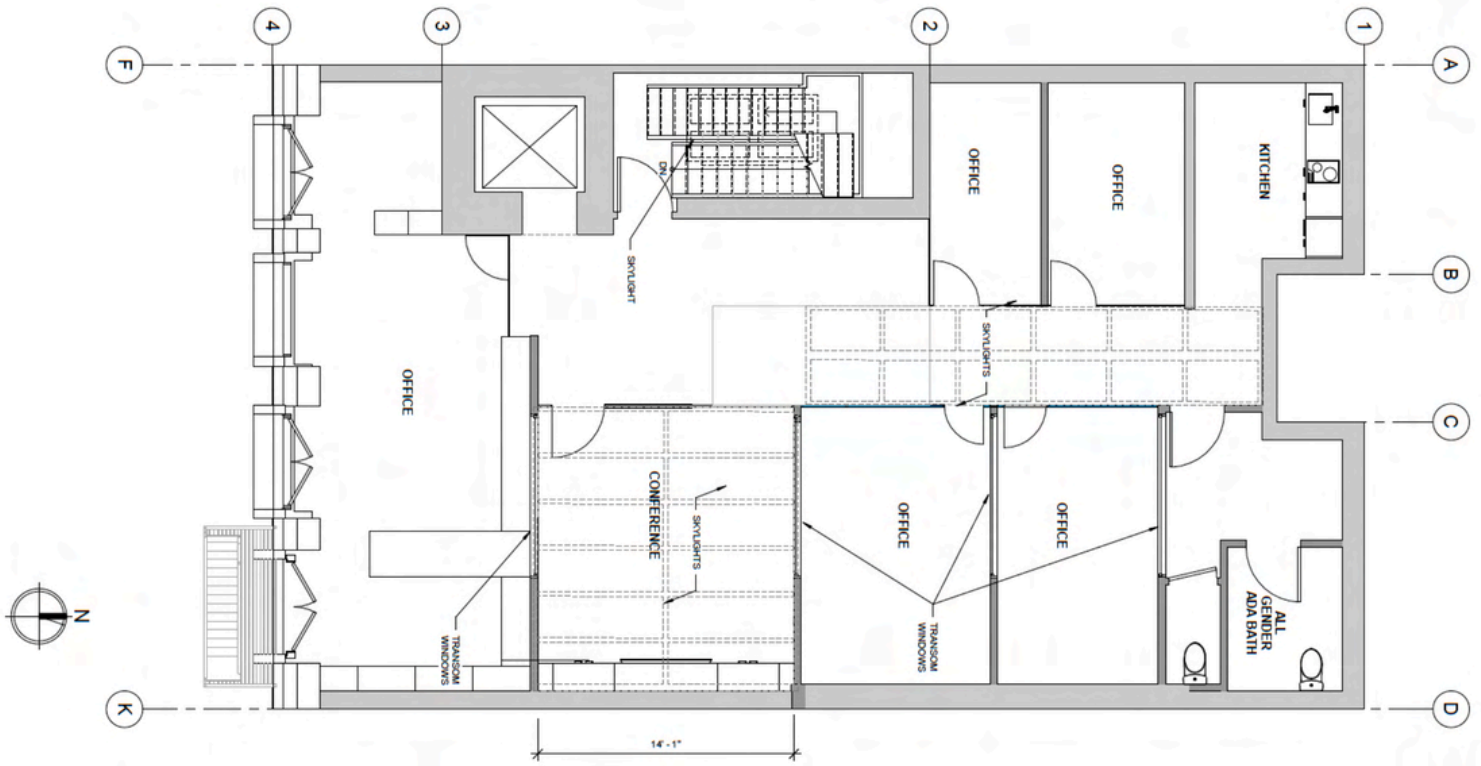


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FLOOR PLANS



FOURTH LEVEL



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