



FLEX USE BUILDING AT 401 & BLACK CREEK

- Located in Mt Dennis area of Toronto
- New renovation
- Environmentally designed
- Free surface parking
- Underground parking
- Up to 20' ceiling heights
- Three common loading docks
- One ramp dock
- Storm water harvesting
- Geothermal HVAC throughout
- High efficiency plumbing fixtures
- High efficiency lighting and controls
- Geothermal heated parking lots
- Parking for bicycles and electric cars
- Fibre-optic connectivity
- Utilities included

501 ALLIANCE AVENUE FOR LEASE

CHRIS WALASEK
Broker
647-407-8728
chris@gitalis.com

501 Alliance Ave.

Square Footage	Suite	Available	Net / Additional	Ceiling Height	Notes
16,801	5	Immediate	\$23.00 / \$6.00	20 Ft	
2,212	1A	Immediate	\$20.00 / \$6.00	11.5 Ft	
2,457	100B	Immediate	\$20.00 / \$6.00	11 Ft	
5,281	109	Immediate	\$20.00 / \$6.00	14 Ft	
22,264	300	Immediate	\$20.00 / \$6.00	12.66 Ft	
11,034	301	Immediate	\$20.00 / \$6.00	12.66 Ft	**Divisible**
24,025	309	Immediate	\$20.00 / \$6.00	12.66 Ft	
13,464	400	Immediate	\$20.00 / \$6.00	12.66 Ft	





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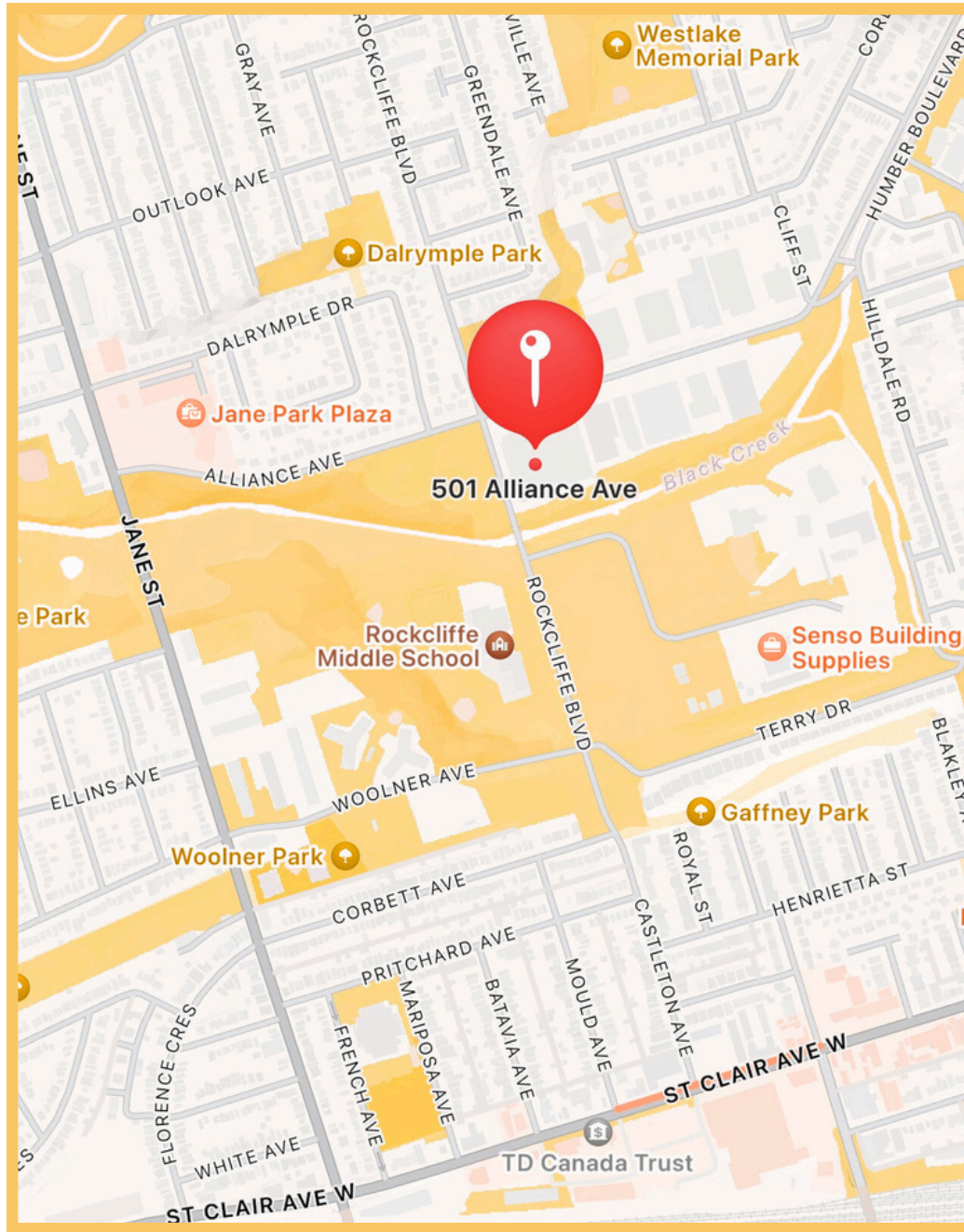




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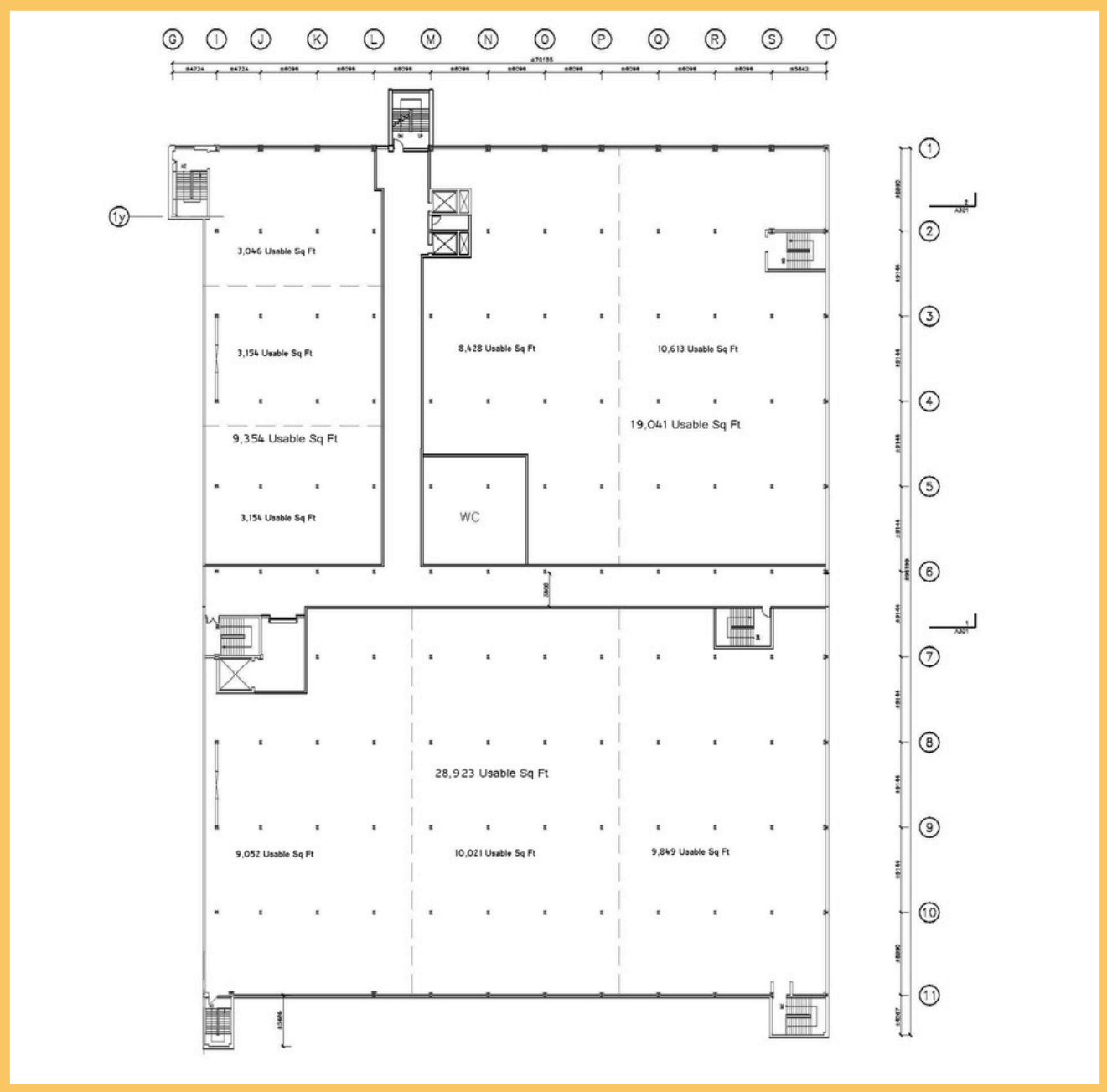


MAP



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FLOOR PLAN



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