

# OFFICE SPACE FOR LEASE

1451 Queen Street W.  
Toronto, ON



## COMMENTS

Older style 2<sup>nd</sup> floor office/commercial space with an elevator. Additional ground floor space available (see MLS). Utilities extra. Smaller size possible. Short term leases welcome.

**Note:** Landlord open to uses.

## DETAILS

<b>Total Size:</b>	9,000 Sq. Ft.
<b>List Rate:</b>	\$14.00 Sq. Ft. Net
<b>TMI:</b>	\$11.27 (2023 T&O)
<b>Admin Fee:</b>	4% on Gross Rent
<b>Sprinklers:</b>	Yes
<b>Heat:</b>	Gas Forced Air Open
<b>A/C:</b>	Yes
<b>Utilities:</b>	Yes
<b>Available:</b>	February 1, 2024



**Jason Gilbert**

Broker

Cell: (416) 419-2115

jasongilbert@induspacerealty.com

[www.induspacerealty.com](http://www.induspacerealty.com)



**John S. Gilbert**

Broker of Record/Owner

Cell: (416) 828-5547

jgilbert@induspacerealty.com

5800 Ambler Drive, Suite 210, Mississauga, Ontario L4W 4J4 | T:(905) 277 4747