

OFFICE BUILDING

FOR LEASE



137 Church Street, Toronto, ON, M5B 1Y4



Short-term lease opportunity for a 3-storey modern office building at Church & Queen East.

- Within walking distance to many shops, restaurants and amenities, notably Toronto Eaton Centre.
- Well serviced by transit.
- Floor sizes are:
BASEMENT - 2,184 sq.ft.
FIRST FLOOR - 2,120 sq.ft.
SECOND FLOOR - 2,271 sq.ft.
THIRD FLOOR - 736 sq.ft.



ARYEH ROSENZWEIG

Sales Representative
O: 416.636.8898 EXT. 251
C: 416.521.5488
arosenzweig@thebehargroup.com

RAMI KOZMAN, LL.B.

Vice President | Sales Representative
416.636.8898 EXT. 245
rkozman@thebehargroup.com





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THE BEHAR GROUP™

**BROKERAGE & COMMERCIAL
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Head Office (Mailing Address)

1170 Sheppard Avenue West, Suite 24,
Toronto, ON, M3K 2A3

Downtown Office

30 Duncan Street, Suite 201
Toronto, ON, M5V 2A3

The Behar Group Realty Inc., Brokerage

Tel: 416.636.8898

Fax: 416.636.8890

www.TheBeharGroup.com

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Brokerage Duties and Representation Disclosure: The Real Estate Council of Ontario (RECO) regulates real estate professionals in Ontario. RECO's mandate is to protect the public interest by promoting a safe and informed marketplace and administering the rules that real estate agents and brokerages must follow.

As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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