



**REVIVAL**

# 629

**EASTERN AVENUE**



**LOW GROSS RENT TURNKEY OPPORTUNITY  
LOCATED ON REVIVAL FILM STUDIOS LOT**

**UP TO 43,000 SQ. FT. AVAILABLE FOR LEASE**

**CBRE**

This versatile space offers a unique blend of functionality and location. Situated within the thriving ecosystem of Revival Film Studios, you'll benefit from a creative atmosphere and a dynamic community. With convenient access to transportation, restaurants, and amenities, this space is perfect for companies seeking a well-connected and inspiring environment to thrive.

### BUILDING B

South Wing	14,439 sq. ft. with internal Staircase
North Wing Ground Floor	6,878 sq. ft. former TJX showroom
North Wing 2nd Floor	6,723 sq. ft.

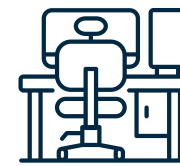
### BUILDING E

Ground Floor + Mezzanine	15,868 sq. ft.
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<b>TERM</b>	Flexible
<b>COMMISSION</b>	\$2.00 per sq.ft. per annum
<b>AVAILABILITY</b>	
<b>Building B</b>	Immediate
<b>Building E</b>	January 1st, 2025
<b>NET RENT</b>	\$25.00 per sq. ft. per annum
<b>ADDITIONAL RENT</b>	\$9.83 per sq. ft. per annum 2024 estimate



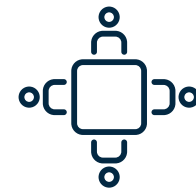
# BUILDING FEATURES



Open work areas



Kitchens/kitchenettes



Boardrooms



Landlord can demo select ground floor improvements



Meeting rooms/offices



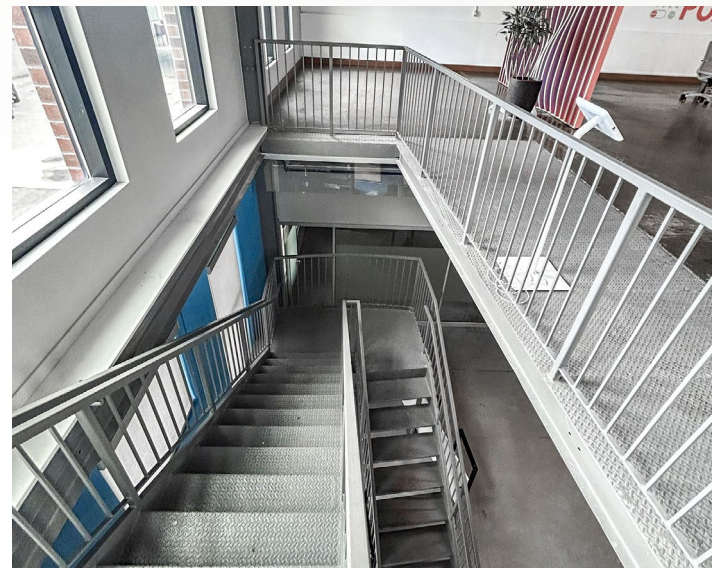
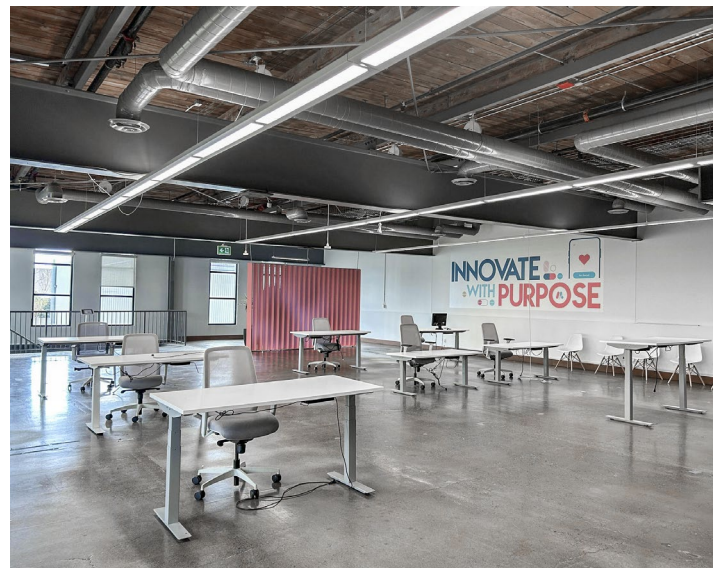
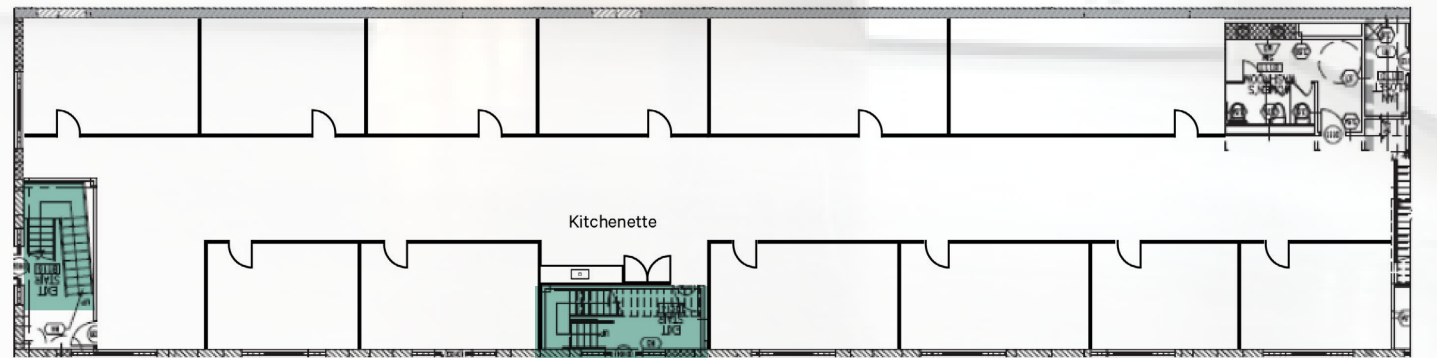
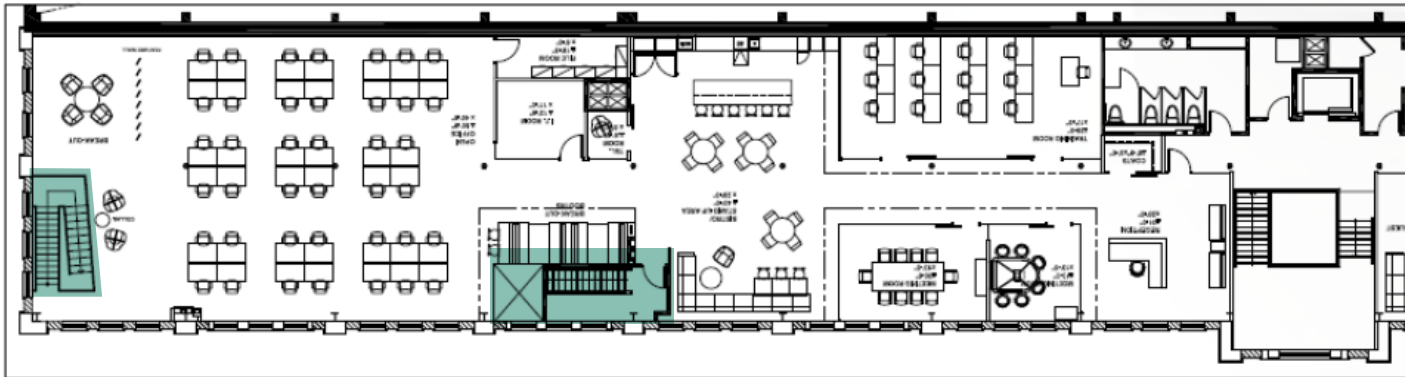
Reception areas

# BUILDING B

**SOUTH WING - 14,439 SQ. FT.**  
 WITH INTERNAL STAIRCASE

<b>Term</b>	Flexible
<b>Net Rent</b>	\$25.00 per sq. ft. per annum
<b>Additional Rent</b>	\$9.83 per sq. ft. per annum, 2024 estimate
<b>Comments</b>	12 large training rooms on Ground level (can be removed by LL) to provide a bright open concept workspace. Second floor includes a boardroom, 2 large meeting rooms, large open kitchen with seating and open area for 50 workstations

Internal Staircase

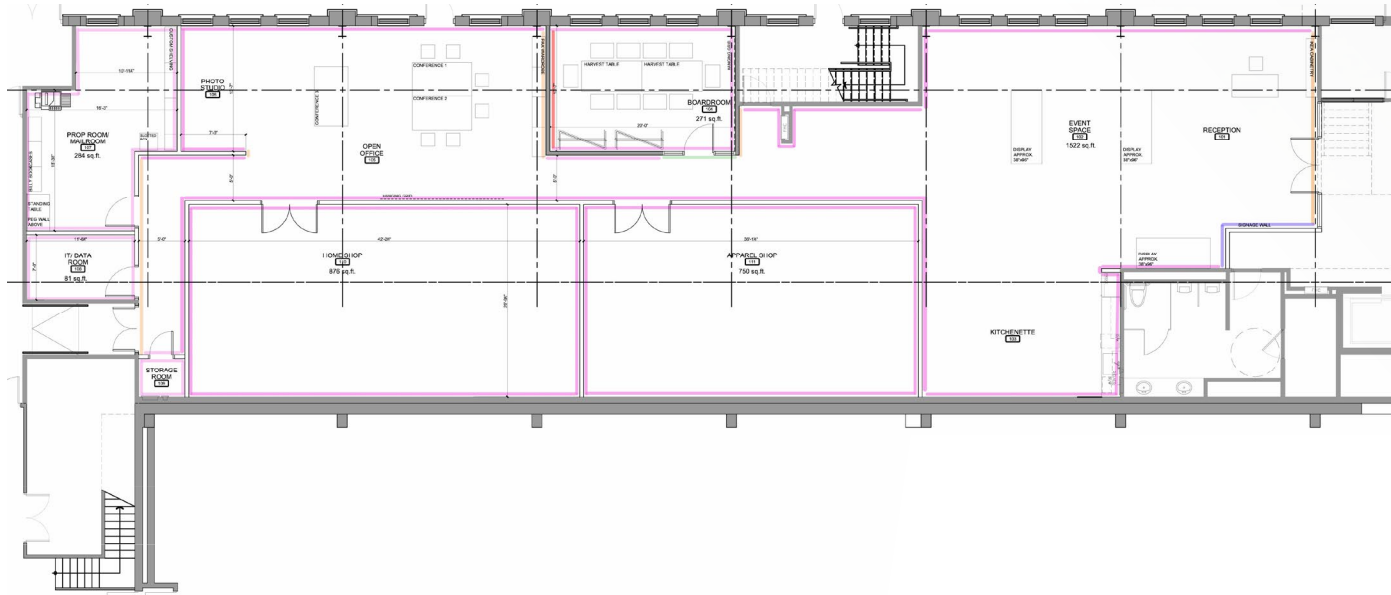


# BUILDING B

## NORTH WING GROUND FLOOR

### 6,878 SQ. FT.

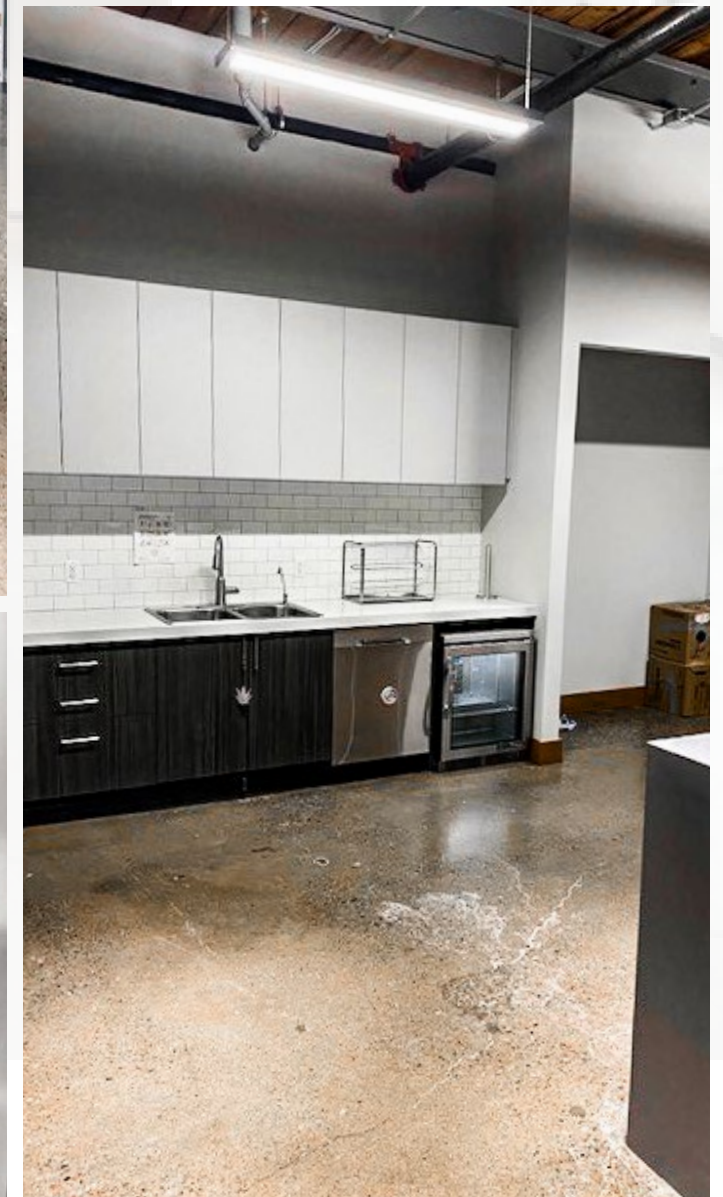
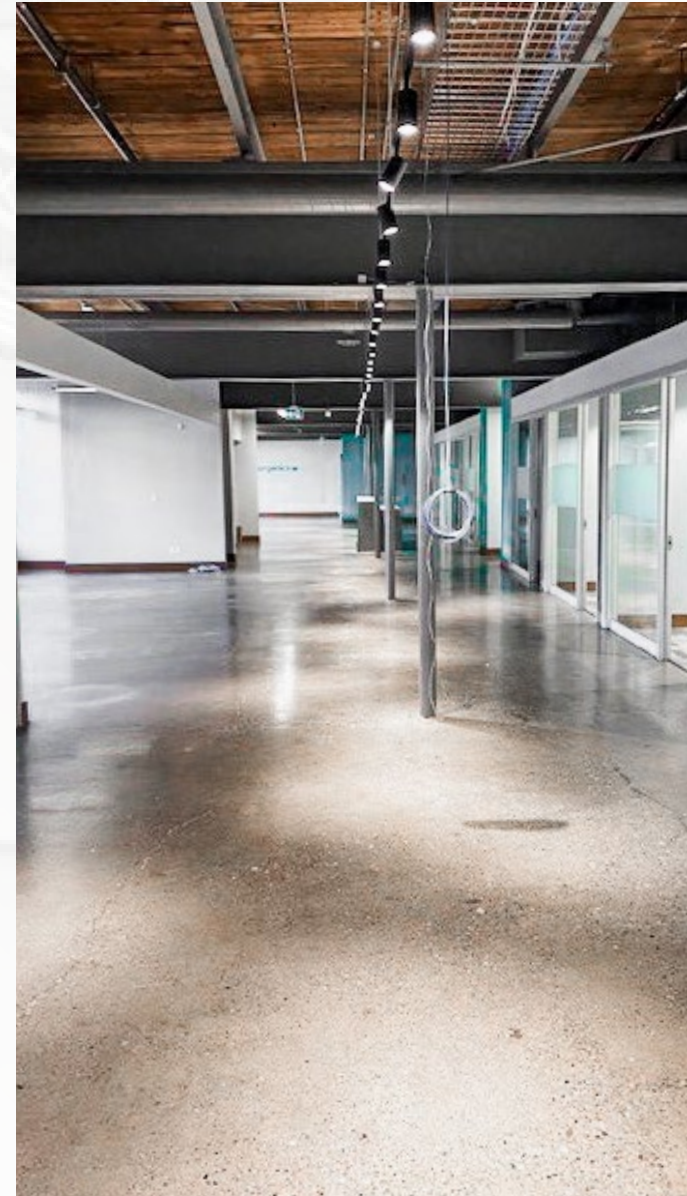
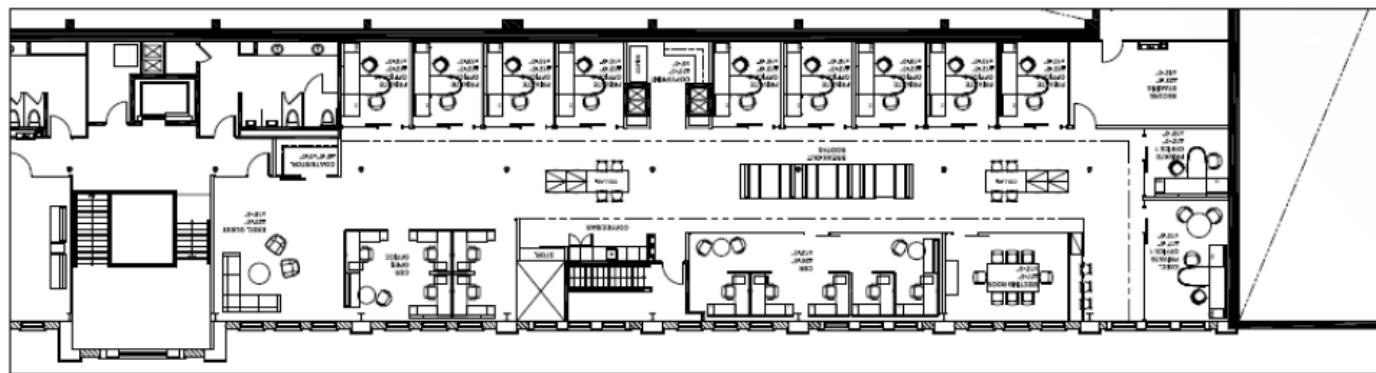
<b>Term</b>	Flexible
<b>Net Rent</b>	\$25.00 per sq. ft. per annum
<b>Additional Rent</b>	\$9.83 per sq. ft. per annum, 2024 estimate
<b>Comments</b>	Bright, open concept space with high ceilings, and kitchenette.



# BUILDING B

## NORTH WING 2ND FLOOR - 6,723 SQ. FT.

<b>Term</b>	Flexible
<b>Net Rent</b>	\$25.00 per sq. ft. per annum
<b>Additional Rent</b>	\$9.83 per sq. ft. per annum, 2024 estimate
<b>Comments</b>	Office layout with polished concrete floors, reception, 11 offices, training room, boardroom, and kitchen.

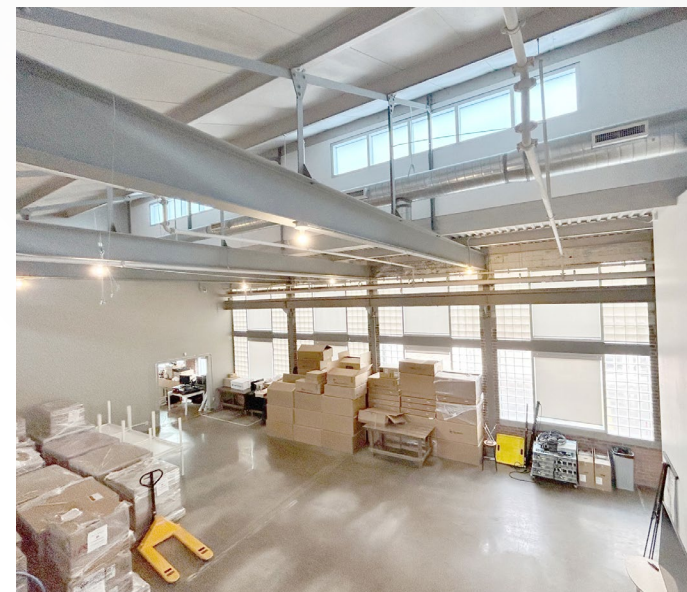
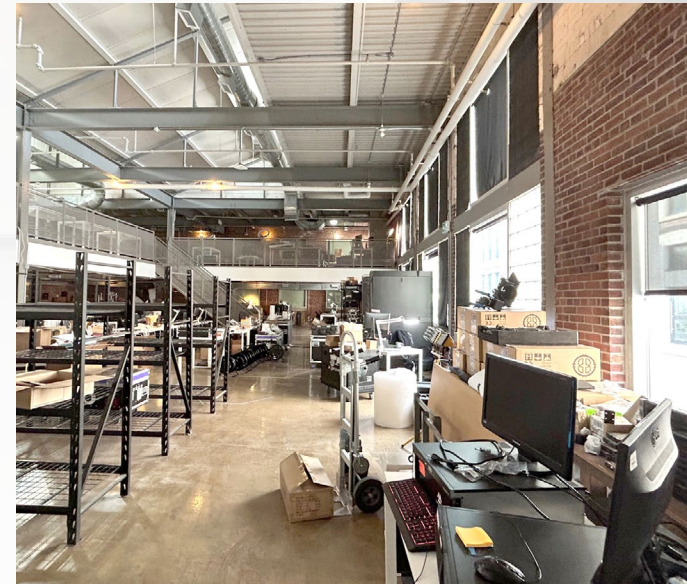
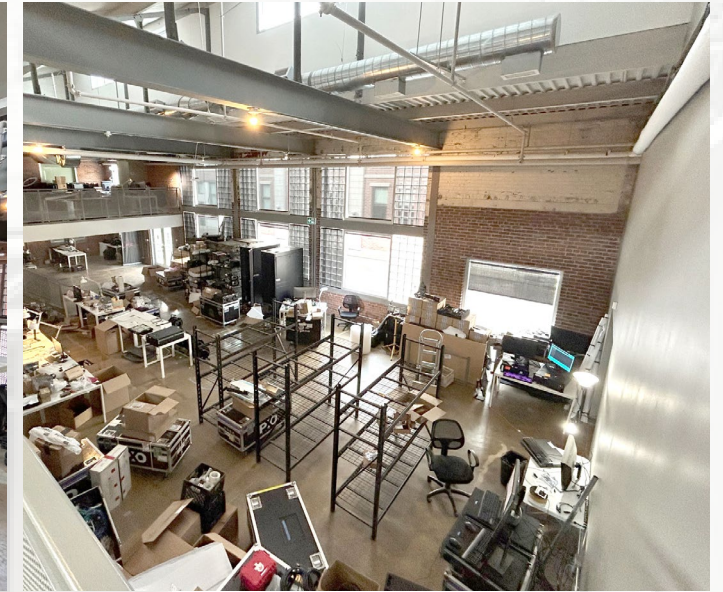
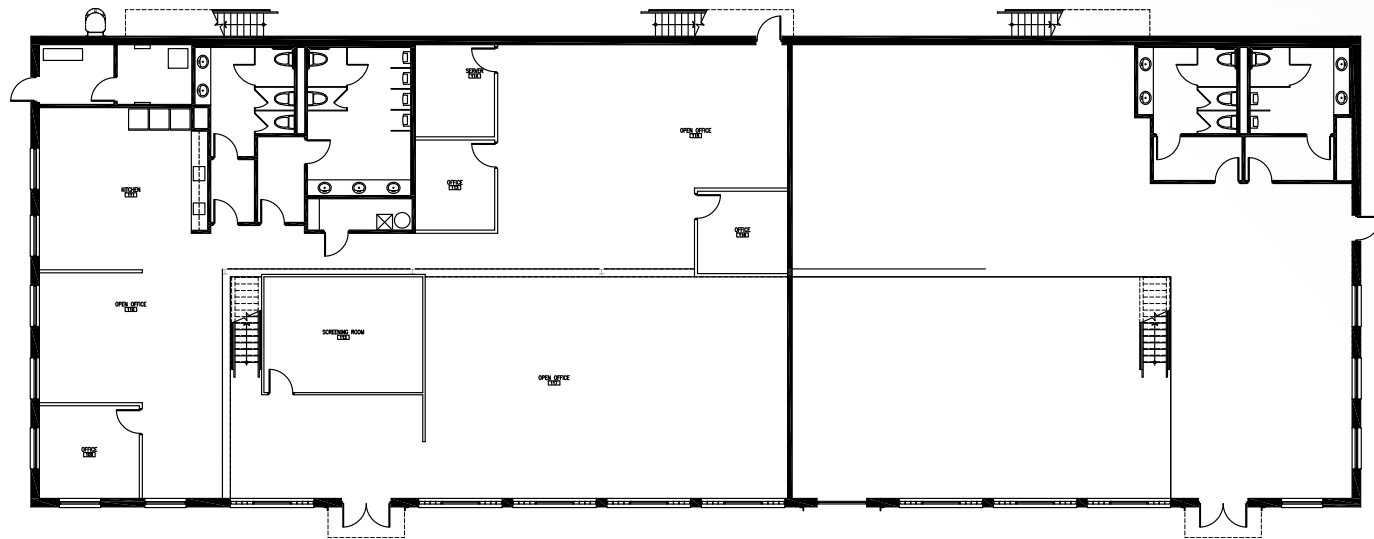


# BUILDING E

## GROUND FLOOR + MEZZANINE

### 15,868 SQ. FT.

<b>Term</b>	Flexible
<b>Net Rent</b>	\$25.00 per sq. ft. per annum
<b>Additional Rent</b>	\$9.83 per sq. ft. per annum, 2024 estimate
<b>Comment</b>	Unique standalone building with 20+ foot ceilings and mezzanine level workspace. Large open work areas with 3 offices and a full seated kitchen area.



# SIGNAGE OPPORTUNITY



# AMENITIES

## DINING

1. Gale's Snack Bar
2. Samaira's Kitchen
3. Kibo Sushi House
4. Shish Donair

## STORE & RETAILS

5. Gerrard Square
6. Raise the Root Organic Market
7. Eadrey Foods Company Ltd
8. FreshCo

## FITNESS

9. RND Athletics
10. MQ10 Fitness
11. onlythestrong Leslieville
12. Fortis Fitness

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