



For Lease: Office

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a Virtual Tour
of 2nd Floor

24 Duncan Street

Renovated Brick & Beam Building - Steps to the PATH!

Lennard:

Here is where your business will *grow*.

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24 Duncan Street

Boutique Brick and Beam Building located at the northwest corner of Adelaide Street W and Duncan Street.



Suite

2nd Floor

Available Space

2,780 SF



Net Rent

Negotiable

Additional Rent

\$26.73 PSF (2026 Est.)

Includes in suite hydro



Commission

**\$2.00 PSF/year subject
to the Lennard exclusive
listing agreements**



Availability

Immediately



Virtual Tour

[Click Here to View](#)



Listing Agent

Noah Freeman

Sales Representative

416.649.5946

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Paul Cheevers**

Senior Vice President

416.649.5949

pcheevers@lennard.com

**Broker

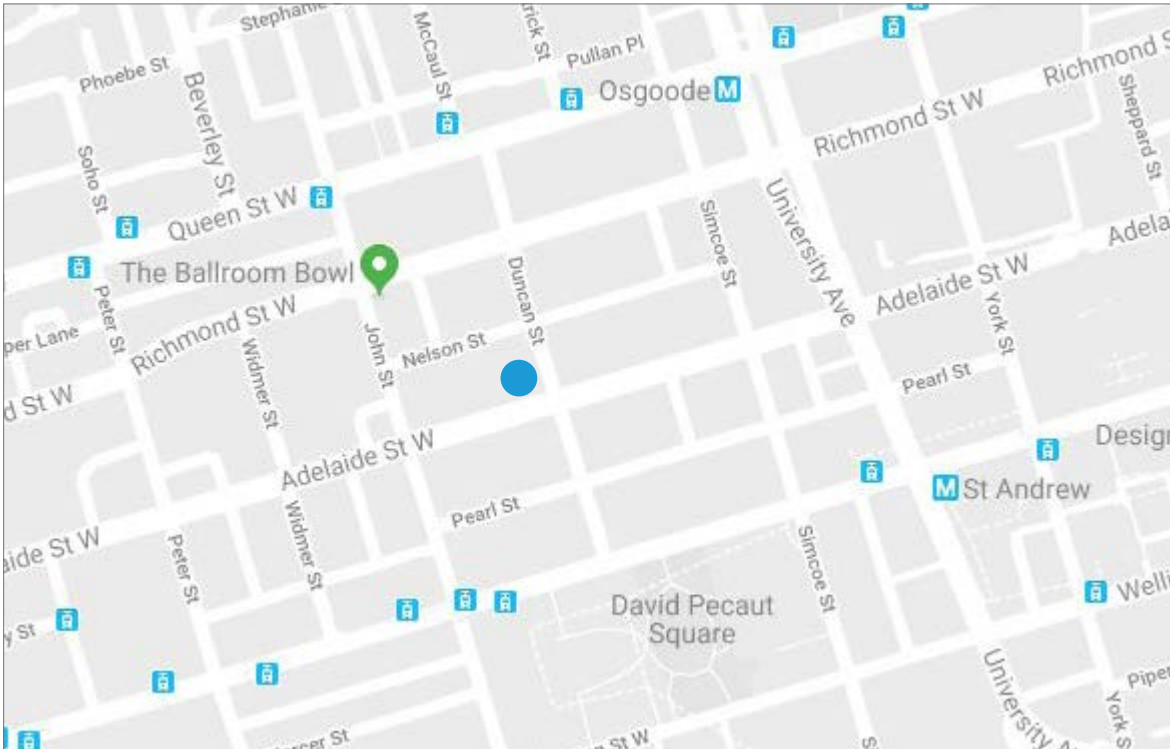
Property Highlights

- Full floor opportunity
- Lots of windows
- Built out with 1 boardroom, 1 private office, hardwood flooring, large open area and kitchen
- Renovated lobby and elevator
- Boutique, very attractive and quiet building
- Video intercom entry
- Circular ducts, exposed hard wood ceilings and exposed brick
- Furniture is available

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What's Near By

24 Duncan Street is located at the northwest corner of Adelaide Street W and Duncan Street. The building is within walking distance to an abundance of restaurants, bars, shops and steps to public transit. Close proximity to the city's Financial and Fashion Districts.



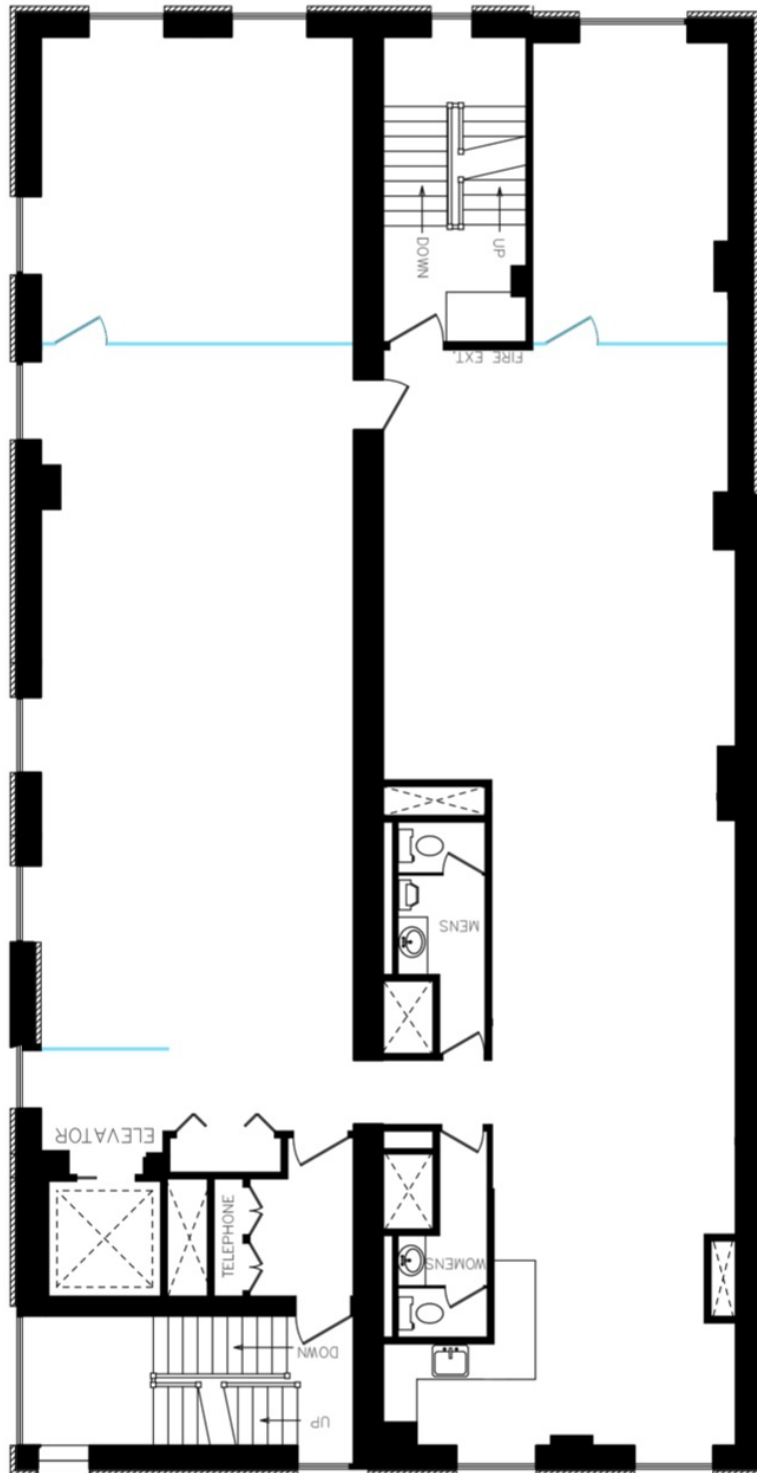
Walk Score

- Walk Score: 100 Walker's Paradise
- Transit Score: 100 Rider's Paradise
- Bike Score: 95 Biker's Paradise

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.

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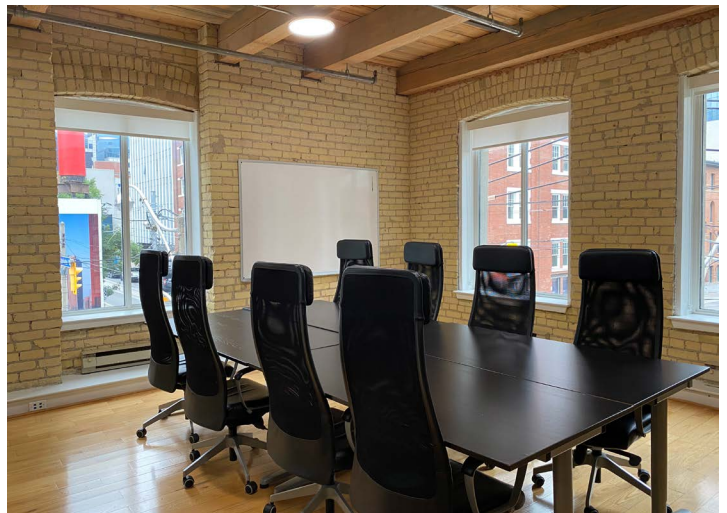
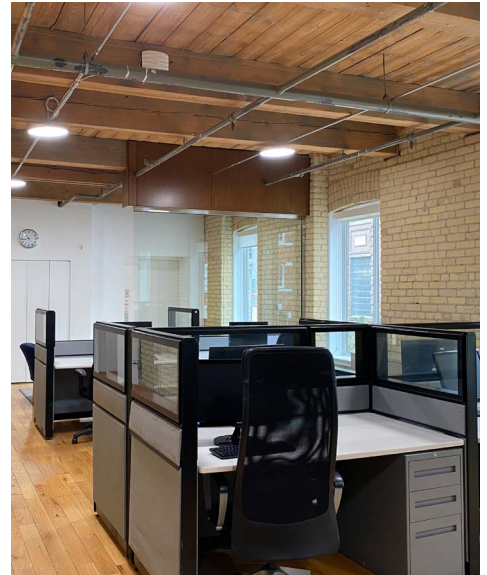
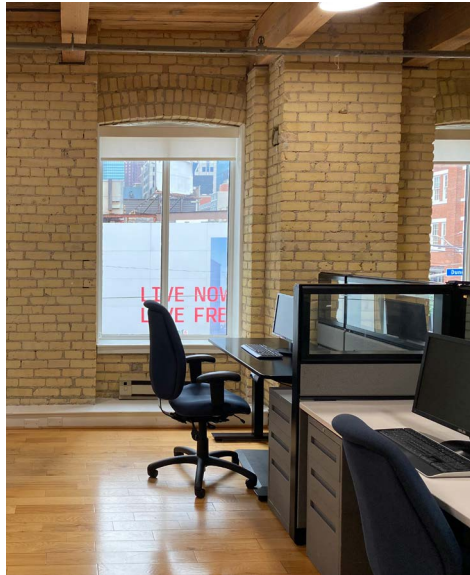
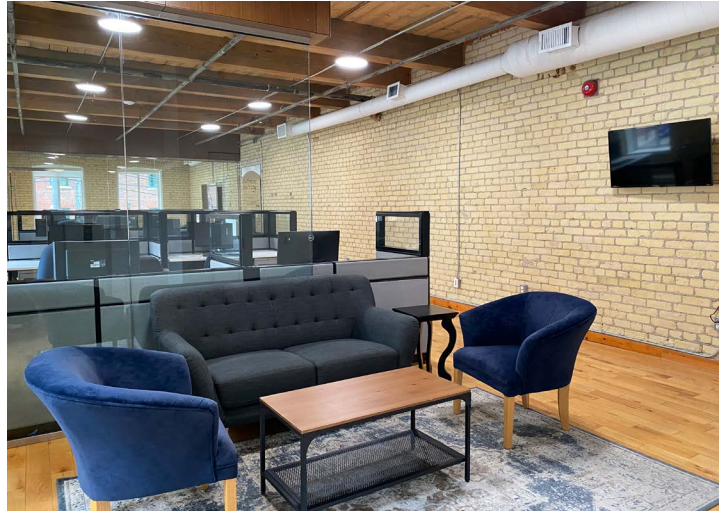
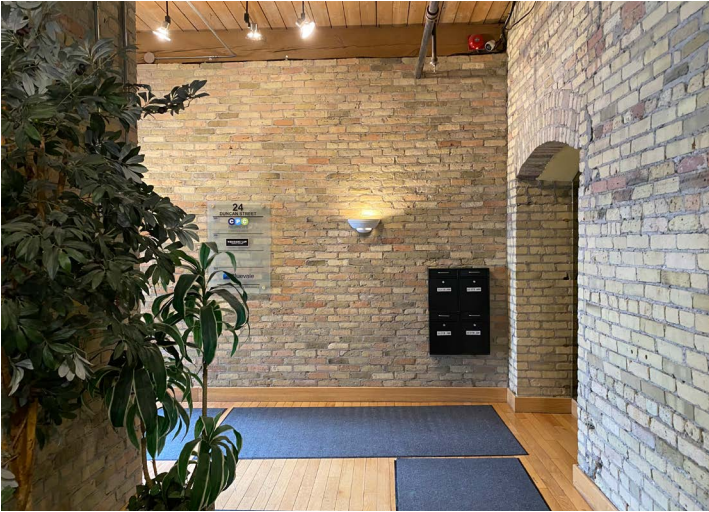
2nd Floor - 2,780 SF



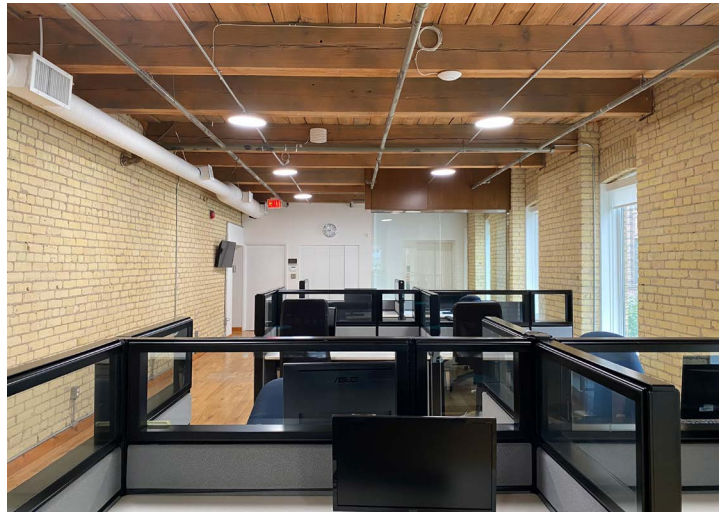
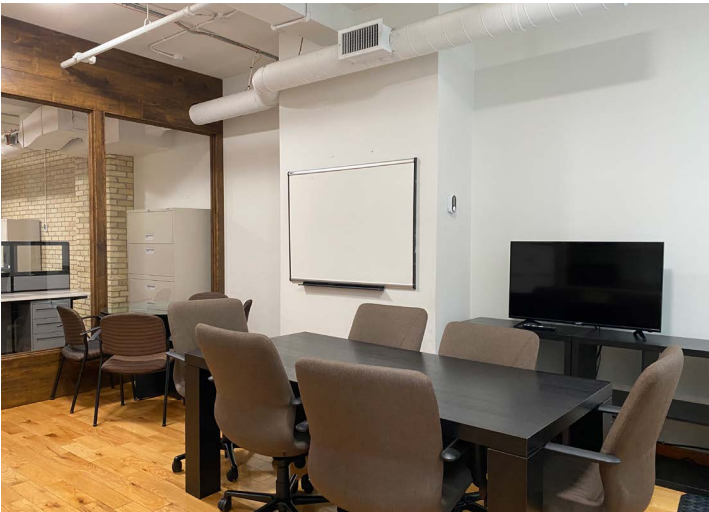
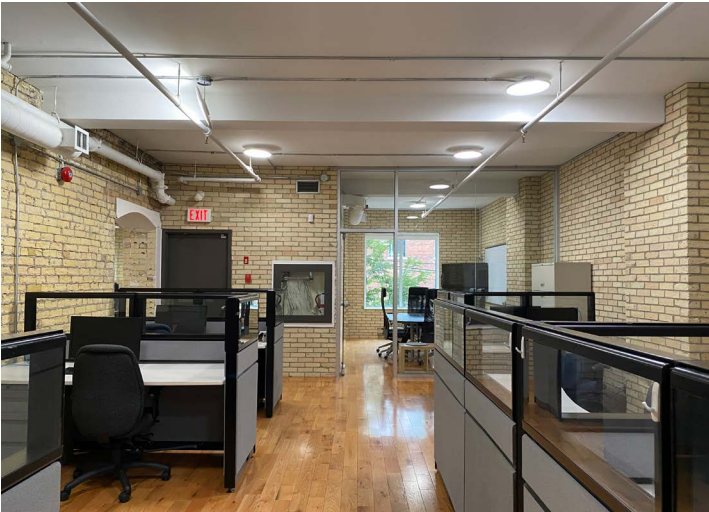
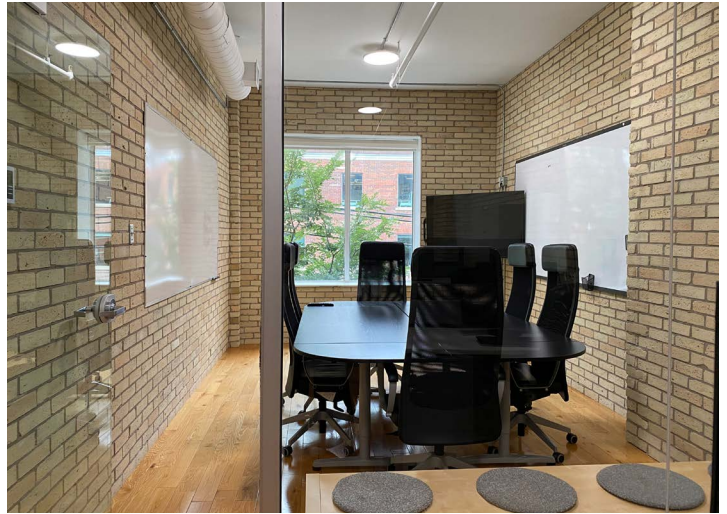
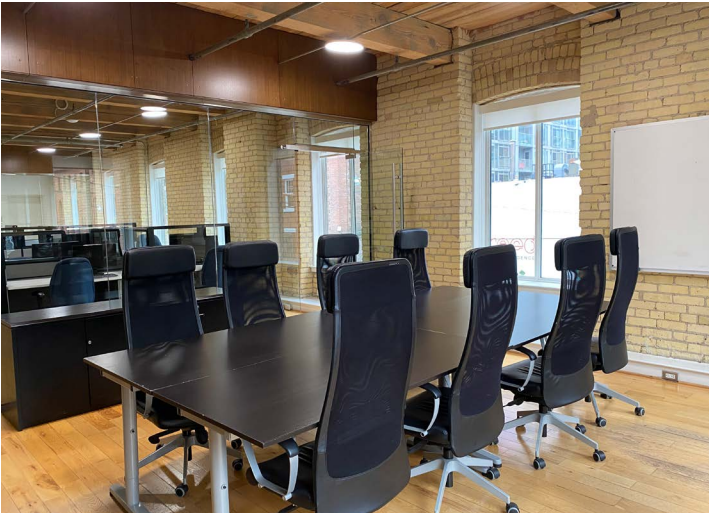
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