



# 474 Adelaide Street East

## FOR LEASE: PROFESSIONAL OFFICES

### 2nd Floor is Shared Space

FOR FURTHER INFORMATION  
OR TO TOUR PLEASE CALL:

SEAN BOYLE President, Broker of Record  
416.594.9999 x.22  
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### Available Space

Lower Level: approx. 1,500 sq.ft.

Second Floor Shared Office Space:  
1,500 sq.ft.

(private offices, shared boardroom,  
reception and kitchen negotiable)

### Net Rent

Lower Level: \$10.00 net psf  
Second floor: \$17.00 net psf

### Additional Rent

\$12.83 psf includes hydro (est. 2007)

### Commission

\$1.00 psf per year to selling broker



### Building Features

#### 474 Adelaide Street East

- High ceilings throughout
- Ideal for restaurant support/services
- Well suited for video editing/photography studio/  
production offices

#### 2nd FLOOR SHARED SPACE

- Newly renovated office space
- Voice/Data throughout all offices



*Please see next page  
for floor plans...*



BOYLE Real Estate Inc., Brokerage The Fairmont Royal York Hotel, 100 Front St. W., Toronto, M5J 1E3

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