
For Lease



1407 Yonge Street, Toronto

Rare offering of smaller professional office/studio spaces in a unique renovated midrise commercial building in the heart of Toronto's vibrant Yonge and St. Clair neighbourhood.

- ◆ Architectural interior retro fit included electrical wiring, complete HVAC and opening windows.
- ◆ Ideal for psychiatric, professional, high tech or designer use. Three suites are currently built out as psychologist/psychiatrist offices
- ◆ Adjacent to the Yonge/ St. Clair (Pleasant Blvd) Subway Station and Pleasant Blvd City Parking building.
- ◆ Steps to shops, restaurants and service shops
- ◆ 2012 Realty taxes and Operating costs are estimated at \$17.00 p.s.f.

LOCATION:

North-east corner of Yonge Street and Pleasant Blvd., one block south of St. Clair Avenue and immediately west of the entry to the Yonge St. Clair Subway. Green P parking is one block to the east on Pleasant Blvd.



FLOOR PLANS: attached

AVAILABLE SUITES:

<u>Suite #</u>	<u>Possession</u>	<u>Leasable area</u>	<u>Comments</u>
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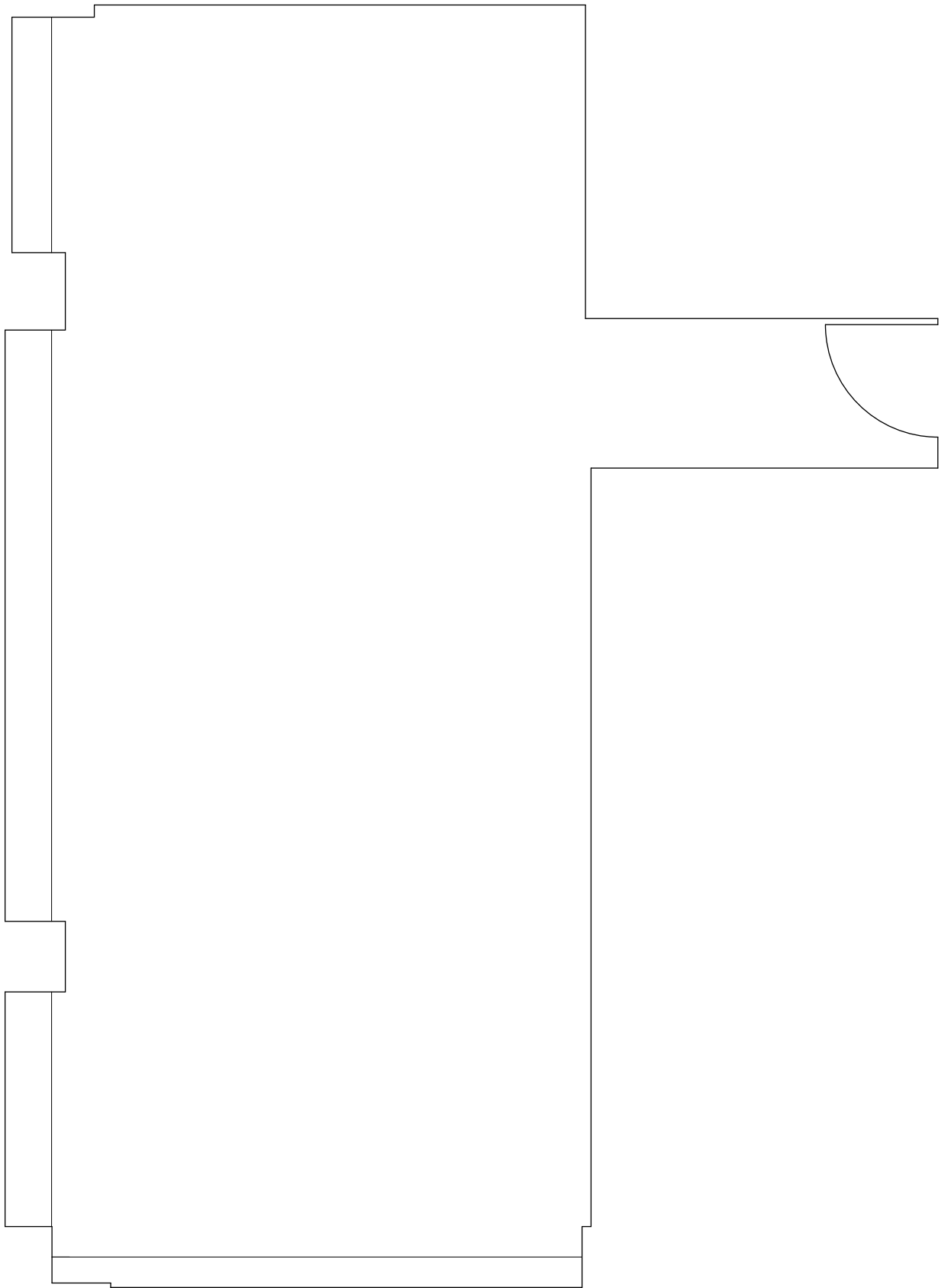
Suite 400	Immediate	685 sq. ft.	
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Note:

This is the only vacant suite in the Complex.

Offered at \$ 17.00 net per square foot by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: kevin@kpgillen.com

*The information detailed herein has been provided by the Vendor and is deemed to be correct.
K. P. Gillen & Co. Realty Ltd, Brokerage. assumes no responsibility for the accuracy of the information contained herein.*



PLAN

1407 YONGE STREET, SUITE 402.
685 SQ FT GROSS RENTABLE AREA

NORTH

