

SAI TIRU
COMMERCIAL DIVISION

REMAX
COMMERCIAL



FOR LEASE · \$730 A MONTH + HST, GROSS

80 WARD STREET

2ND FLOOR PRIVATE OFFICE · 219 SQ FT · AIR CONDITIONED · AVAILABLE NOW

Aidan Holt
REALTOR®

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BROKER

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RE/MAX Metropolis Realty, Brokerage

A bright private office, ready to move into today.

80 Ward Street offers a 219 sq ft private office on the second floor, with hardwood floors, a window with a blind and exposed ductwork overhead.

Air conditioned and sprinklered, zoned E2. Offered at \$730 a month + HST, gross, vacant and available immediately.

Who it suits

A private, move-in ready room at one gross monthly rent.

PROFESSIONAL PRACTICE

A quiet room for a consultant, bookkeeper, designer or other solo professional.

CREATIVE STUDIO

Hardwood floors, white walls and daylight for a small studio or editing suite.

SATELLITE OFFICE

A west-end base for a small team, without a large commitment.



219 sf

PRIVATE OFFICE



\$730

A MONTH + HST, GROSS



A/C

AIR CONDITIONED,
SPRINKLERED



Now

AVAILABLE IMMEDIATELY



219

SQ FT · PRIVATE OFFICE, 2ND FLOOR

One room, one rent, nothing to build.

The office is finished and vacant: hardwood floors, white walls, a window with a blind and exposed ductwork overhead.

Air conditioning and sprinklers are in place, and the gross rent of \$730 a month + HST keeps the cost to one number.

The building

- Private office on the 2nd floor
- Air conditioning
- Sprinklered
- Zoned E2
- Available immediately

The front of 80 Ward Street and the main entrance; the lobby and a hallway.



Rent, terms and the space.

\$730

A MONTH + HST · GROSS LEASE · 219 SQ FT · AVAILABLE IMMEDIATELY

INCLUDED

- Gross rent, one number
- Air conditioning
- Sprinklered

PLUS

- HST

SPACE

2nd floor private office, 219 sq ft

RENT

\$730 a month + HST, gross

AVAILABLE

Immediately, vacant

ZONING

E2

BUILDING

Air conditioning, sprinklers

WEBSITE

elevatedrealestate.ca/80-ward-st

360° TOUR

elevatedrealestate.ca/tours/80-ward-st



The window wall; the entry wall and door.

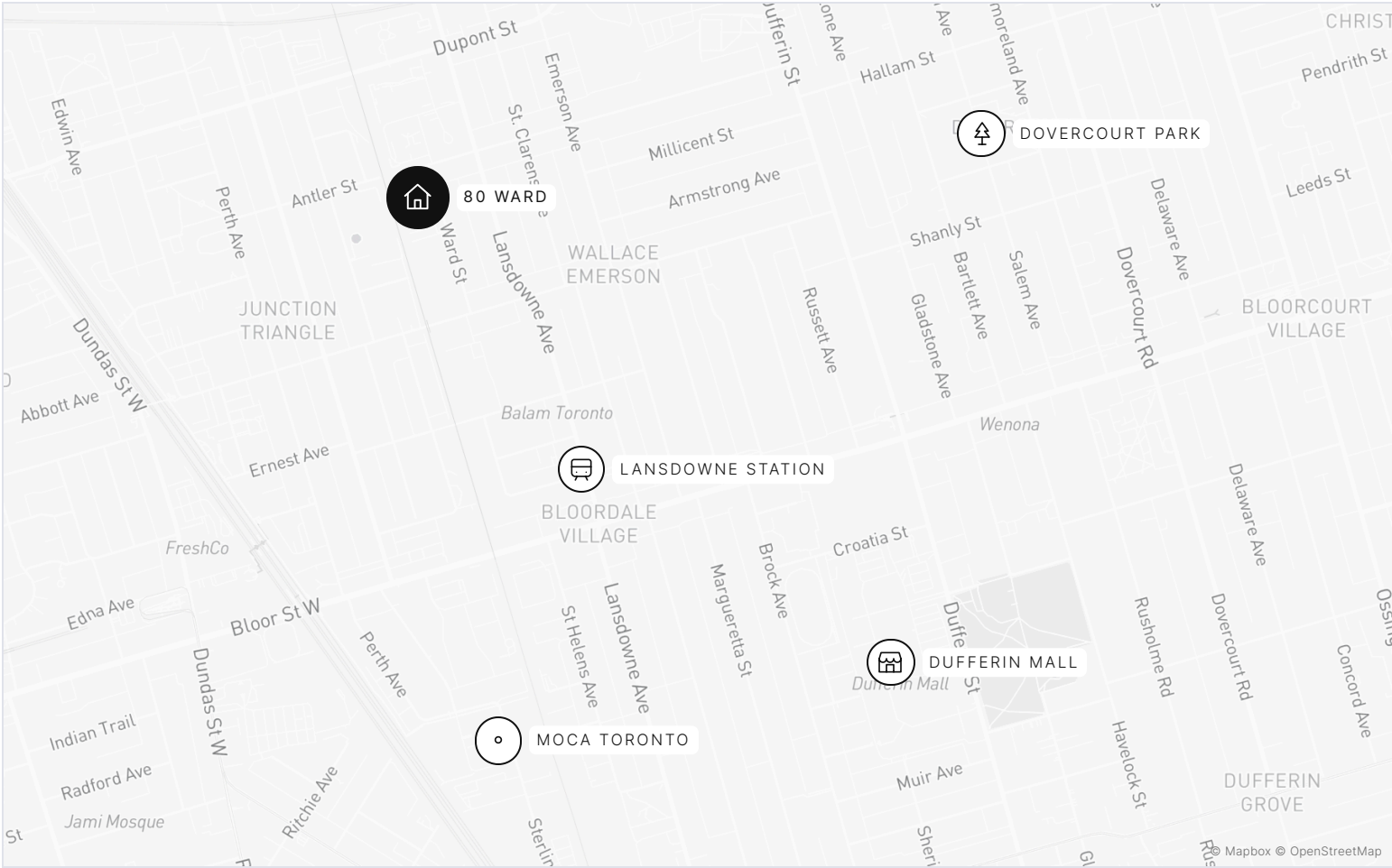
Wallace Emerson, near Lansdowne.

80 Ward Street is in the Wallace Emerson neighbourhood, south of Dupont Street and west of Lansdowne Avenue, in Toronto's west end.

Lansdowne Station on Line 2 is about 600 m away, with MOCA Toronto and the Junction Triangle to the south.

NEARBY

Lansdowne Station, Line 2	620 m
MOCA Toronto	1.1 km
Dovercourt Park	1.1 km
Dufferin Mall	1.3 km



Ward Street, south of Dupont and west of Lansdowne. Distances are straight-line.



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website



Scan for the 360° tour

Showings by appointment. Website: elevatedrealestate.ca/80-ward-st
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