

FOR SUBLEASE

164 West 5th Avenue

FREE STANDING
LAB/OFFICE BUILDING IN THE
HEART OF MOUNT PLEASANT



BUILDING



7,920 s.f. (Freestanding Building)

2 floors of office and
warehouse/lab space.



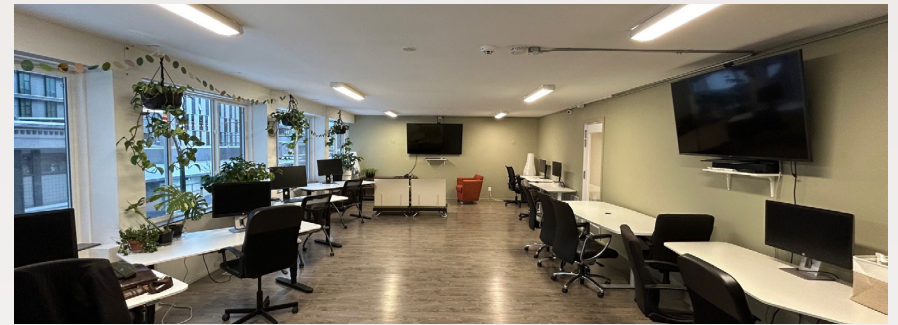
2nd Floor (3,198 s.f.)

office space including open working
area, 2 washrooms, a kitchen and
new LED lighting throughout.

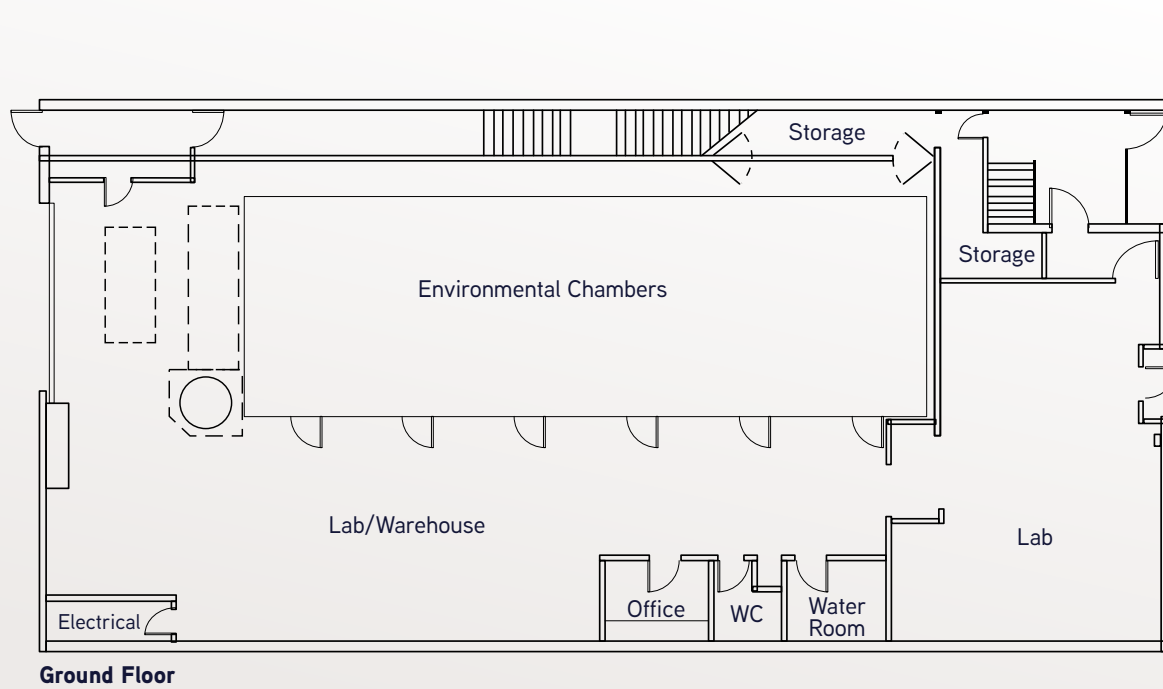


Main Floor (4,722 s.f.)

ground floor with warehouse and 680
s.f. of laboratory space, six custom
environmental growing chambers
that allow for precisely regulated and
controllable ecosystems (including
temperature, humidity, grow lighting,
irrigation and plant nutrition).



FLOOR PLAN



Ground Floor



2nd Floor

Technical Specifications



6 Environmental Chambers (10' X 20')



Certified biohazard level 2



2-seat private office



Emergency shower



Water room











Emergency backup power generator

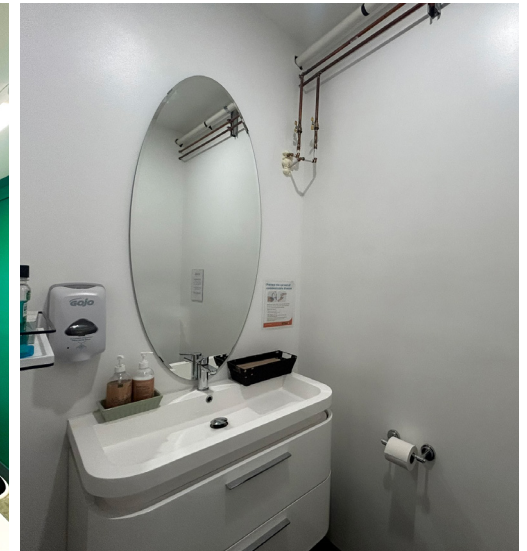


Warehouse space



Oversized grade loading door

	Size	7,920 s.f.
	Availability	60 day's notice
	Sublease Expiry	October 30, 2027
	Basic Rent	Contact listing agents
	Additional Rent	\$12.19 (2024)
	Zoning	I-2
	Parking	Surface in rear
	Furniture & Equipment	Negotiable



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5th Avenue



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