

BERKELEY CASTLE

2 BERKELEY STREET
250 THE ESPLANADE
THE KEEP
// FOR LEASE

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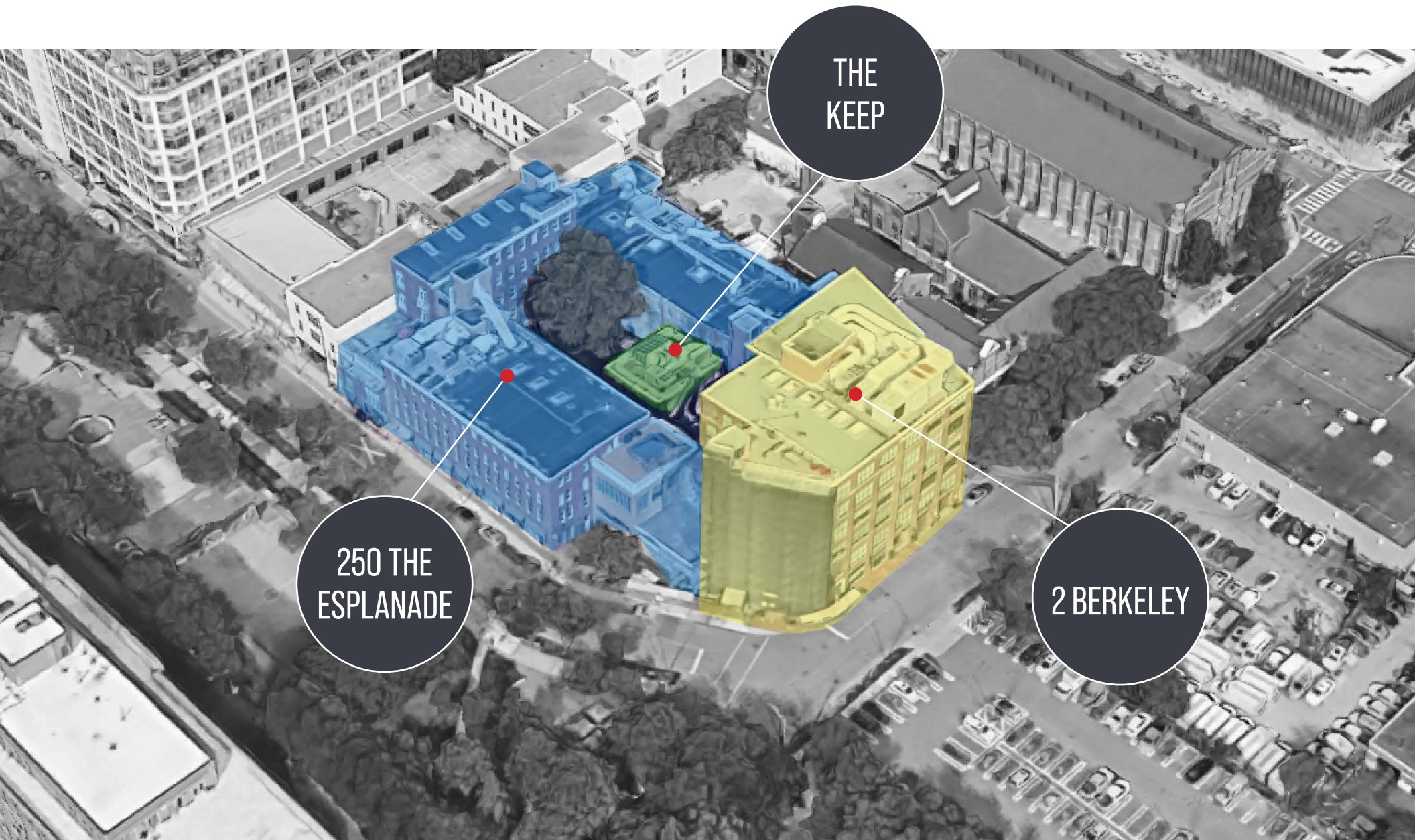
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CBRE

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BOUTIQUE BRICK AND BEAM BUILDING



FEATURES

- + 92% Energy Star
- + Below average utility costs
- + Boutique brick and beam building
- + Large landscaped courtyard
- + Operable windows. High ceilings throughout
- + Recently renovated common areas
- + On-site landlord and property management
- + Underground parking available with direct access into the courtyard

EXPERIENCE

As a tenant, Berkeley Castle promotes healthy living and learning opportunities for all!

- + Dog friendly building with off leash park nearby
- + Twice a week early morning stretch and core
- + Lunch and learn with a wide variety of topics
- + Weekly yoga
- + Access to private gym
- + Community centre next door with pool, gym, and showers



BERKELEY CASTLE

SUMMARY

RENTAL RATE

\$21.00 per sq. ft. Net Rent*

\$18.58 per sq. ft. Additional Rent excluding janitorial (2026 Estimate)

CO-OP COMMISSION

Now paying \$2.00 per sq. ft. per annum (New Deals only, Years 1-10)

2 BERKELEY

Suite 206 - 2,634.7 sq. ft.

+ Available Immediately

Suite 209 - 1,719 sq. ft.

+ Available Immediately

Suite 310 - 3,196.3 sq. ft.

+ Available Immediately

NEW Suite 400** - 2,004 sq. ft.

+ Available Immediately

Additional contiguous availability
of up to 8,020.7 SF

**MODEL
SUITE**

Suite 602 - 2,500 sq. ft.

+ Available Immediately

250 THE ESPLANADE

Suite 103 - 1,656.5 sq. ft.

LEASED

Suite 107 - 3,423 sq. ft.

+ Available Immediately

NEW Suite 116 - 1,858 sq. ft.

+ Available January 2027

NEW Suite 208 - 3,068.0 sq. ft.

+ Available Immediately

THE KEEP

Floors 1-4 - 4,765.4 sq. ft. total

+ Available Immediately

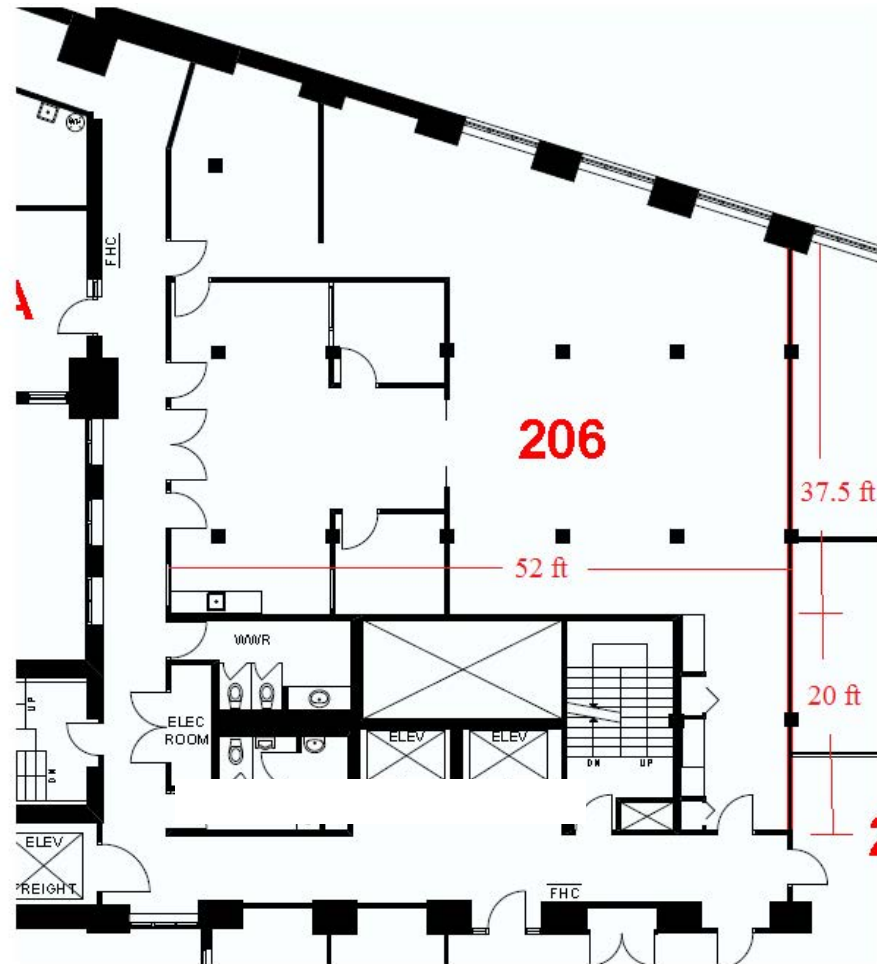
*FOR YEAR 1

** NET ASKING RATE IS \$25.00 PSF

FLOOR PLAN

2 BERKELEY // SUITE 206 // 2,634.7 SQ. FT.

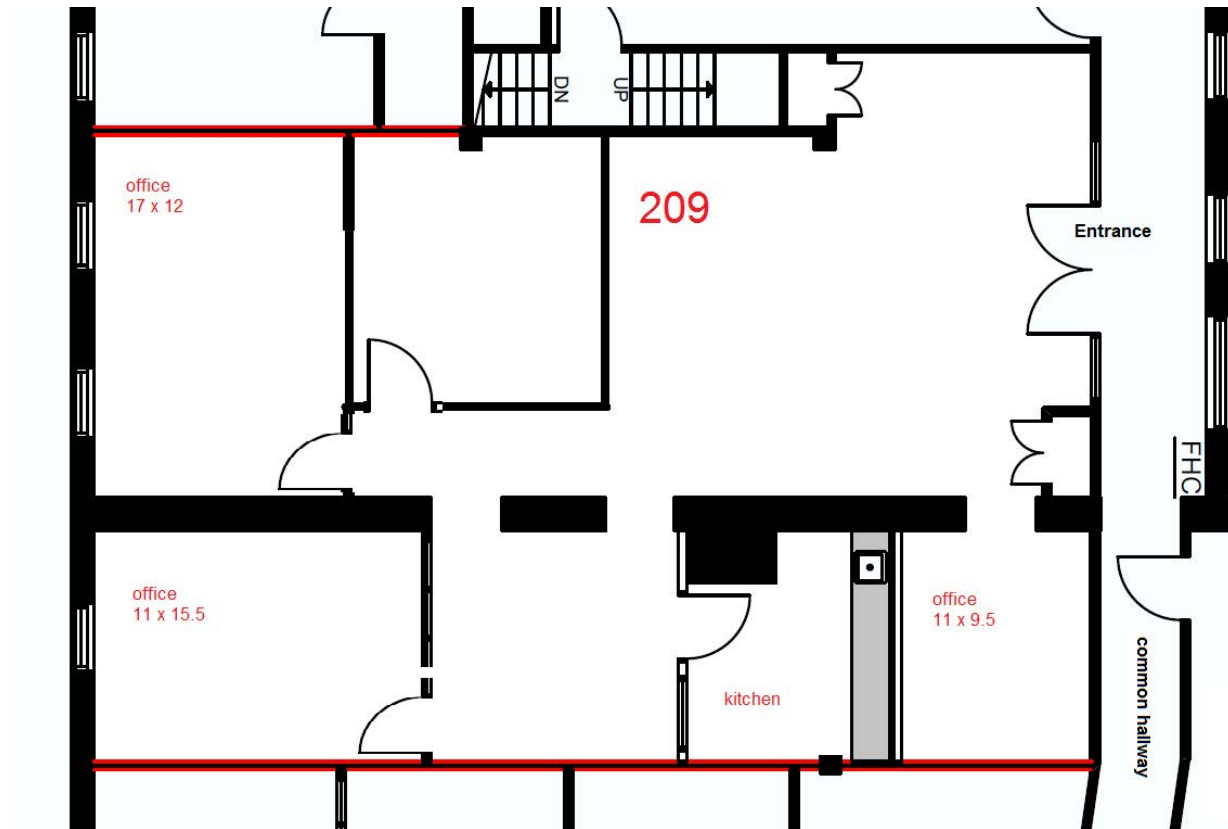
+ AVAILABLE IMMEDIATELY



FLOOR PLAN

2 BERKELEY // SUITE 209 // 1,718.7 SQ. FT.

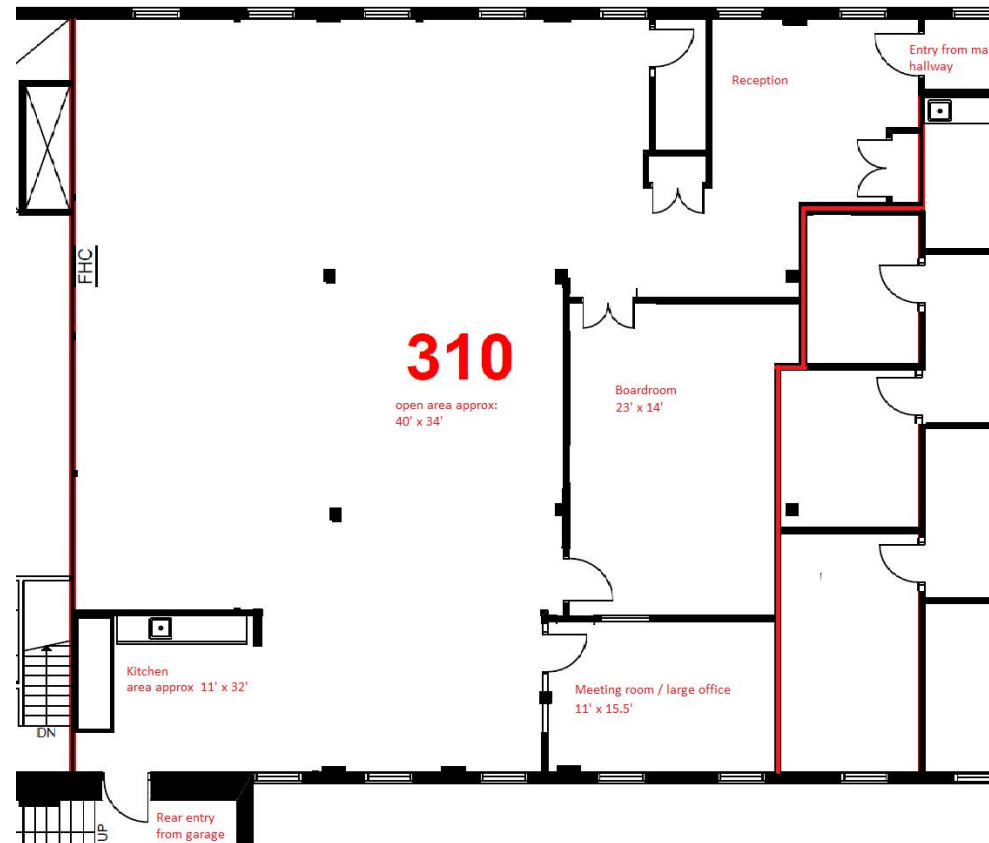
+ AVAILABLE IMMEDIATELY

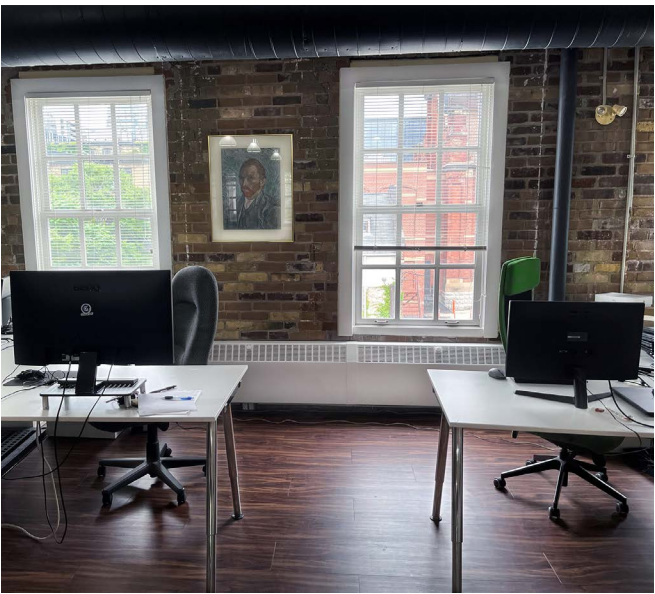
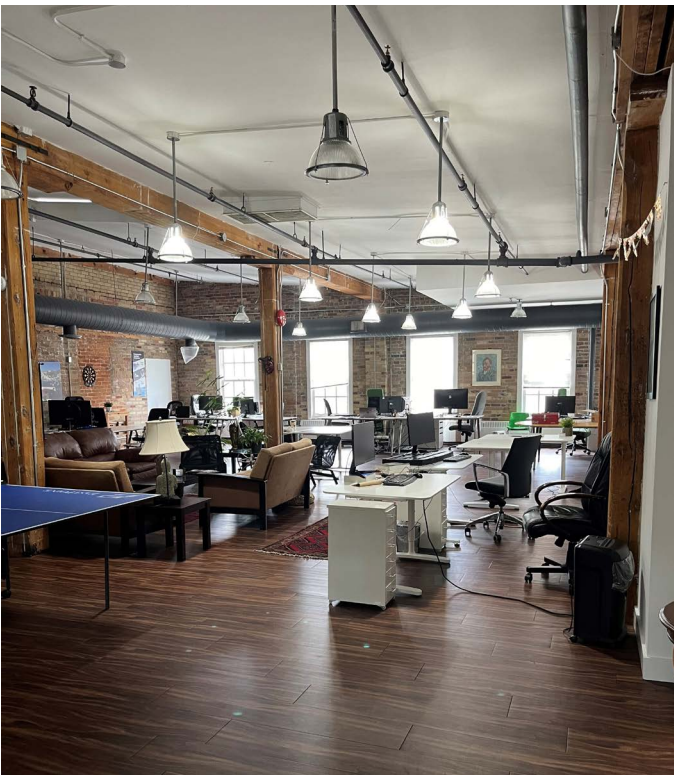


FLOOR PLAN

2 BERKELEY // SUITE 310 // 3,196.3 SQ. FT.

+ AVAILABLE IMMEDIATELY

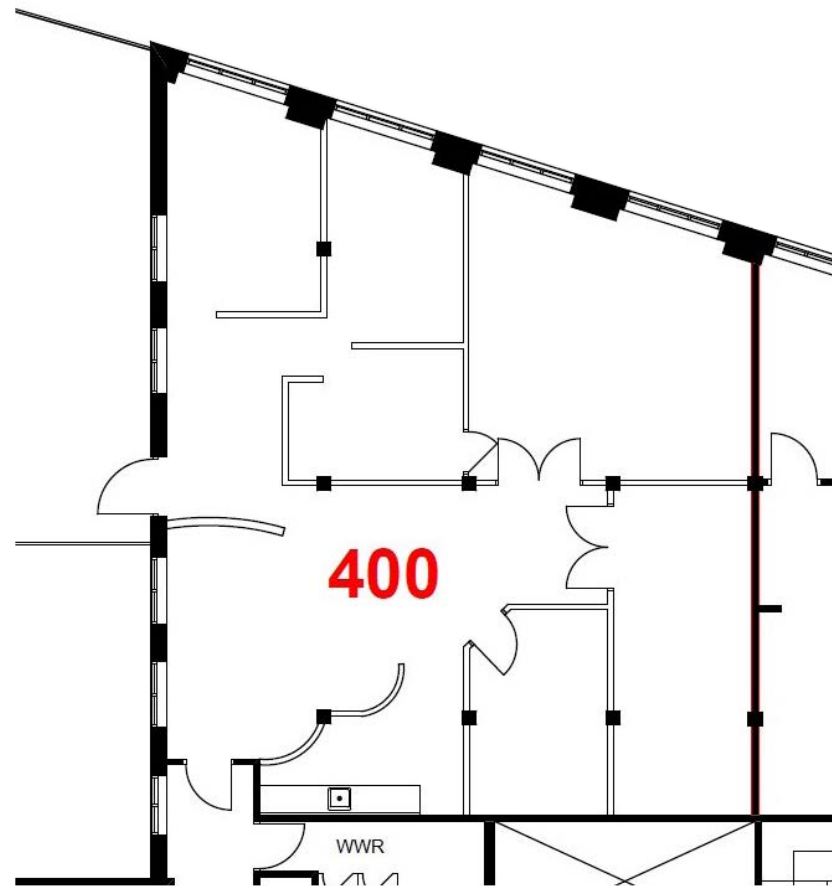




FLOOR PLAN

2 BERKELEY // SUITE 400 // 2,004 SQ. FT.

- + AVAILABLE IMMEDIATELY
- + MODEL SUITE
- + NET ASKING RATE IS \$25.00 PSF
- + ADDITIONAL CONTIGUOUS AVAILABILITY OF UP TO 8,020.7 SF



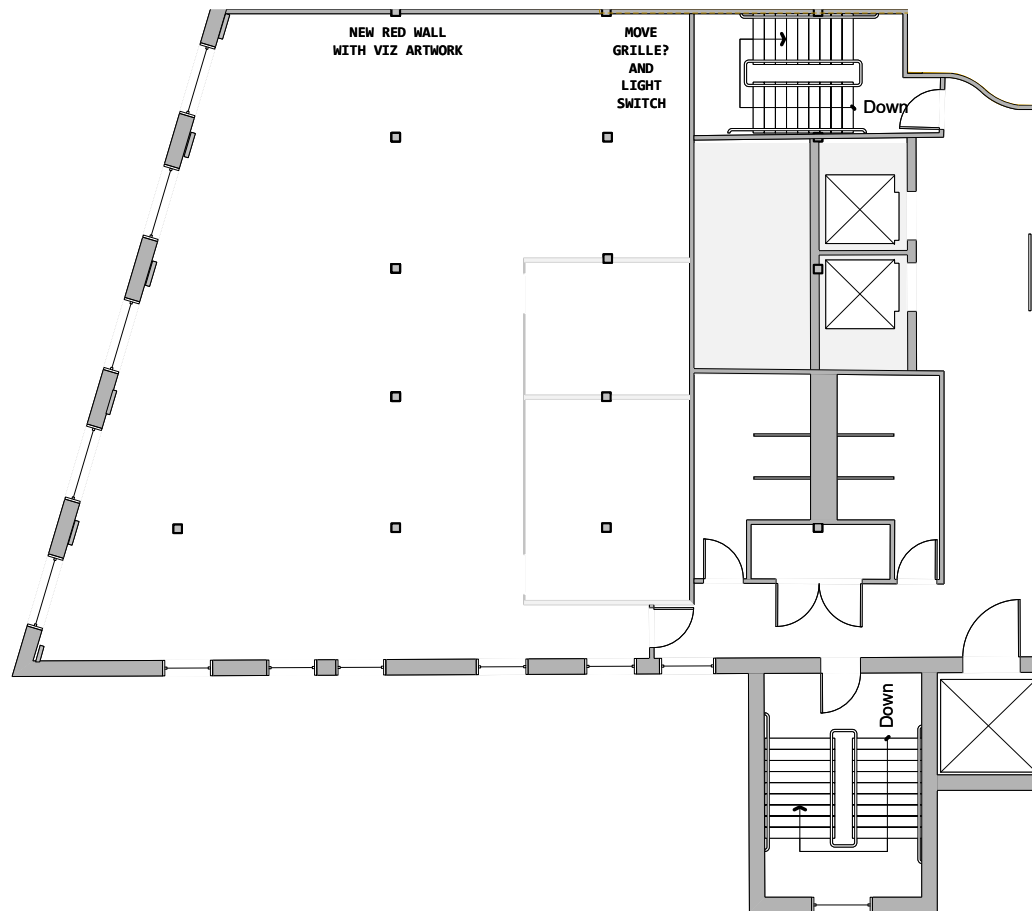


FLOOR PLAN

2 BERKELEY // SUITE 602 // APPROXIMATELY 2,500 SQ. FT.

+ AVAILABLE IMMEDIATELY

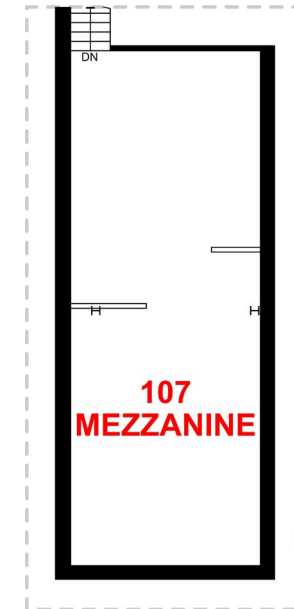
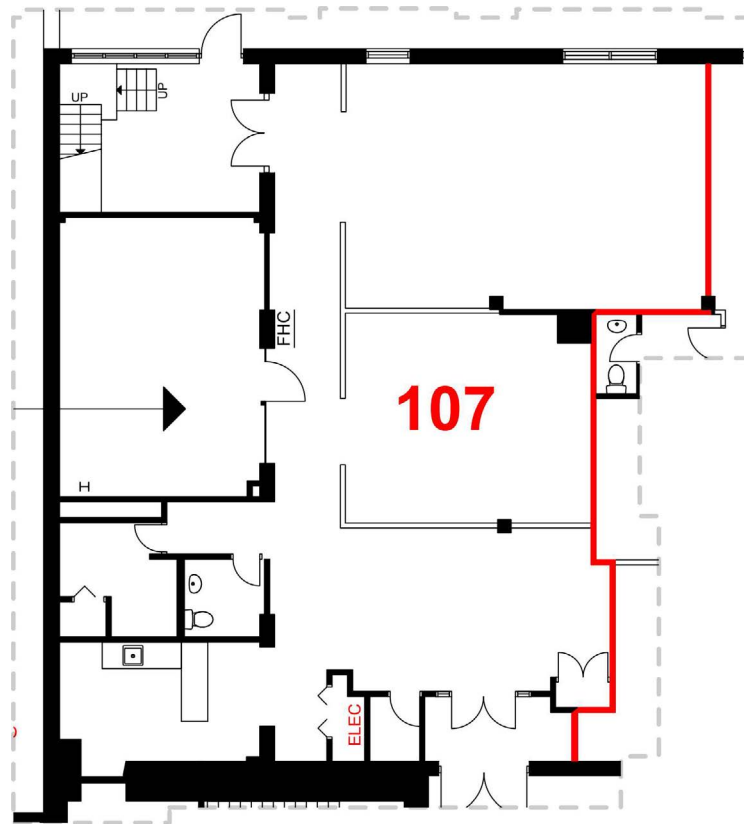
+ SUBJECT TO REMEASUREMENT



FLOOR PLAN

250 THE ESPLANADE // SUITE 107 // 3,423 SQ. FT. + ACCESS TO COURTYARD

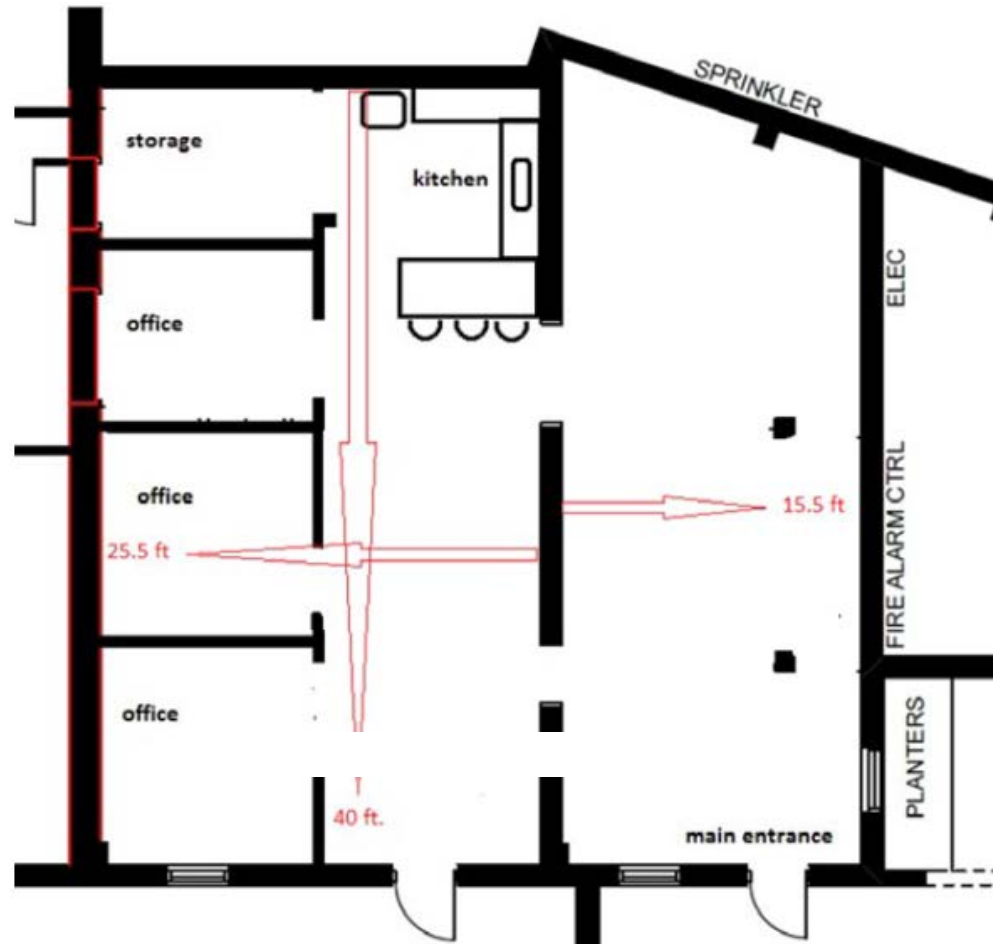
+ AVAILABLE IMMEDIATELY

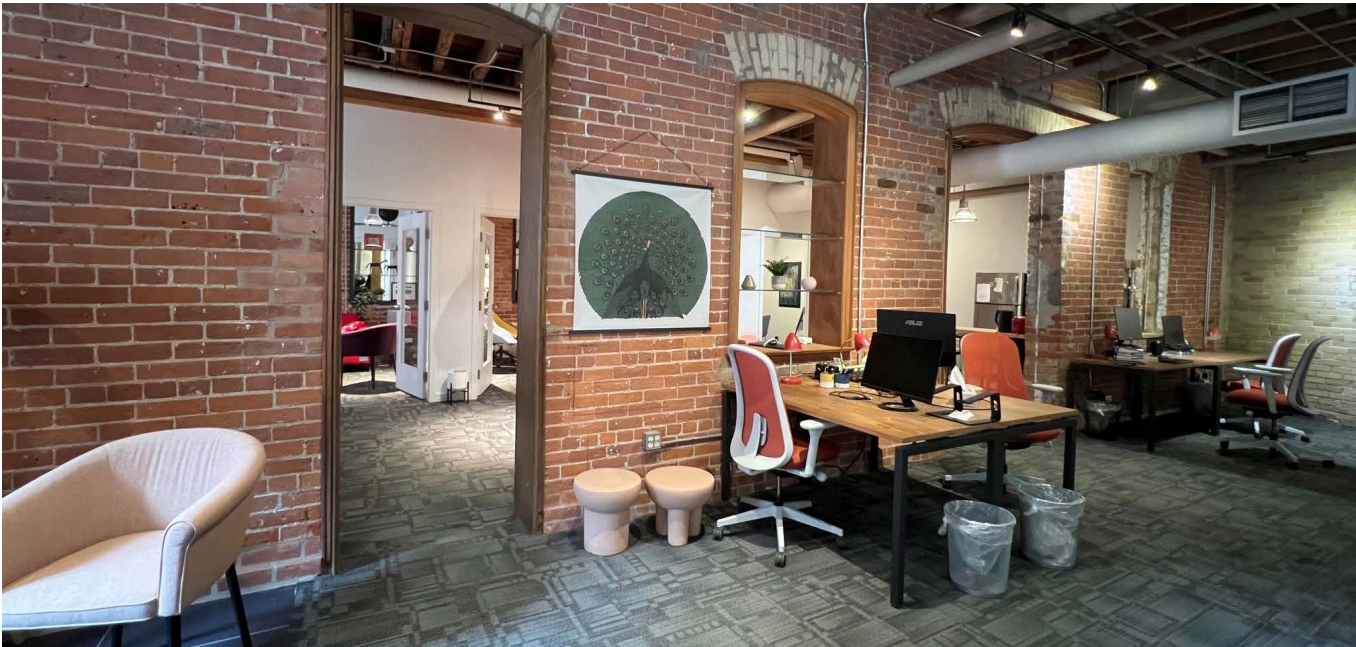
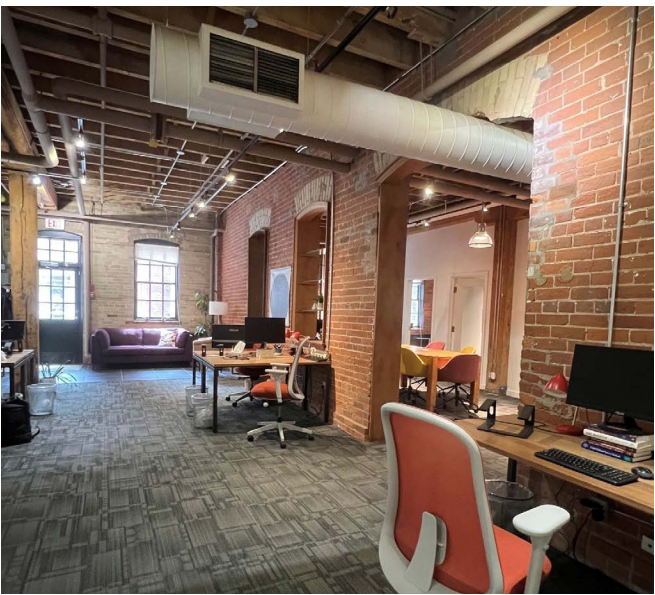


FLOOR PLAN

250 THE ESPLANADE // SUITE 116 // 1,858 SQ. FT.

+ AVAILABLE JANUARY 2027

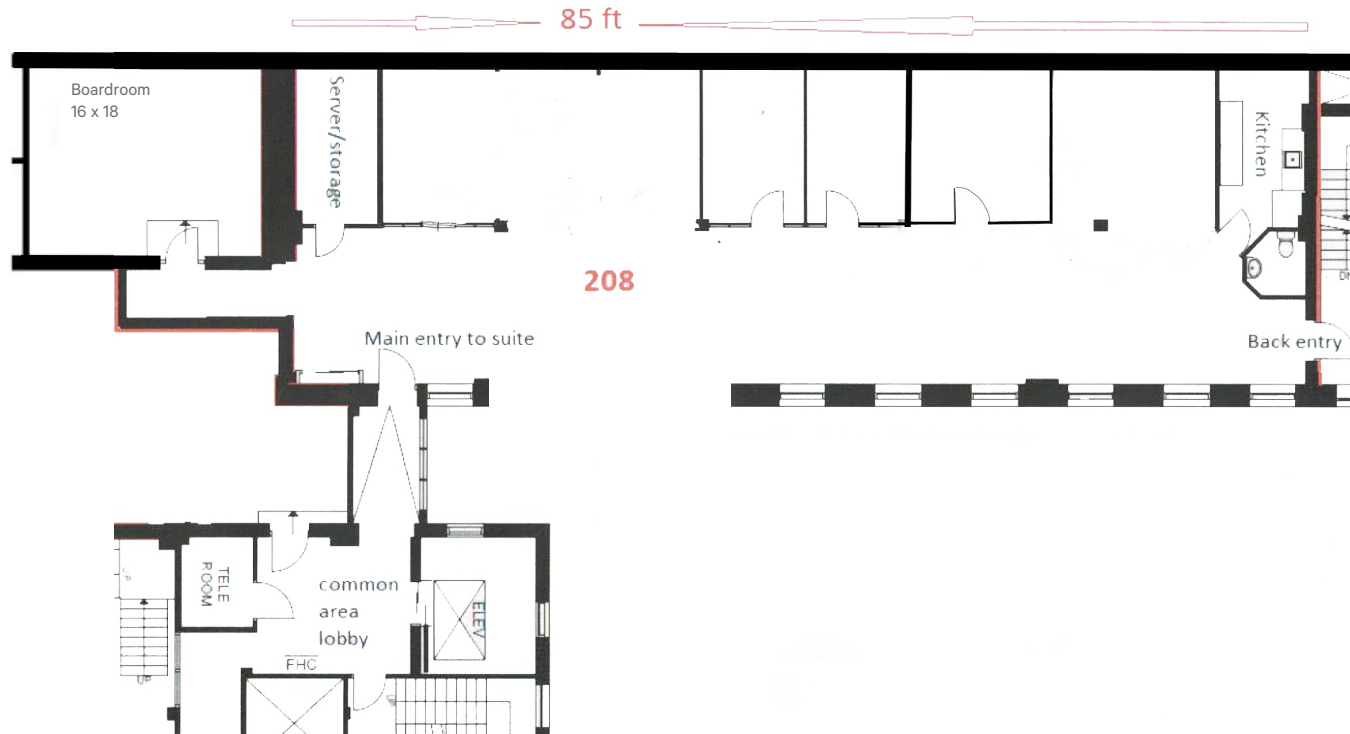




FLOOR PLAN

250 THE ESPLANADE // SUITE 208 // 3,068.0 SQ. FT.

- + AVAILABLE IMMEDIATELY
- + EAST FACING OPERABLE WINDOWS INTO LARGE LANDSCAPED COURTYARD

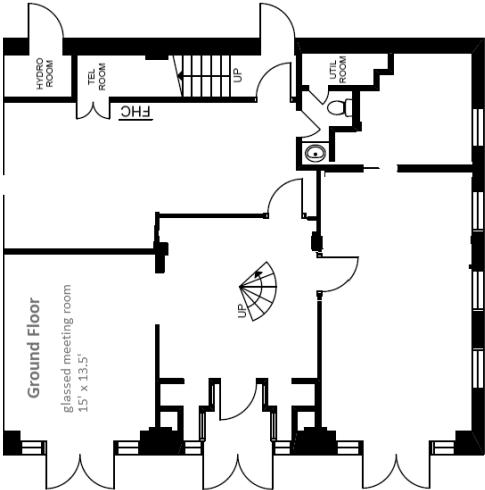


FLOOR PLAN

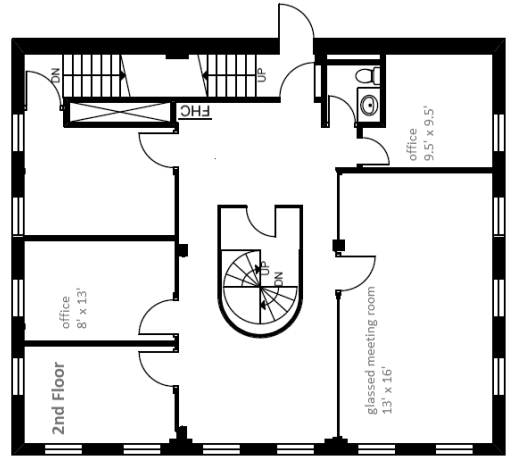
THE KEEP // STANDALONE BUILDING // 4,765.4 SQ. FT.

+ AVAILABLE IMMEDIATELY

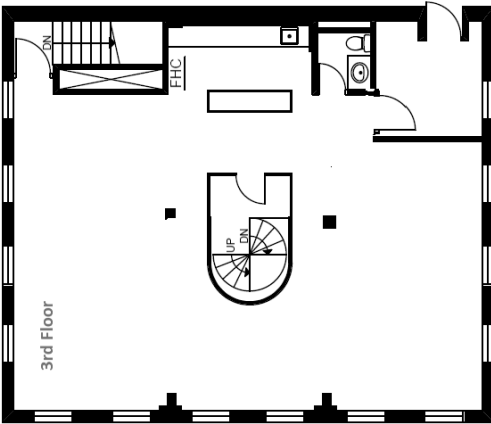
GROUND FLOOR



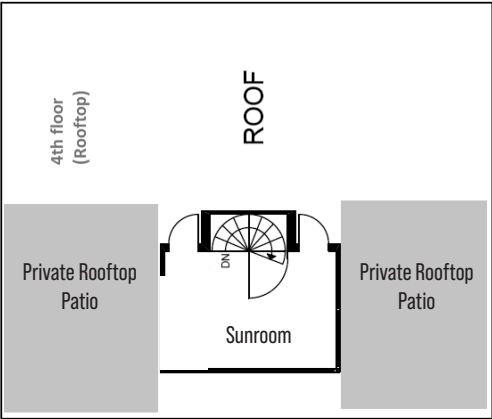
SECOND FLOOR

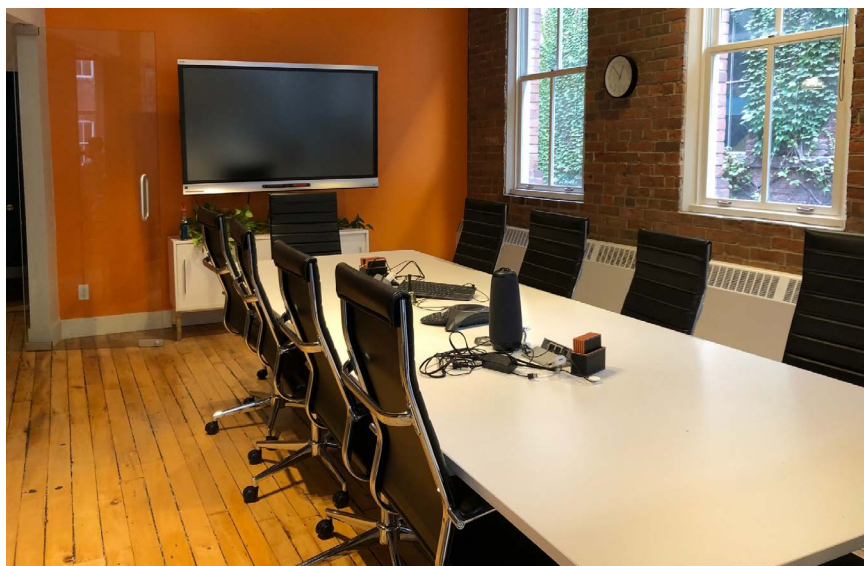
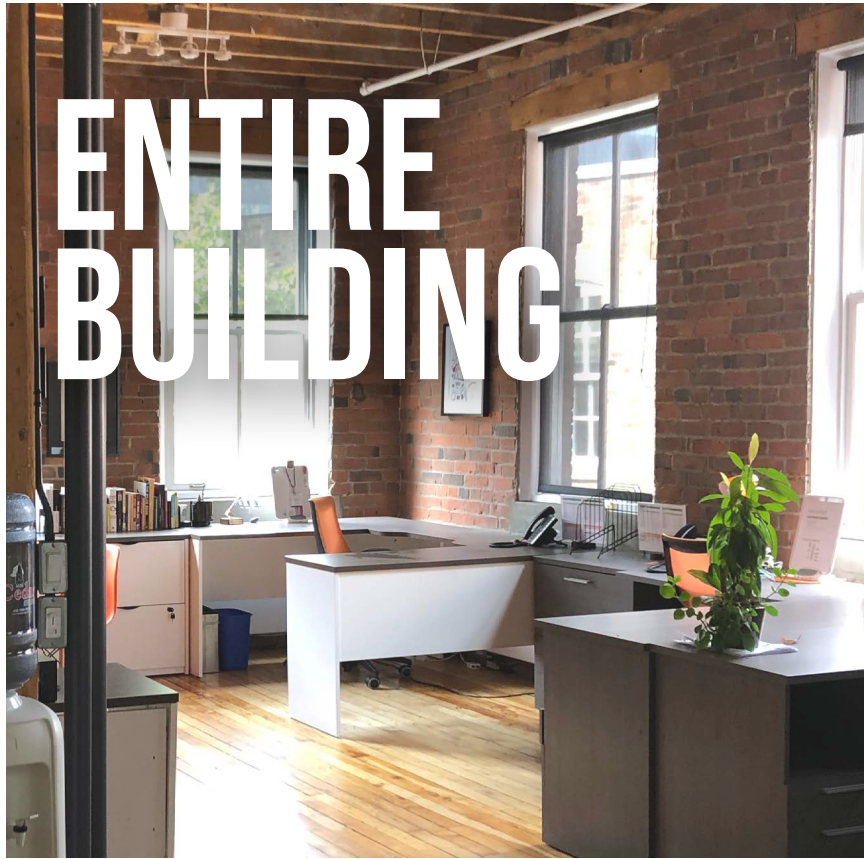


THIRD FLOOR



FOURTH FLOOR







ACCESS



+ Abundant Tenant Parking 1:1,500 SF
+ \$200/stall/month Reserved
+ \$170/stall/month Unreserved



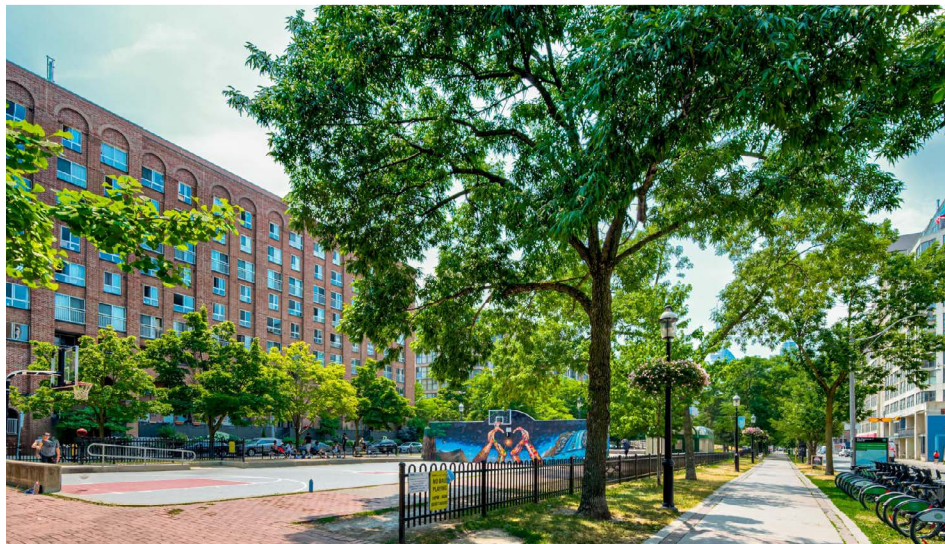
Walk Score
92



Transit Score
93



Bike Score
99



NEIGHBORHOOD

- + Adjacent to the Distillery District, with extensive dining options and seasonal events
- + Adjacent to St. Lawrence Community Centre with on-site daycare, fitness and change room facilities

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