

**FOR SALE: Office Condo**

**Own Your Built Out Professional Space with Lake Views**

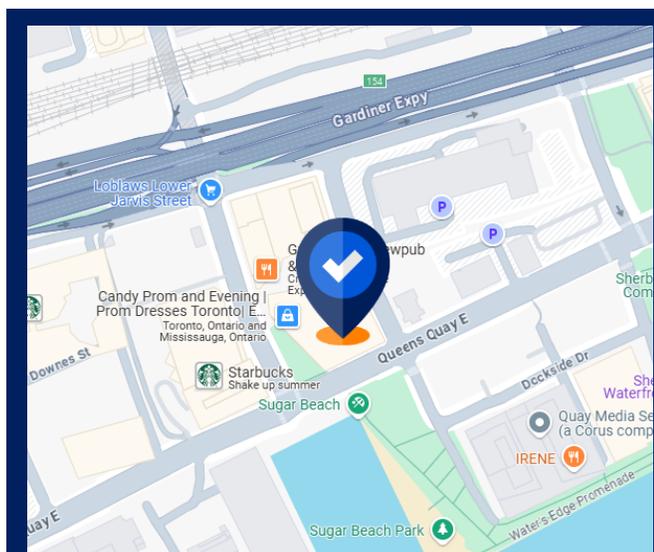
**Lakefront Purchase Opportunity – Investor or User Occupier**

**Space Profile**

<b>Premises</b>	Entire 9th floor
<b>Total Rentable Area</b>	24,682 SF
<b>Asking Price</b>	\$3,300,000
<b>Taxes</b>	\$67,726/annual (2025 est.)
<b>Condo Fees</b>	\$3,107 / Month
<b>Available</b>	Flexible – Speak to Agent
<b>Purchase Type</b>	Both investor or user occupier options available

**Features**

- Fully built-out, modern office space ready for occupancy
- East and south-facing views of Lake Ontario
- Functional layout with 7 private offices, open work area, kitchenette, and boardroom
- High-end finishes and turnkey condition
- Furniture can be made available
- Dedicated storage unit available for separate purchase
- Building amenities: common area meeting rooms, outdoor patio overlooking Lake Ontario, 24-hour concierge, end-of-trip facilities (shower and bike storage), underground parking
- Very accessible location: quick access to Gardiner Expressway & Lakeshore Blvd, steps to TTC bus and streetcars, short walk to PATH system and Union station



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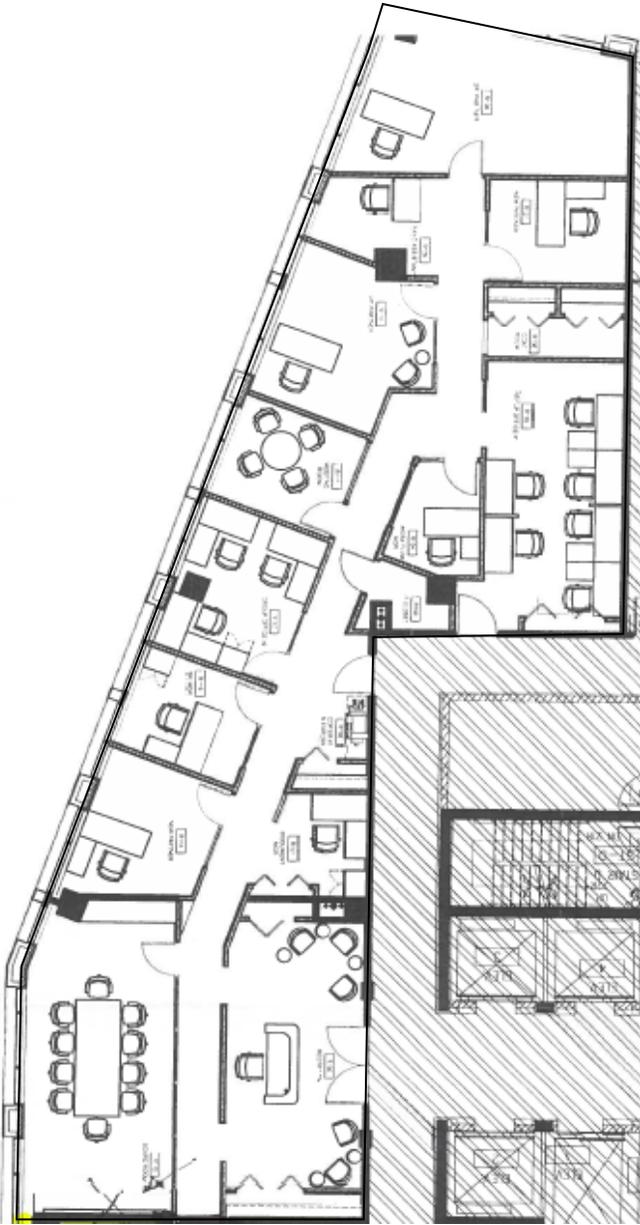


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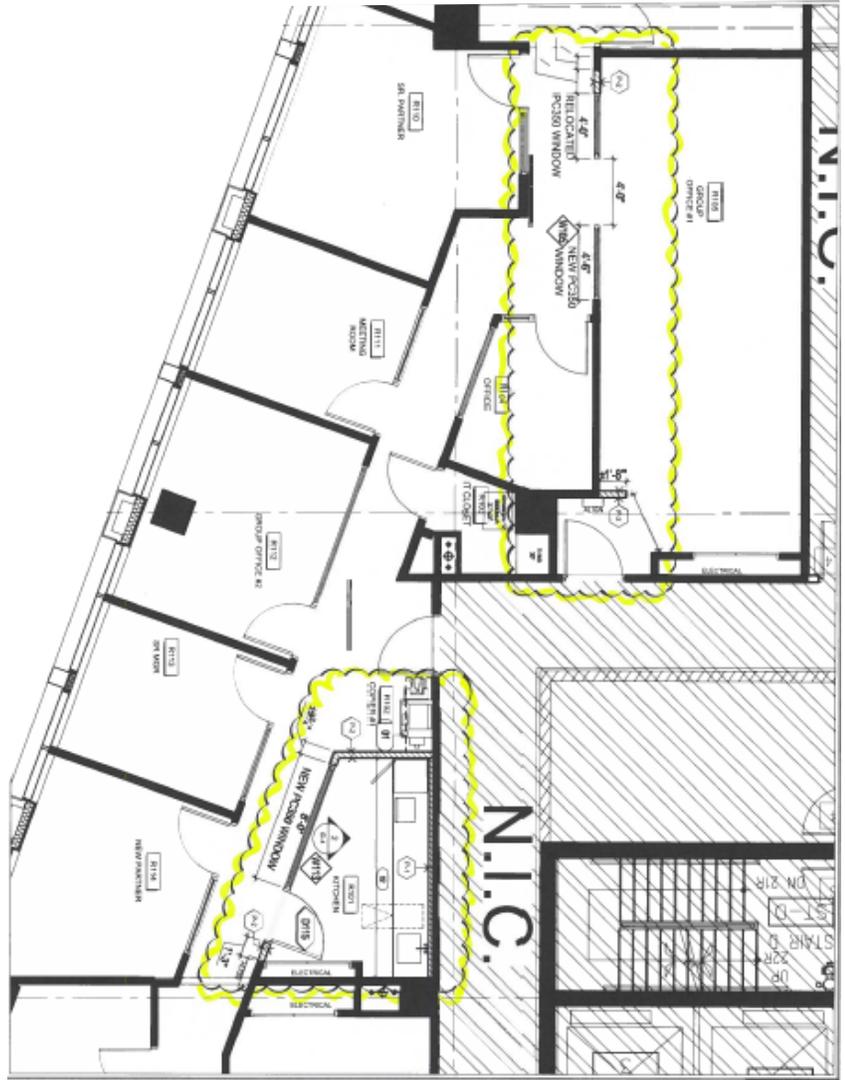
**VIEW THE VIRTUAL TOUR 360**

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VIEW THE VIRTUAL TOUR **360°**



Original Build Out



Recent Renovations

- New kitchenette
- Larger open work area

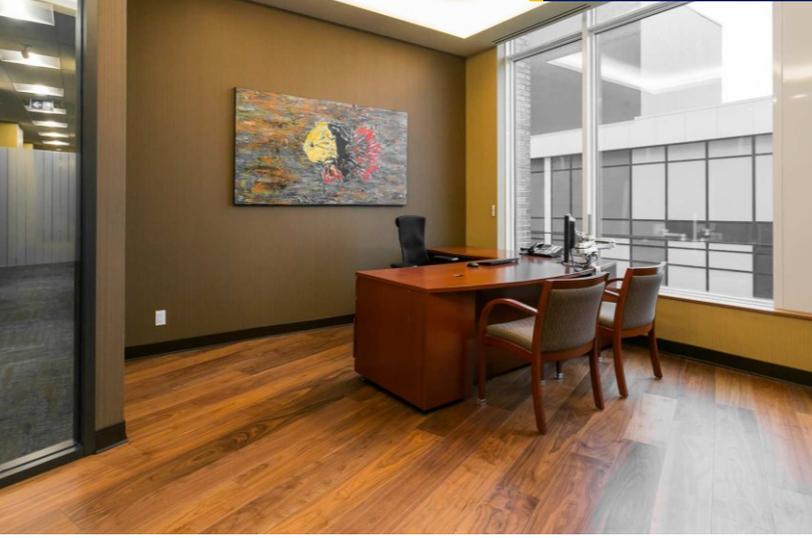


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