

# NOW LEASING

## 2837sf Main Floor Magnificent Office Space

**70 YORKVILLE AVE.**



### In The Heart of Yorkville / Bloor/ Bellair/ Cumberland



**IDEAL FOR PROF. OFFICES & SERVICES**

**Premises:**

2837sf

**Rates:**

NET: \$28/sf - TMI (2020 estimated): \$32.21sf

**Term:**

5 years + 5years option

**Highlights:**

Extra Large Open Work Space, Large Reception, Windows Overlooking Courtyard, 3 washrooms, High Density Commercial & Residential Area High Level of Pedestrian Traffic & Tourism Steps to TTC, Bay/Bloor/Cumberland Subways

For more information, please contact:

**EMILE AMAR, Broker of Record**

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**416-841-4193**

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