

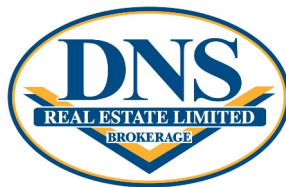
**\$20 per Square Foot
Base Rent**

801 EGLINTON AVE W



Professional Office Space available in great location just west of Bathurst Street. Approximately 2500 SF which the landlord will consider splitting. Building is professionally managed. TMI estimated at \$12.00/SF which utilities and cleaning. Elevator. Underground parking for additional cost. Landlord will build to suit.

- ◆ **MLS # 40007446**
- ◆ **Toronto MLS# C4873135**
- ◆ **CR SS2 (x2632) Zoning**



- ◆ **Alarm System**
- ◆ **Natural Gas Heat**
- ◆ **Central Air**

dnsrealestate.ca

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801 EGLINTON Avenue W, Toronto, Ontario M5N 1E3

Listing

Client Full

801 EGLINTON Av W Toronto

MLS® #: 40049463

Active / Commercial Lease

Price: \$20.00/Sq Ft Net

Toronto/TC03 - Toronto Central/TCFS - Forest Hill South



Licensed to PKAR

Office

Other Units # Of	0	Business Type:	
Bld Area Total:	2,500	Common Interest:	Lsehd/Lsd Lnd
DOM/CDOM	162/270	Common Elements:	No
Lease Term:	24 Months, 5	Free Standing Y/N:	
Tax Amt/Yr:	Option		
	\$12.00/2020		

Remarks/Directions

Public Rmks: **Professional Office Space available in great location just west of Bathurst Street. Approximately 2500 SF which the landlord will consider splitting. Building is professionally managed. TMI estimated at \$12.00/SF which utilities and cleaning. Elevator. Underground parking for additional cost. Landlord will build to suit.**

Directions: **Between Bathurst and Spadina on the South Side**

Exterior

Garage and Parking: **Underground Parking, , Pay Parking**
 Lot Shape:
 Lot Front (Ft): **0.00** Lot Depth (Ft):
 Area Influences: **High Traffic Area**
 View:
 Topography:
 Local Impvmt:
 #Res Units: #Wrhse Units:

Sewer: **Sewer (Municipal)**
 Water Source: **Municipal**
 Fronting: **South**
 #Other Units: **0**

Interior

Security Feat: **Alarm System** Ceiling Height
 Cooling: **Central Air**
 Heating: **Gas Forced Air Closed** Volts:

Commercial/Financial

Additional Rent Costs Incl: **Building Insurance, Building Maintenance, Common Area Maintenance, Central Air Conditioning, Common Elements, Exterior Maintenance, Heat, Hydro, Insuite Janitorial, Interior Maintenance, Property Taxes, Snow Removal, Structural Maintenance, Water**

Additional Rent:

Tenant Pays: **Tenant Insurance, Parking, Signage**

Expenses

Income

Lease Requirements: **Credit Check, Deposit, Lease Agreement, References, Rental Application**

Income Includes:

Property Information

Common Elem Fee: **No**
 Zoning: **CR 552 (x2632)**
 PIN:
 Possession/Date: **Immediate/**

Local Improvements Fee:
 Survey: /
 Occupant Type: **Vacant**
 Deposit:

All data is subject to Errors, Omissions or Revisions and is not warranted.

