

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.

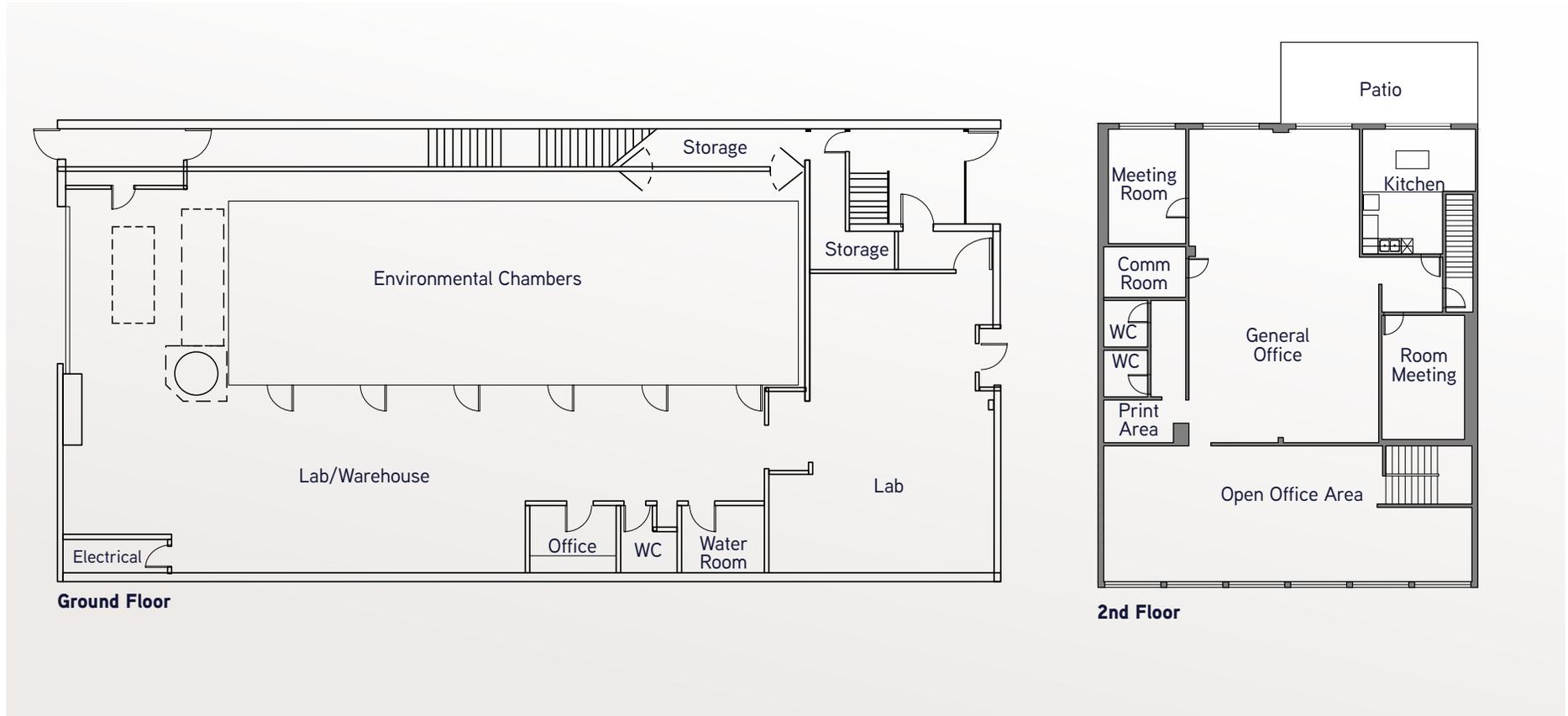


**Main Floor** (4,722 s.f.)

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



## Technical Specifications



6 Environmental Chambers (10' X 20')



Certified biohazard level 2



2-seat private office



Emergency shower



Water room



Emergency backup power generator

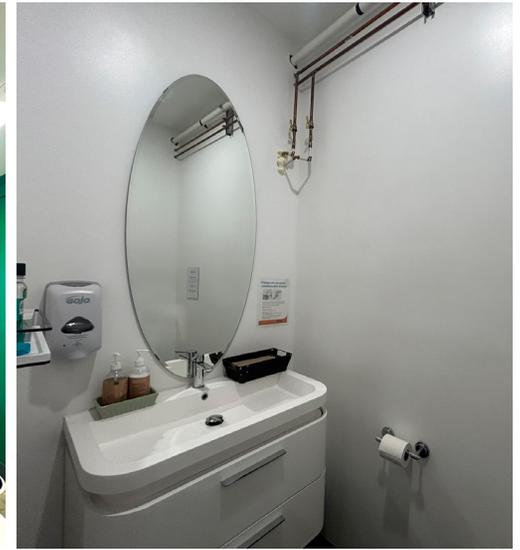


Warehouse space



Oversized grade loading door

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



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5th Avenue

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