



GITALIS
REAL
ESTATE

OFFICE SPACE FOR LEASE



**500 MACPHERSON
AVENUE**



DETAILS

500 MACPHERSON AVENUE 12,500 SF. – 25,000 SF.

(basement approx. 6000 SF.)

This is your opportunity to occupy a centrally located prime office building.

- Fully fixtured and built out office space
- Can be used for a variety of alternate uses
- Steps from TTC subway stop and Casa Loma
- Onsite parking
- Furniture Available
- Freight Elevator

TERM: FLEXIBLE

RENT: \$ 25.00 GROSS

CONTACT: Zev Gitalis, President, Broker of Record
Gitalis Real Estate, Brokerage
416-930-9809
zev@gitalis.com



LOCATION

500 Macpherson Avenue is a prime commercial office building located in the heart of Toronto, situated in the vibrant Casa Loma neighborhood. This location offers excellent accessibility, with close proximity to major transit routes, including Dupont Station on the TTC subway line (5 min. walk), making it convenient for both employees and clients. The area is known for its unique blend of residential charm and commercial activity, surrounded by trendy cafes, restaurants, and retail shops, offering a lively environment that fosters creativity and business growth.



Walk Score 95	Walker's Paradise Daily errands do not require a car.
Transit Score 88	Excellent Transit Transit is convenient for most trips.
Bike Score 90	Biker's Paradise Daily errands can be accomplished on a bike.

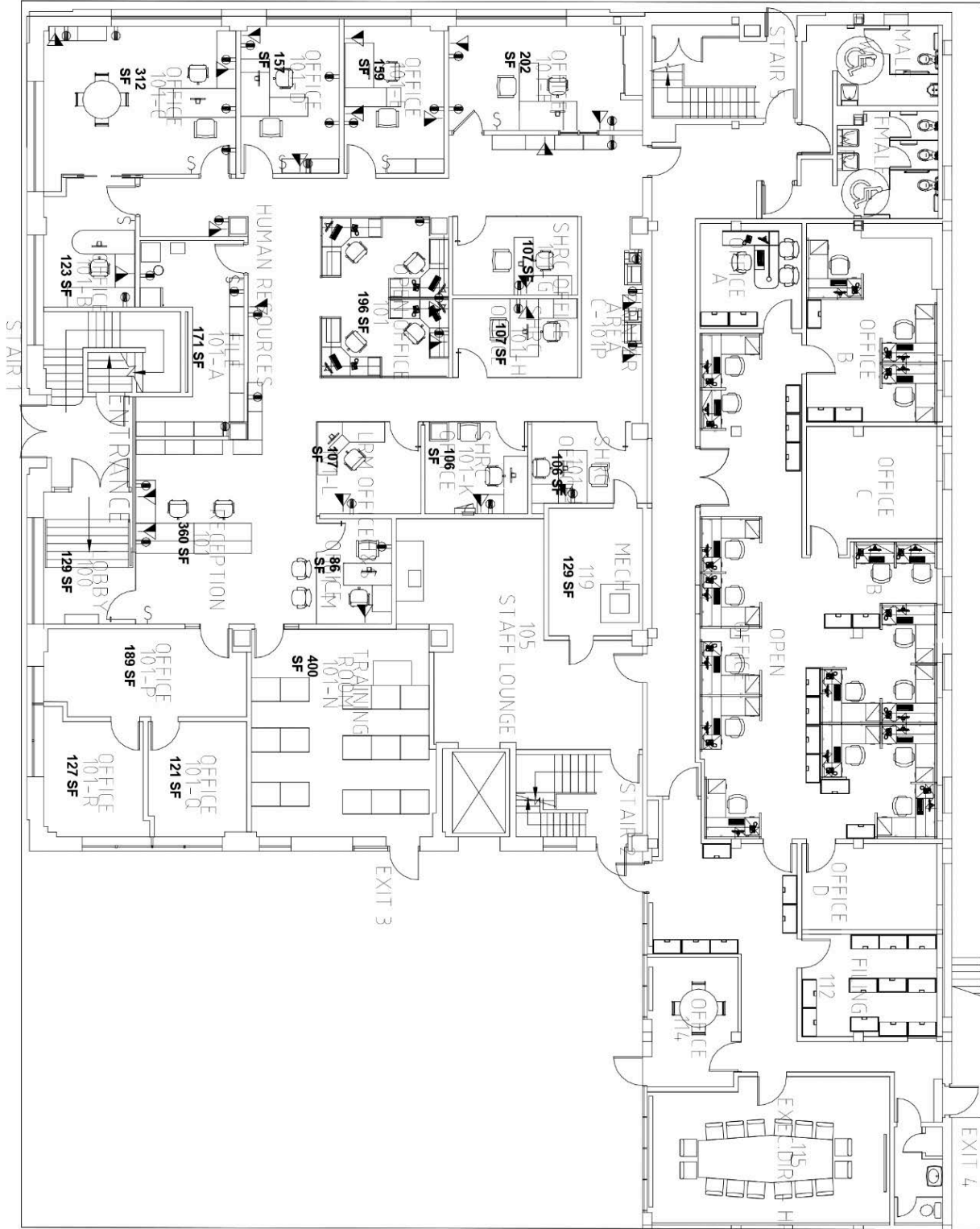
CONFIDENTIALITY AND LIMITING CONDITIONS

The information contained herein has been obtained from sources such made available to Gitalis Real Estate Inc. and does not purport to contain all the information a prospective Buyer may require. This package has been compiled solely for the convenience of prospective Buyers to assist them in their determination of whether they wish to express further interest in purchasing the property. This package does NOT form part of any terms or conditions of sale. Gitalis Real Estate Inc. has not independently verified any such information and assumes no responsibility for its accuracy or completeness and has no authority to bind Gitalis Real Estate Inc. to any representation or warranty.

Gitalis Real Estate Inc. expressly reserves the right, at their sole discretion, to reject any or all proposals or expressions of interest for the Property; to terminate discussions with any party at any time, with or without notice; to withdraw the fee simple interest in the Property from the market, at any time, with or without notice; and to negotiate and enter into binding agreements with respect to the interest with any party at any time, all without any compensation to any party in all cases.

1ST FLOOR

CONCRETE CURB



2ND FLOOR

