



GITALIS
REAL
ESTATE

LIGHT FACTORY

OFFICE SPACE FOR LEASE



219 DUFFERIN STREET
LIBERTY VILLAGE



DETAILS

Light Factory

Available Units for Lease

GROUND

- Unit 2A 2,543 SF (4 offices, boardroom, kitchenette)
- Unit 3A 882 SF (2 offices, plumbing roughed in)
- Unit 4A 962 SF (2 offices, plumbing roughed in)
- Unit 8A 1,345 SF (semi-private entrance, signage)
- Unit 2B 2,012 SF (rough in for private bathroom)
- Unit 3B 2,127 SF (Kitchenette, rough in for private bathroom)
- Unit 14C 3,596 SF (Kitchenette, patio walk-out)

1st Floor

- Unit 101A 2,429 SF (Kitchenette, boardroom, offices)
- Unit 102A 2,524 SF (Kitchenette, boardroom, 2 offices)
- Unit 105A 1,072 SF
- Unit 108C 1,760 SF
- Unit 110C 1,763 SF
- Unit 112C 2,158 SF

2nd Floor

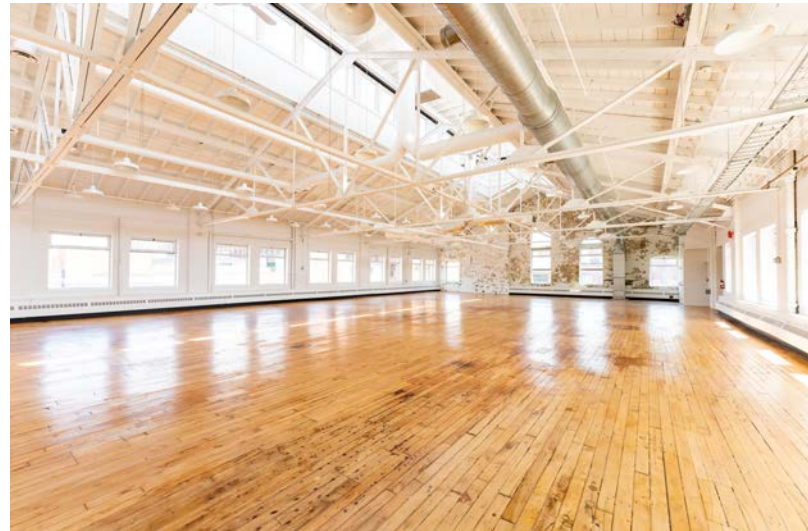
- Unit 202A 6,836 SF (Open area, boardroom, offices)
- Unit 206B 2,076 SF (Kitchenette, 3 office, boardroom)
- Unit 211B 985 SF
- Unit 211C 1,366 SF
- Unit 218C 815 SF
- Unit 220C 817 SF

3rd Floor

- Unit 304A 3,658 SF (roughed in plumbing, boardroom)
- Unit 303B 1,158 SF (Boardroom, Kitchenette)
- Unit 307B 706 SF
- Unit 309B 921 SF
- Unit 308B 2,210 SF (Kitchenette)
- Unit 310B 1,763 SF (Kitchenette, private office, boardroom, Mezzanine, Available Dec. 1, 2024)

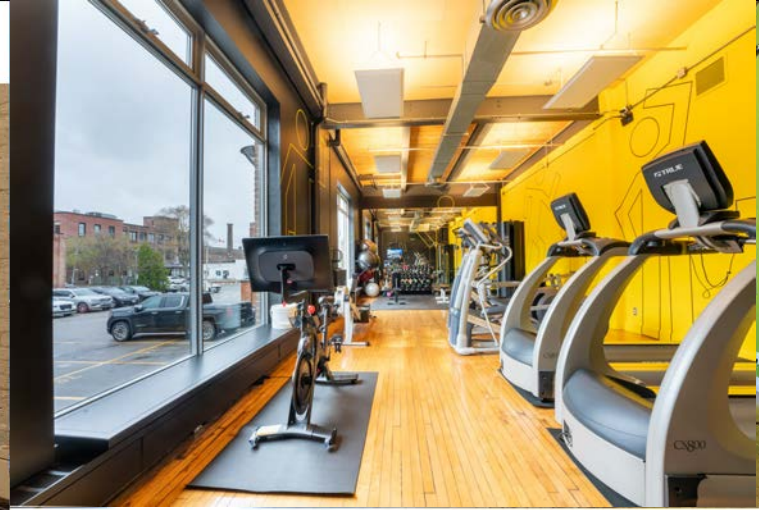
TERM: FLEXIBLE
 NET RENT: \$ ASK AGENT
 TMI: \$21.22 (inc. hydro)

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



BUILDING AMENITIES

Shared Boardroom for up to 14 people



Fitness Facility

Indoor Tenant Lounge



2 Roof Top Patios

Free Yoga at Lunch

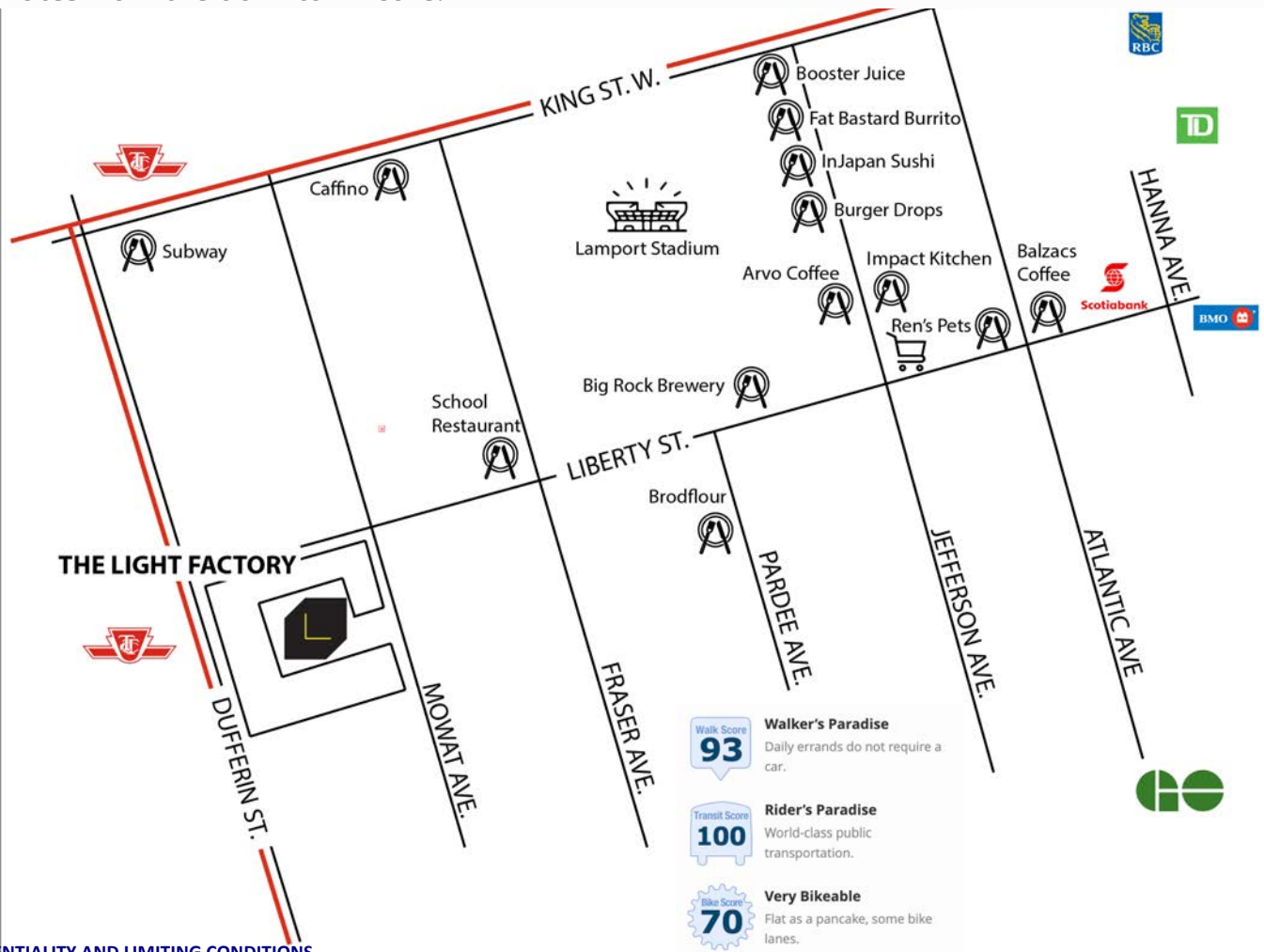


Coffee Shop in Lobby

LOCATION

Liberty Village is a unique "campus-style" neighbourhood and the home to creative office spaces with many growing businesses. There is also a fantastic mix of cafes, restaurants, retail stores and other services within a short walking distance from the building.

The Light Factory is wonderfully located with easy access via public transit, highways and just minutes from the downtown core.



CONFIDENTIALITY AND LIMITING CONDITIONS

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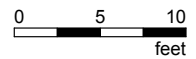
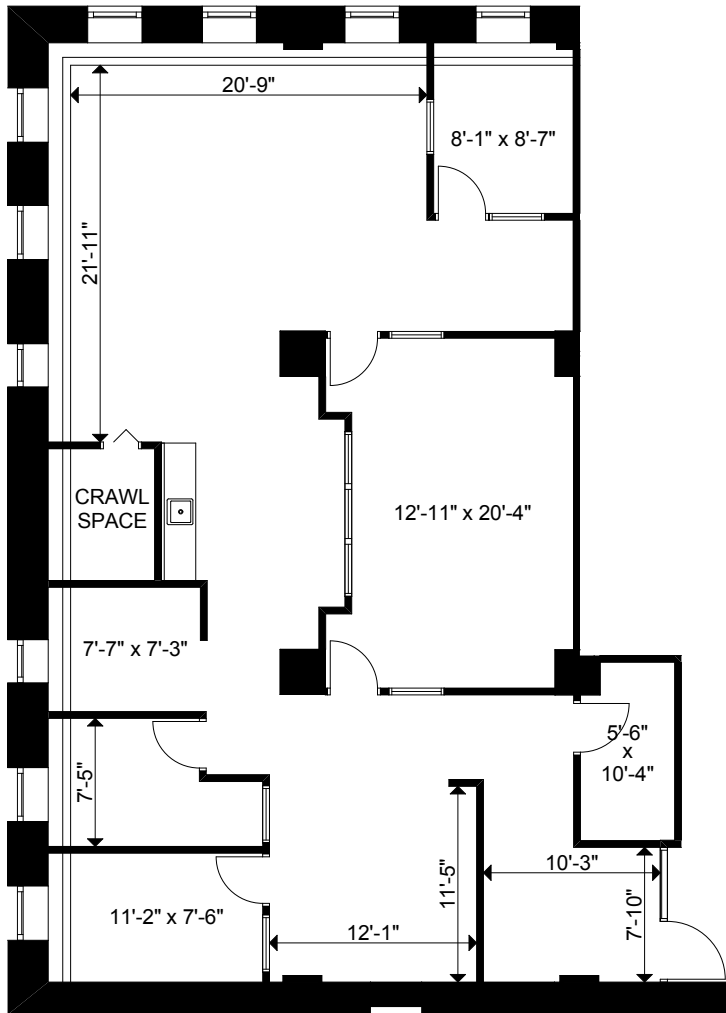
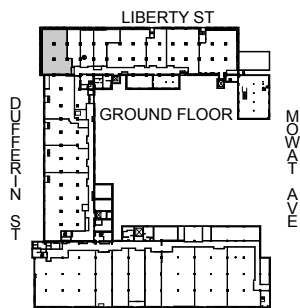
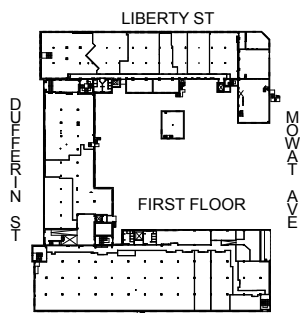
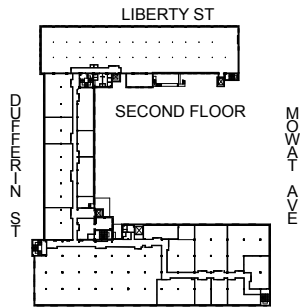
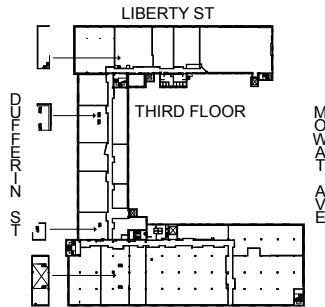
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SCHEDULE A

UNIT 2A

2,543 RENTABLE SQ FT

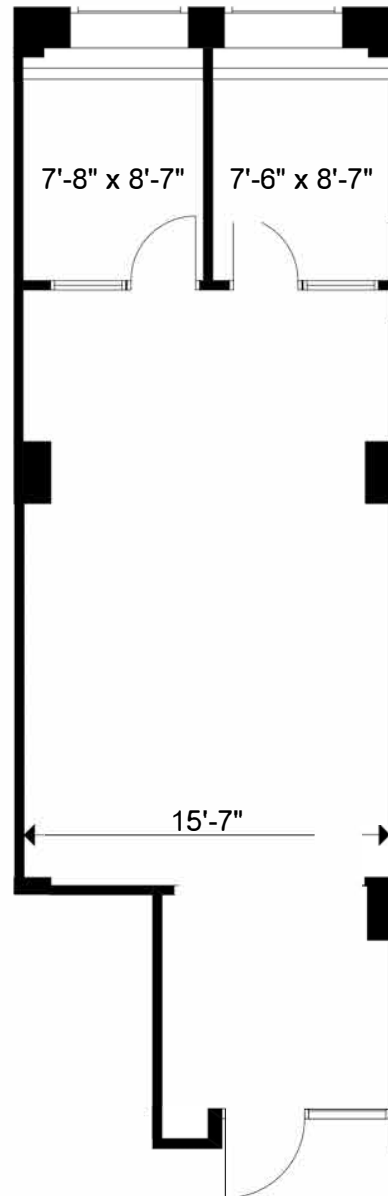
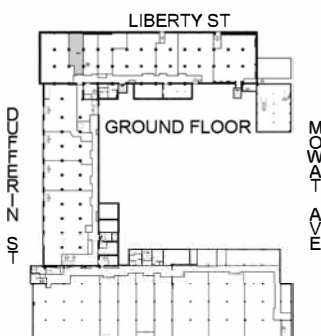
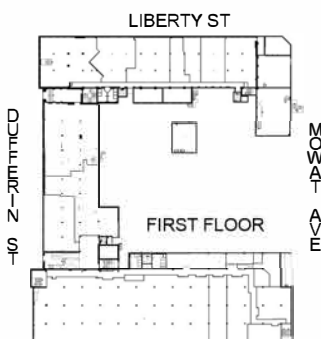
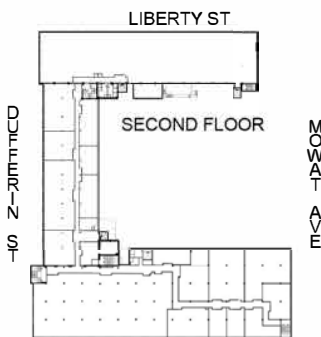
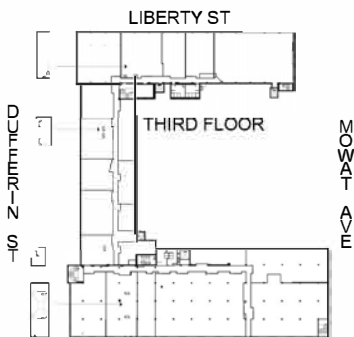




SCHEDULE A

UNIT 3A

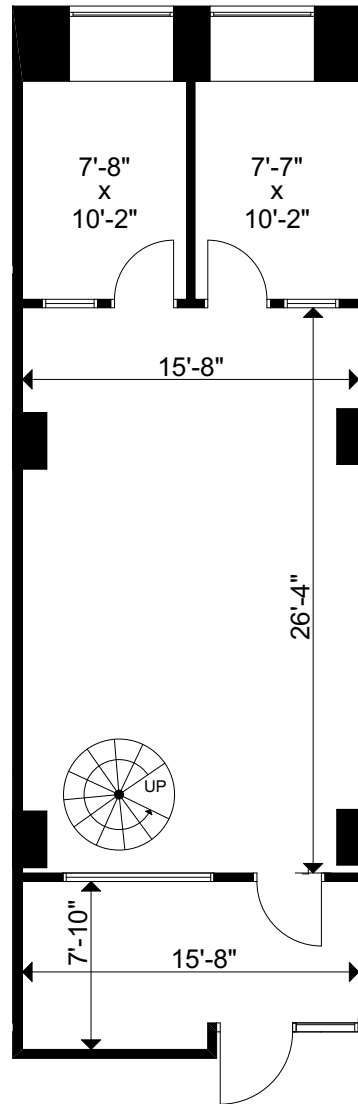
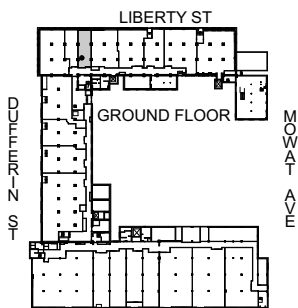
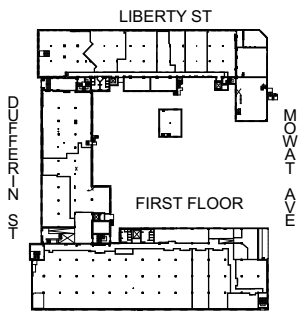
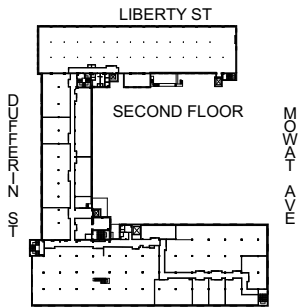
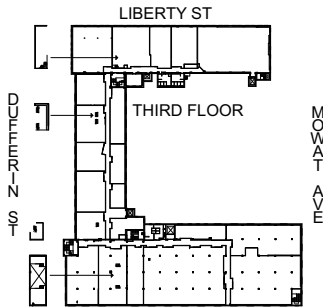
882 RENTABLE SQ FT





SCHEDULE A UNIT 4A

962 RENTABLE SQ FT

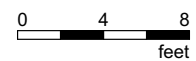
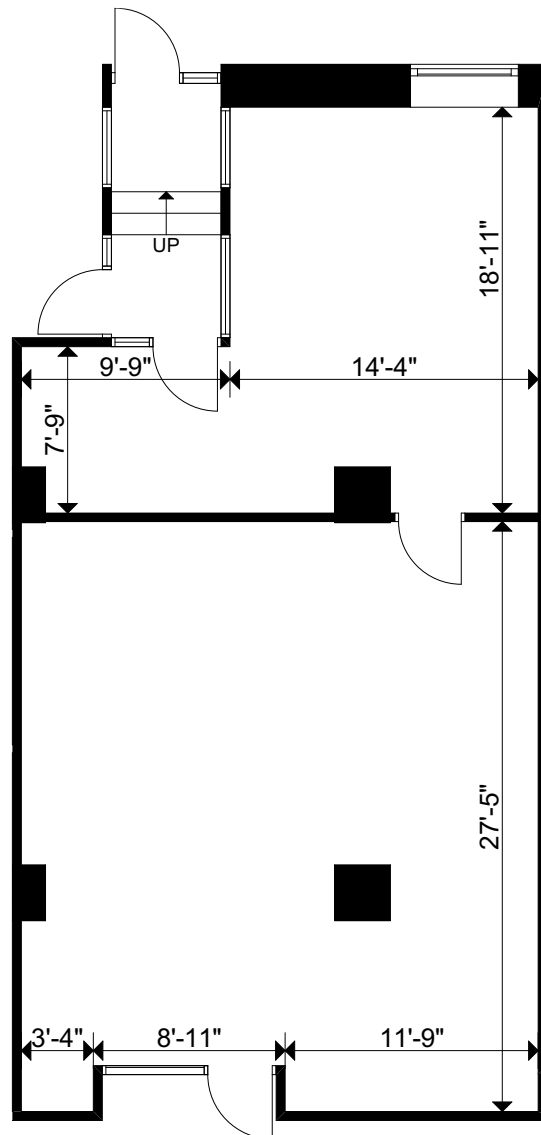
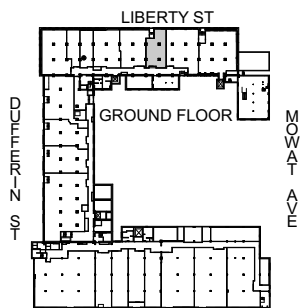
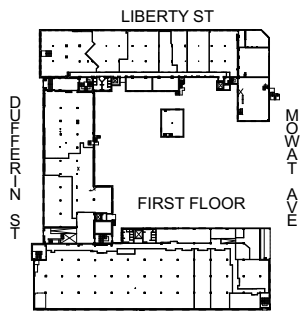
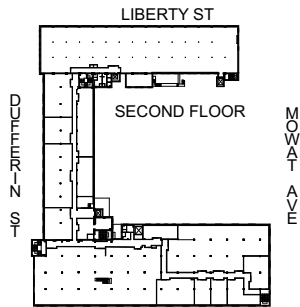
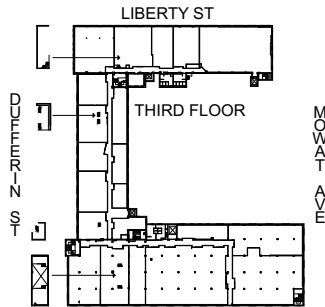




SCHEDULE A

UNIT 8A

1,345 RENTABLE SQ FT

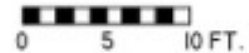
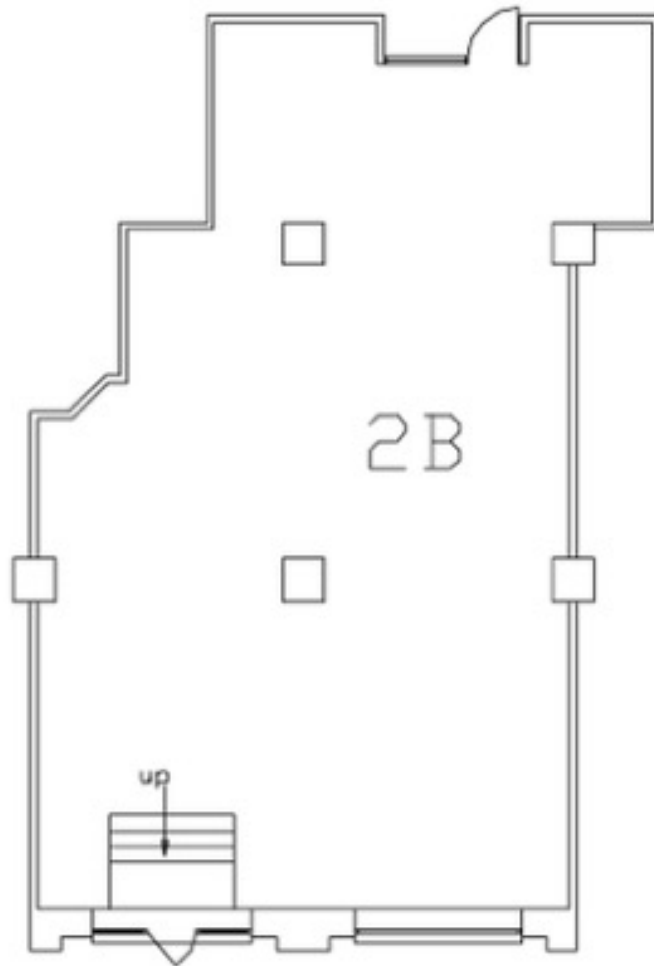
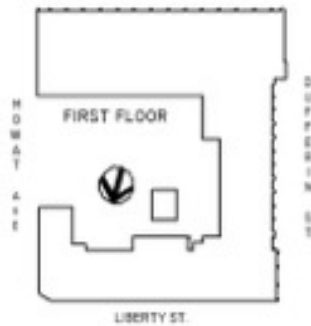
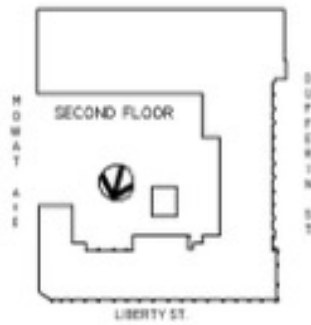
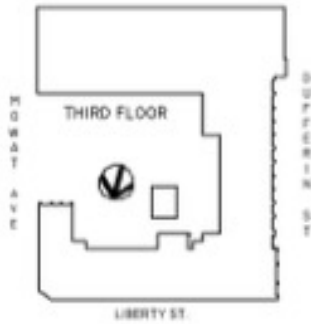




SCHEDULE B

SUITE 2B

2,012 RENTABLE SQ. FT.

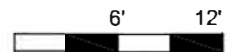
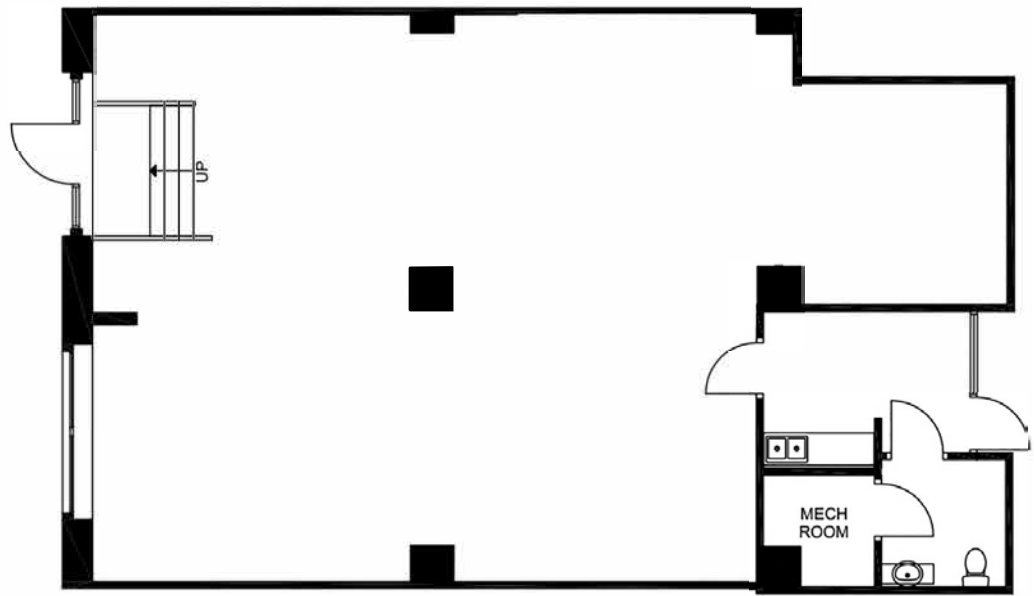
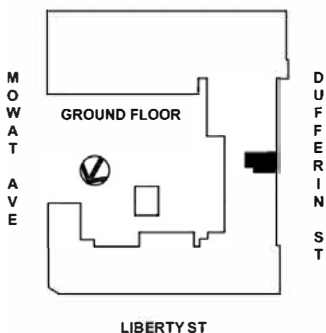
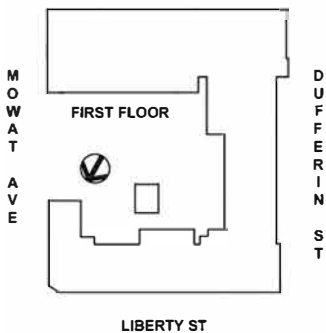
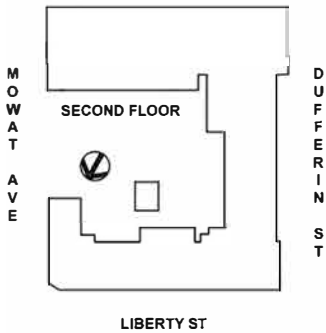
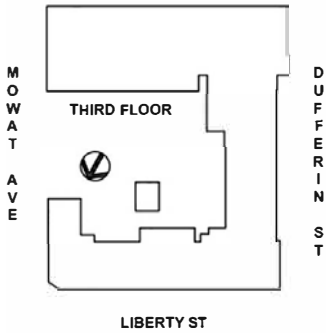




SCHEDULE A

SUITE 3B

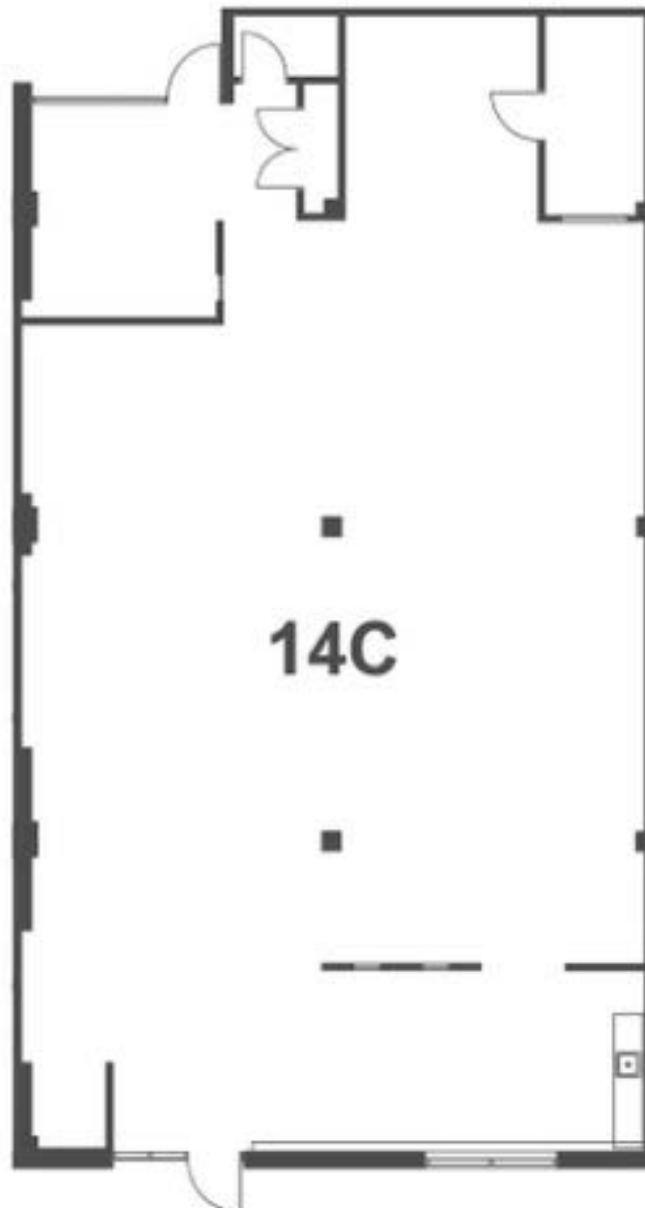
2,127 RENTABLE SQ FT





SCHEDULE A UNIT 14C

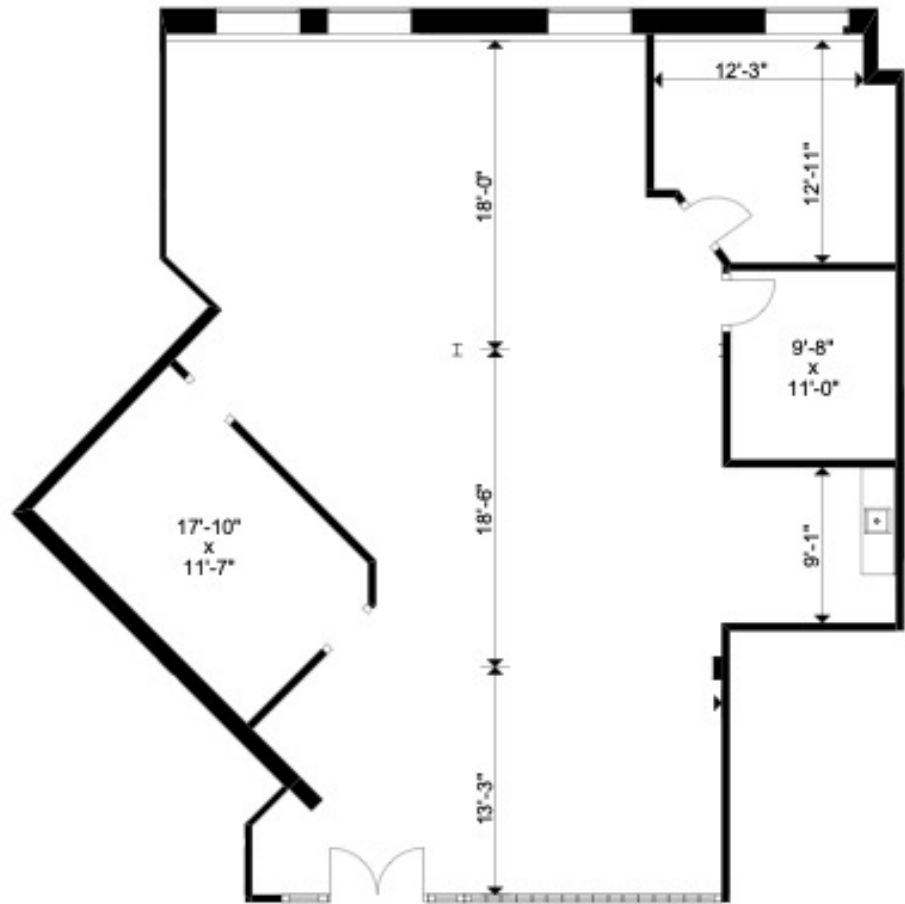
3,612 RENTABLE SQ FT





SCHEDULE A UNIT 101A

2,429 RENTABLE SQ FT

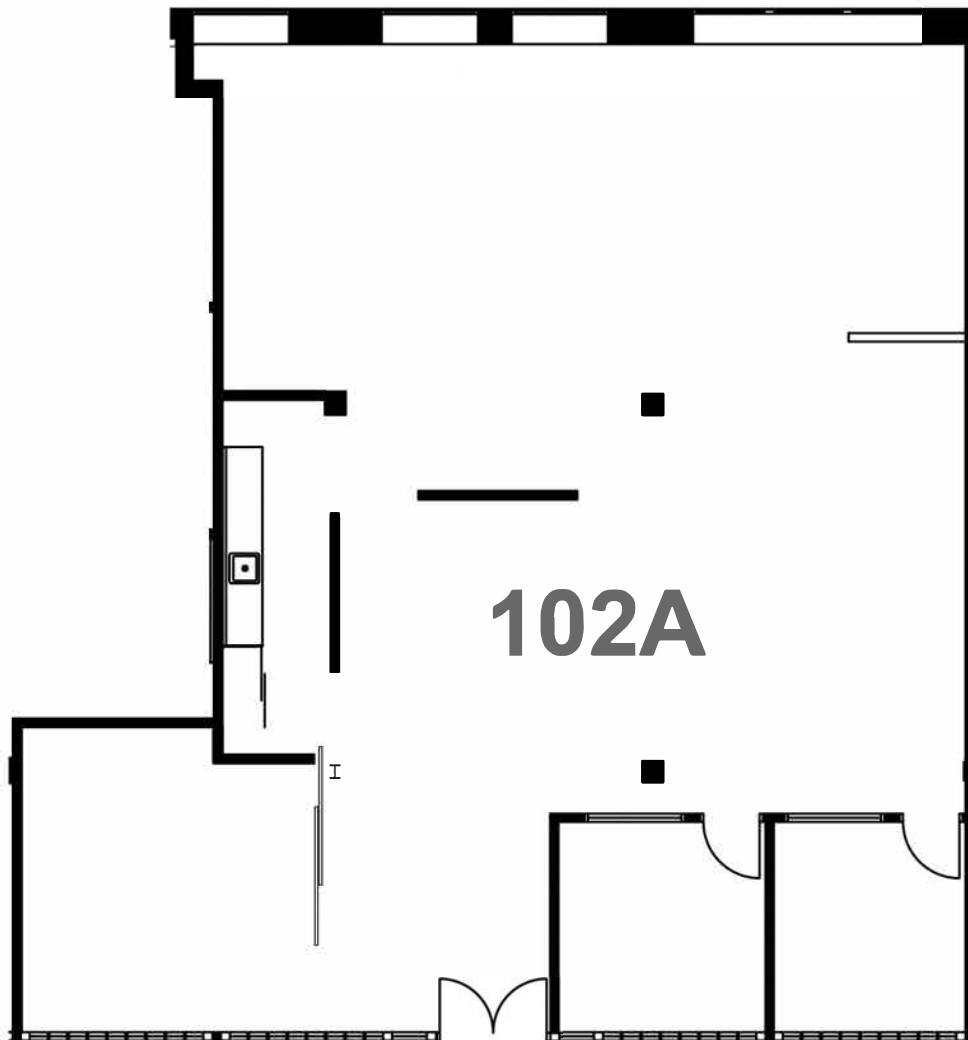
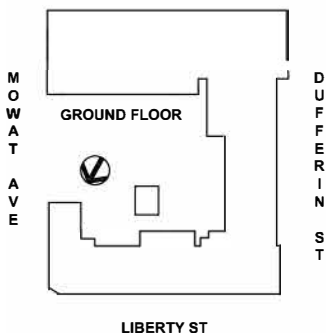
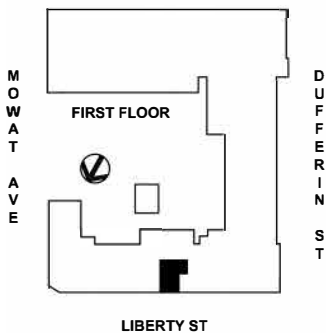
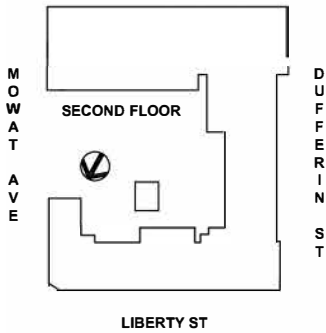
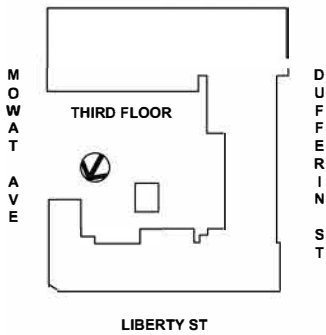




SCHEDULE A

SUITE 102A

2,524 RENTABLE SQ FT

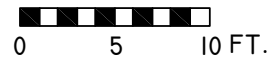
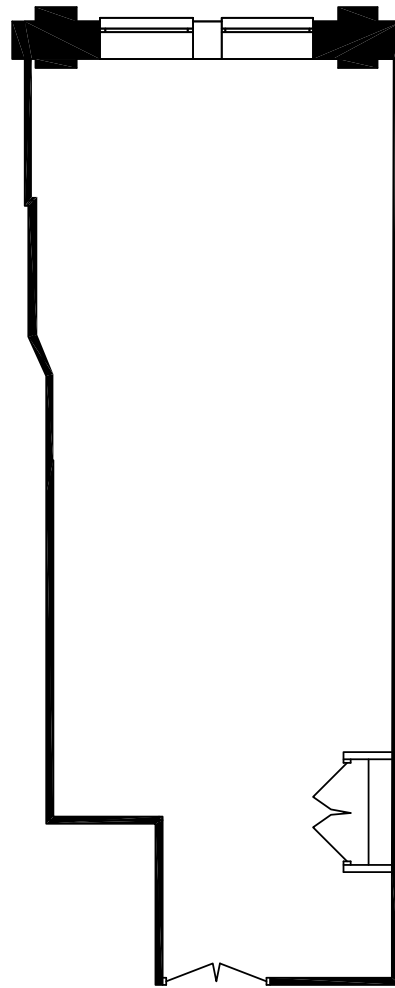
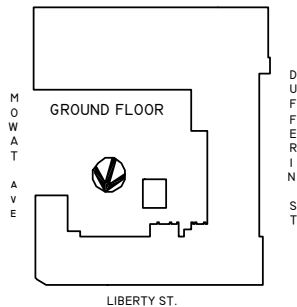
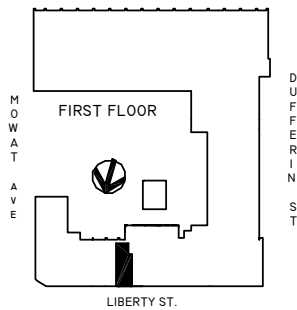
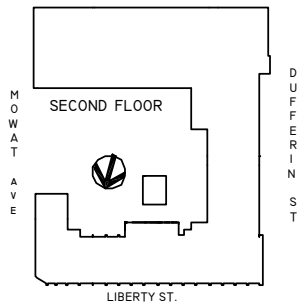
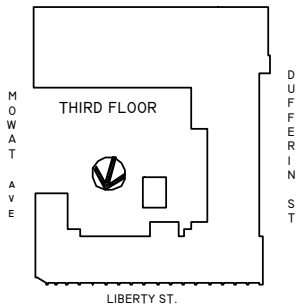




SCHEDULE A

SUITE 105A

1,072 RENTABLE SQ. FT.

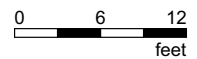
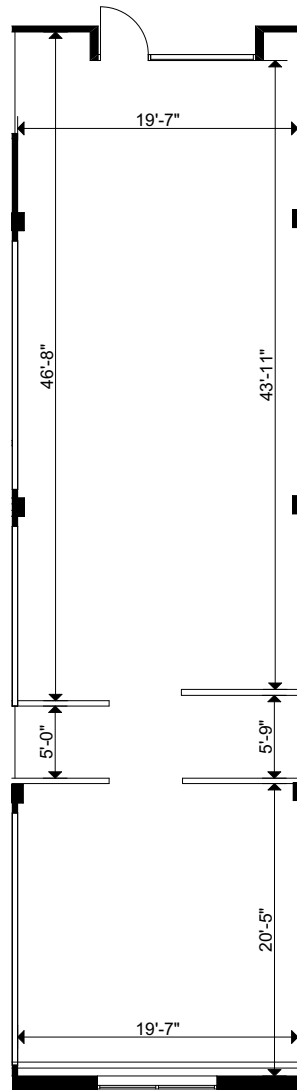
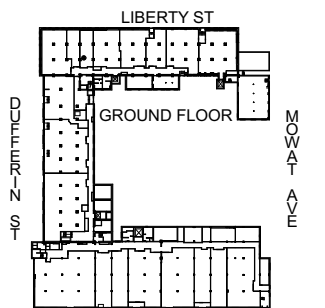
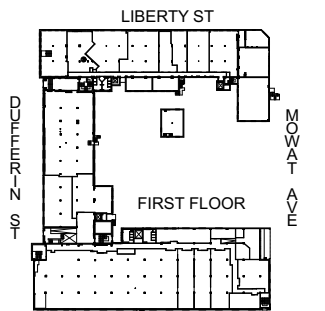
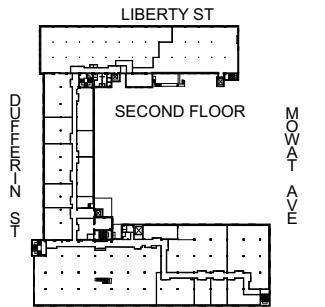
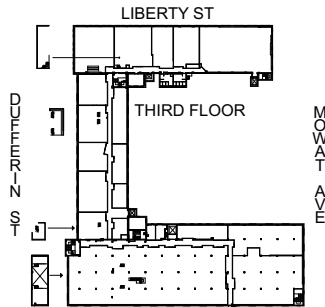




SCHEDULE A

UNIT 108C

1,760 RENTABLE SQ FT

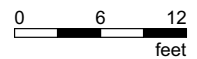
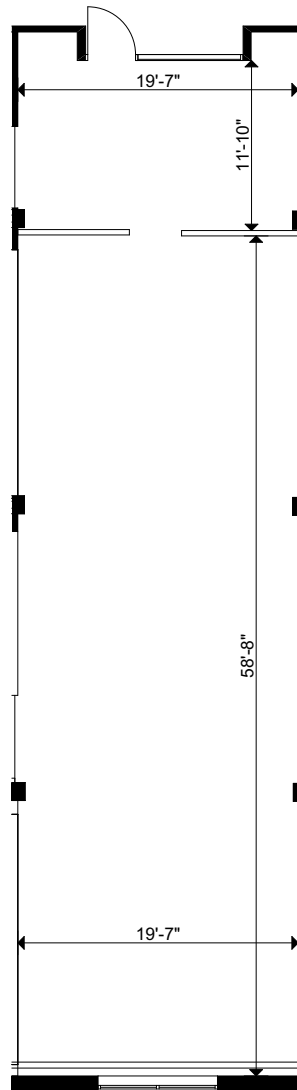
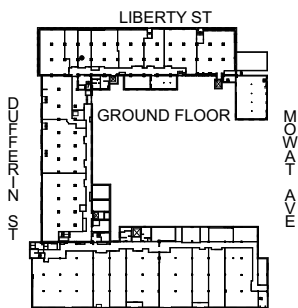
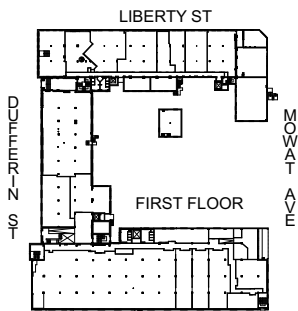
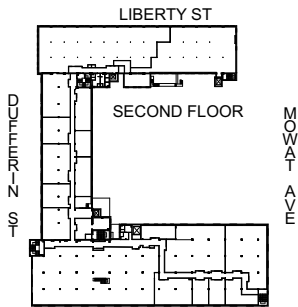
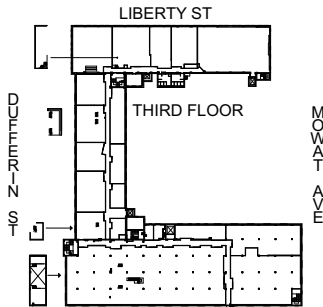




SCHEDULE A

UNIT 110C

1,763 RENTABLE SQ FT

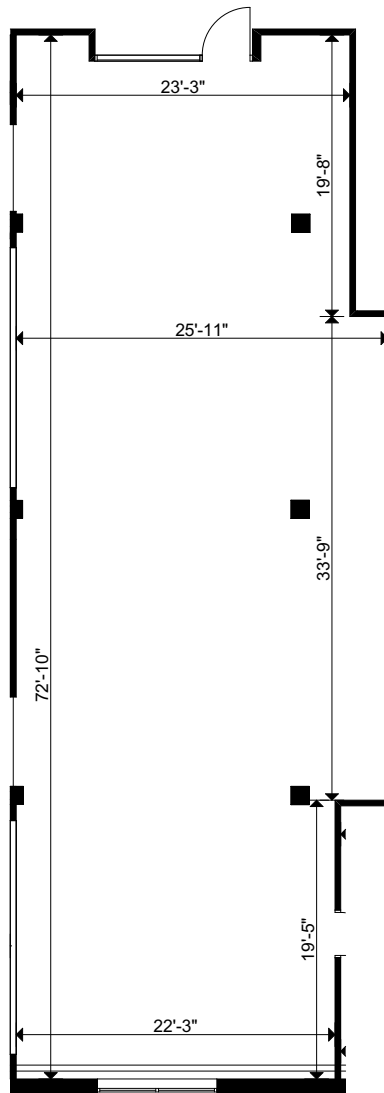
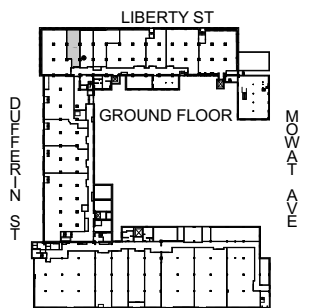
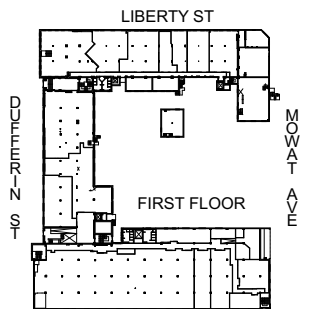
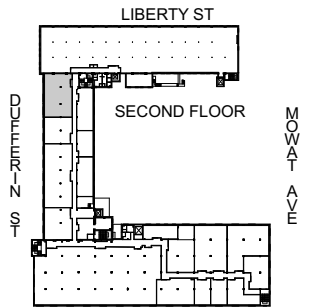
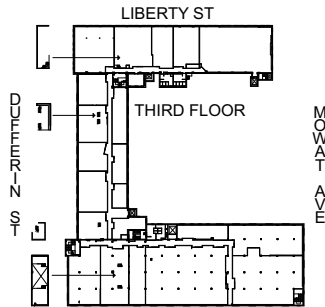




SCHEDULE A

UNIT 112C

2,158 RENTABLE SQ FT

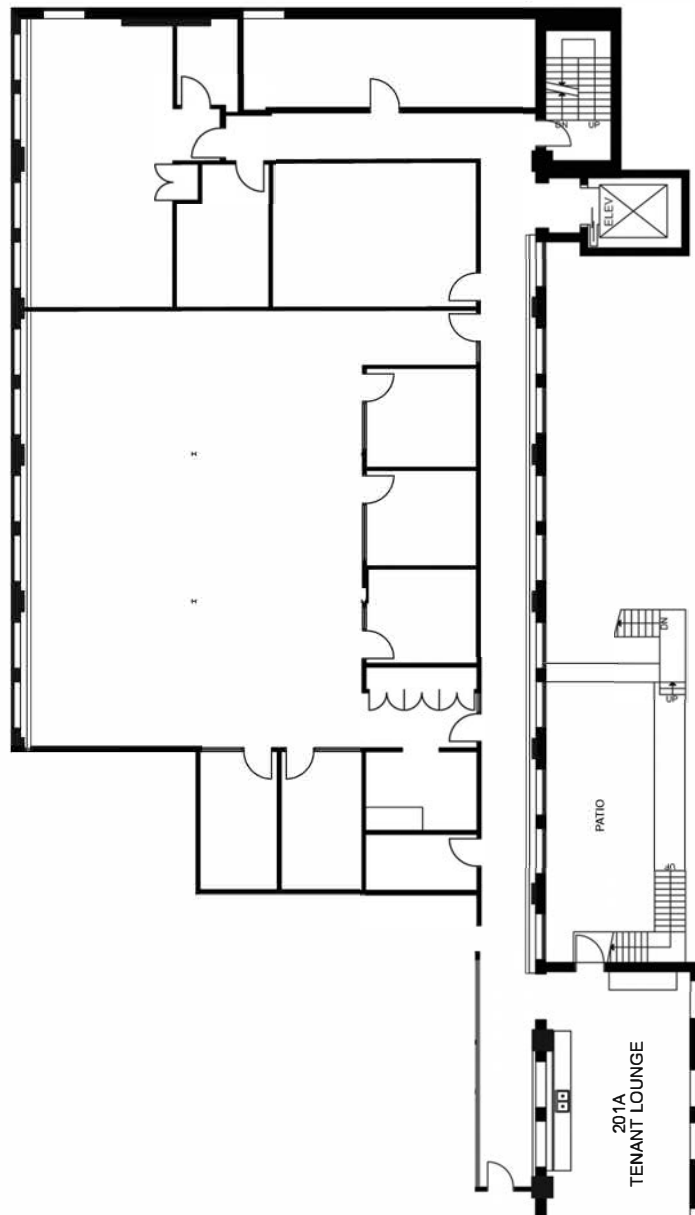
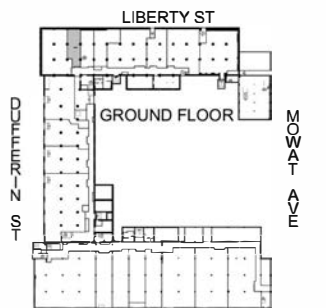
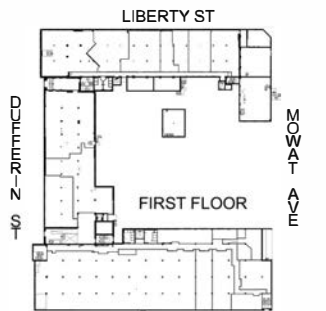
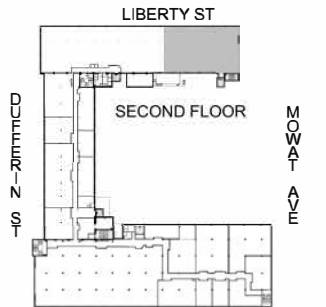
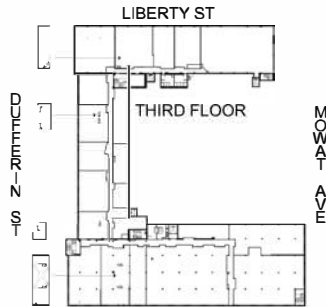




SCHEDULE A

UNIT 202A

6,836 RENTABLE SQ FT

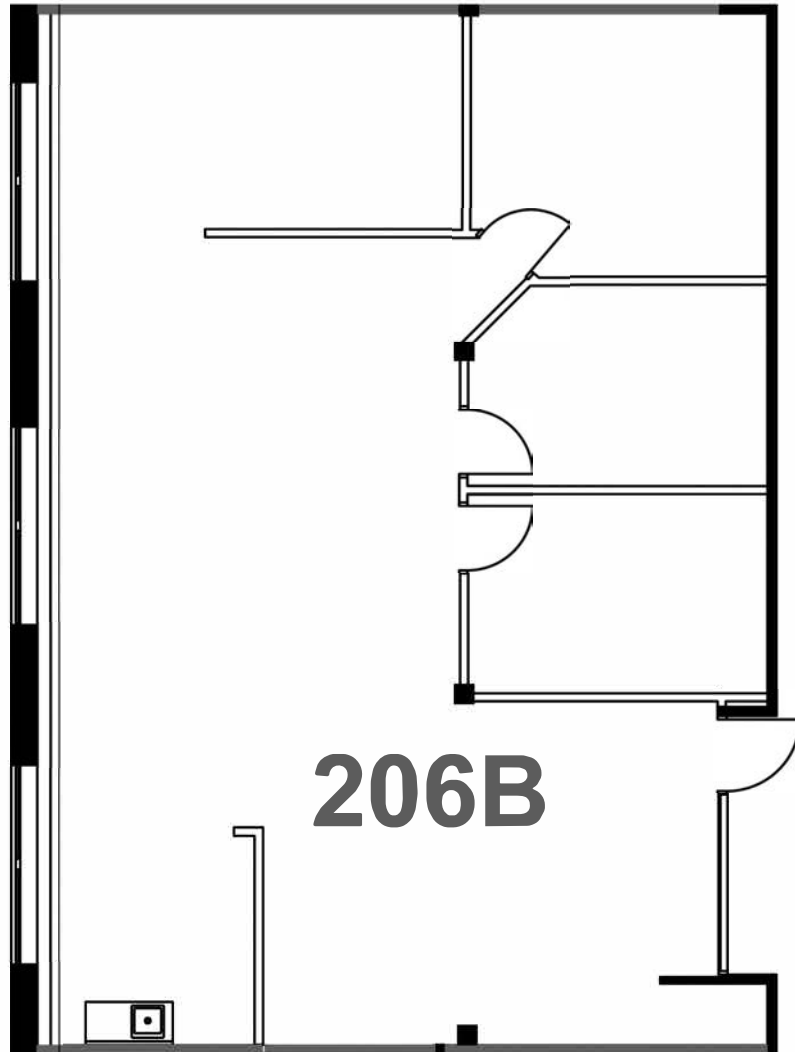
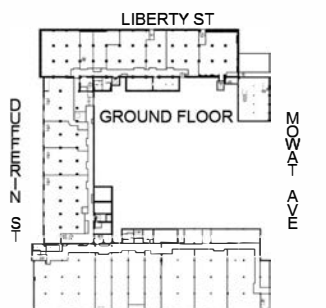
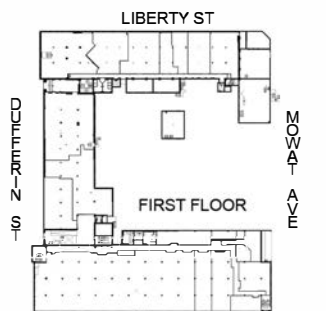
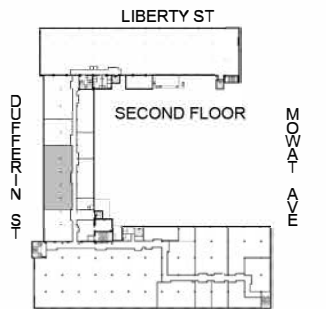
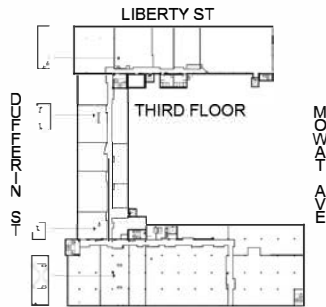




SCHEDULE A

UNIT 206B

2,076 RENTABLE SQ FT

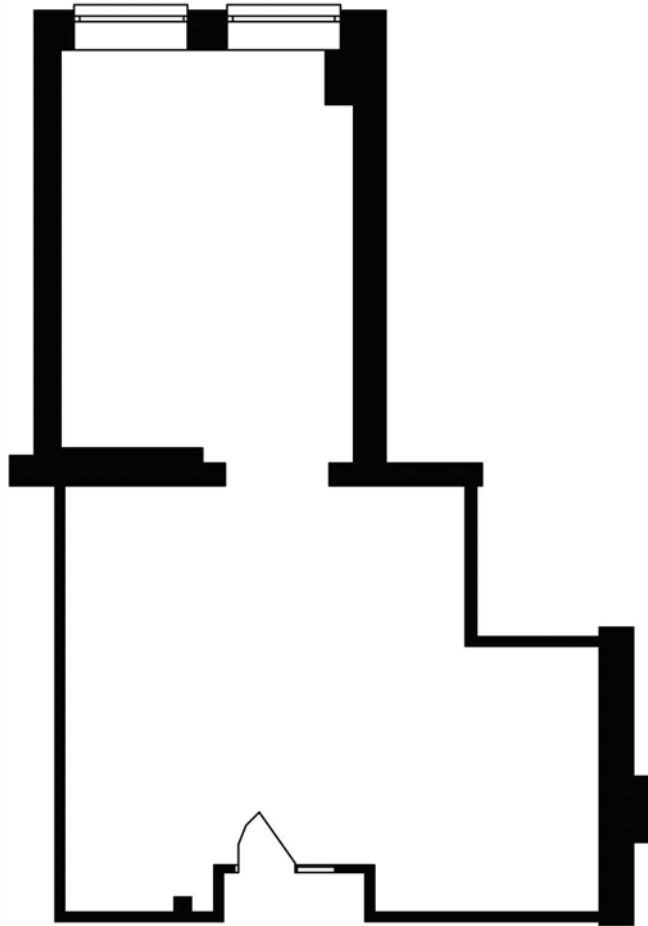
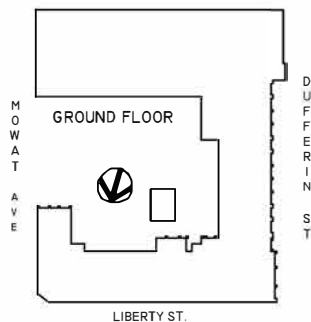
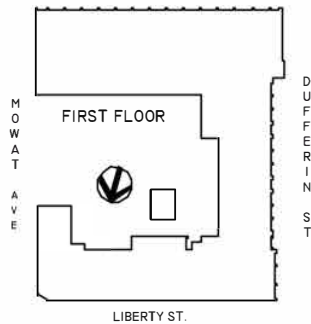
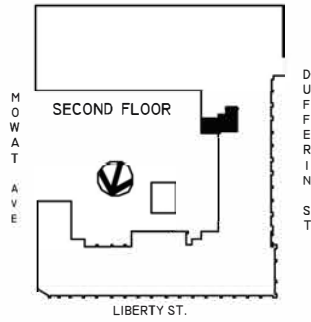
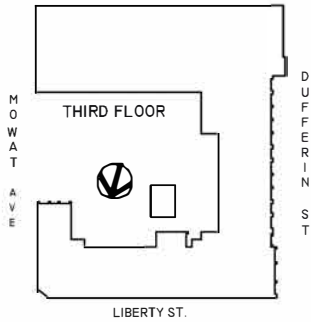




SCHEDULE A

SUITE 211B

985 RENTABLE SQ. FT.

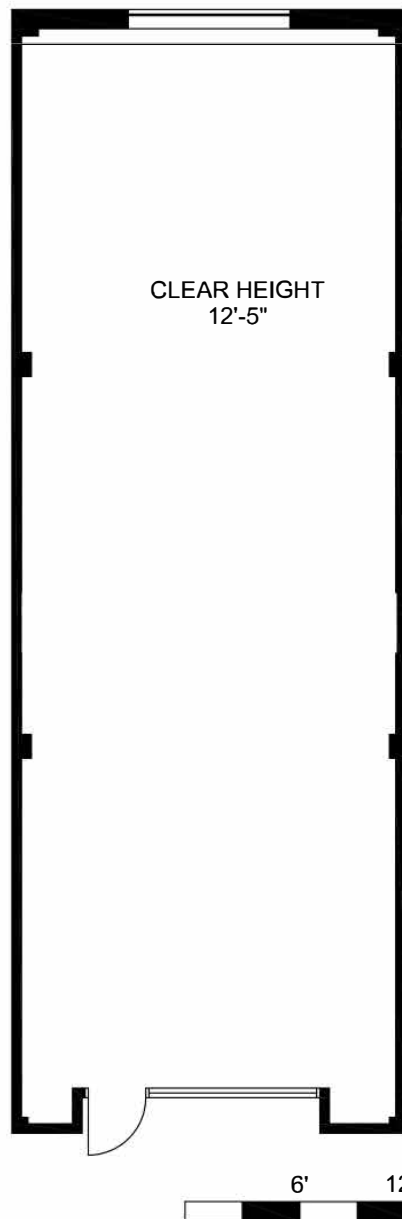
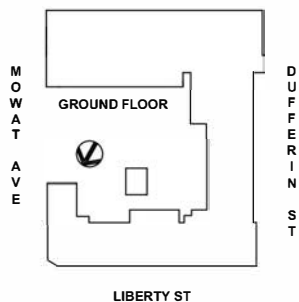
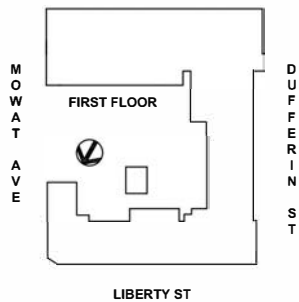
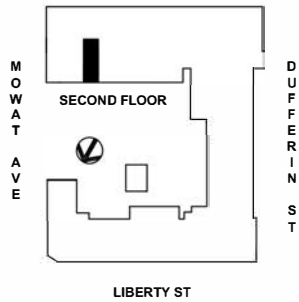
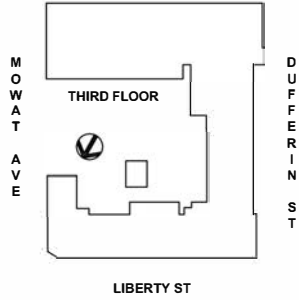




SCHEDULE A

SUITE 211C

1,366 RENTABLE SQ FT

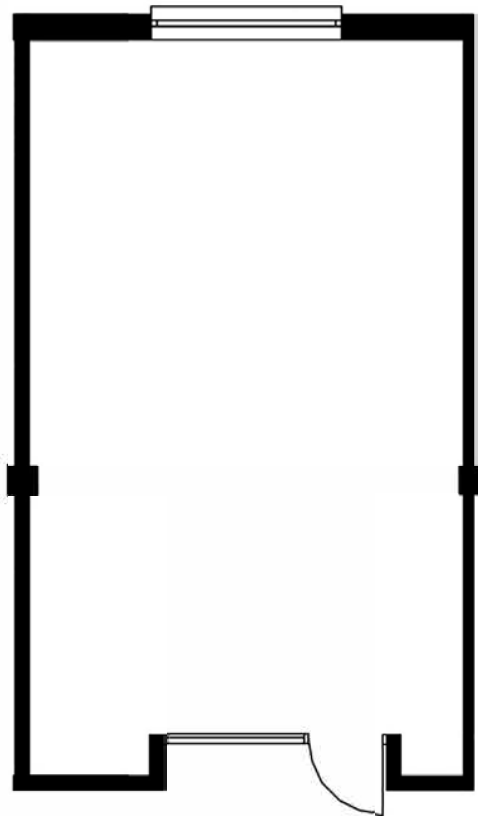
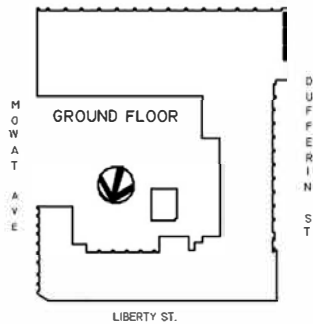
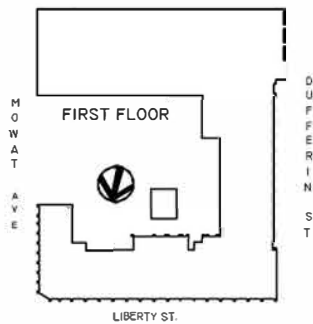
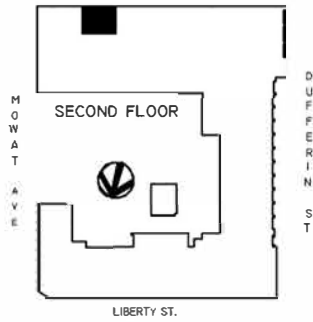
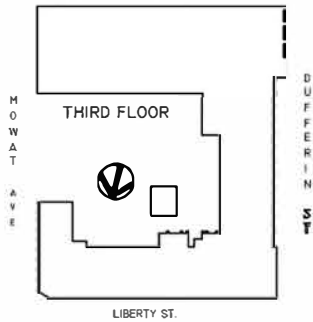




SCHEDULE A

SUITE 218C

815 RENTABLE SQ. FT.

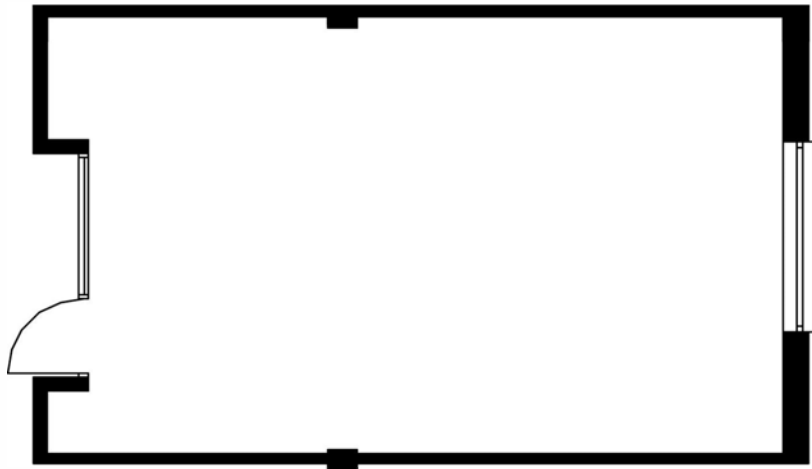
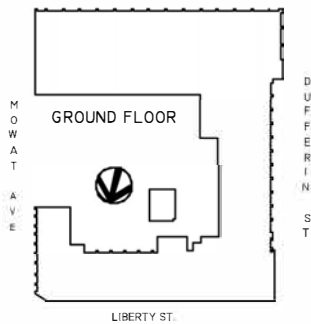
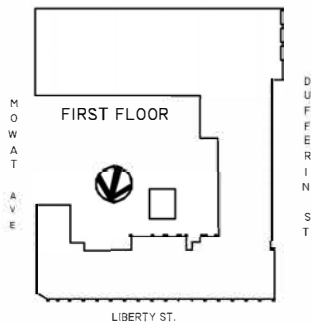
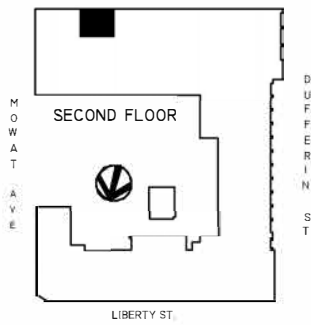
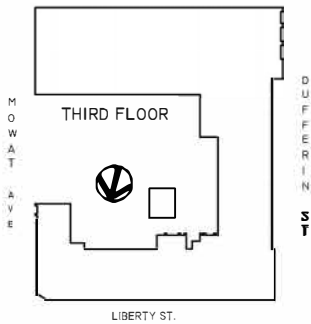




SCHEDULE A

SUITE 220C

817 RENTABLE SQ. FT.

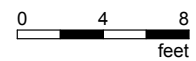
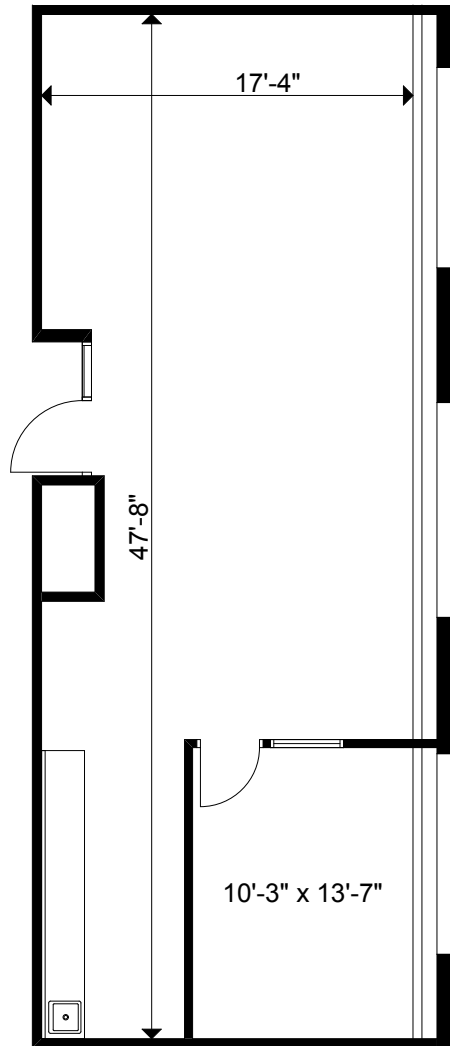
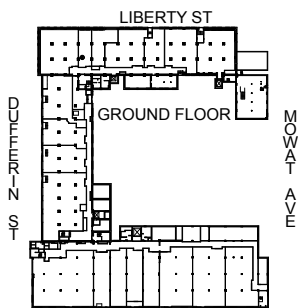
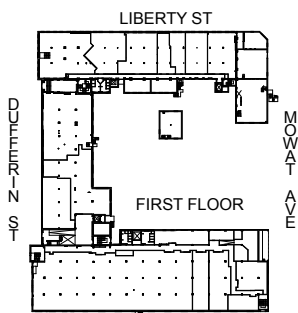
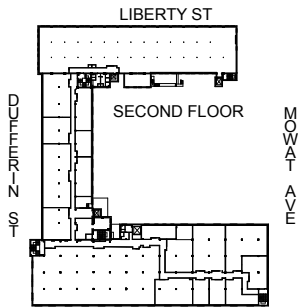
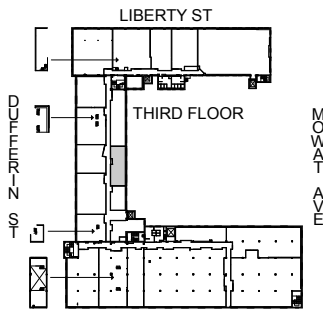




SCHEDULE A

UNIT 303B

1,158 RENTABLE SQ FT

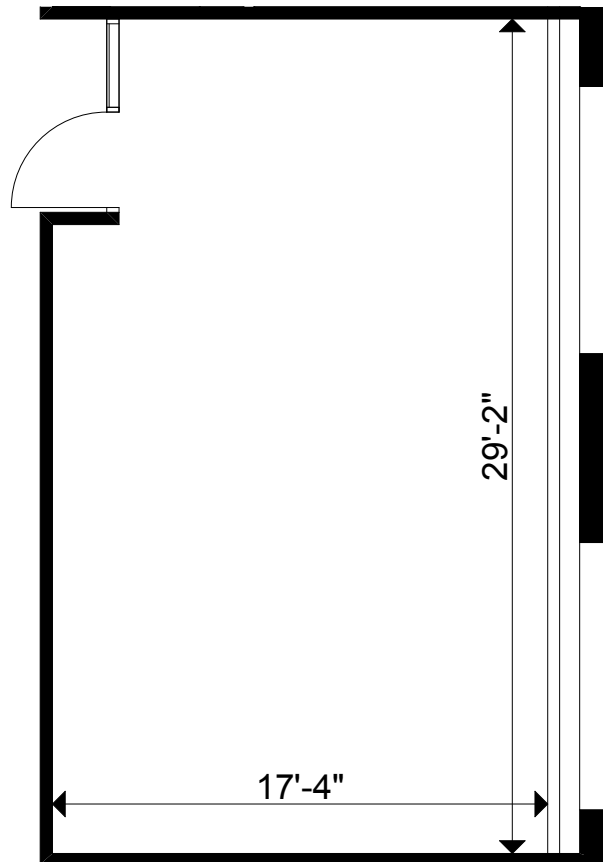
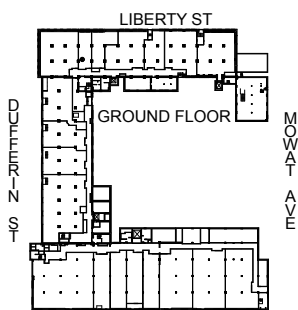
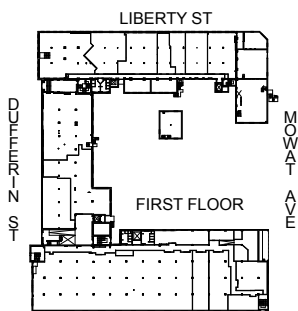
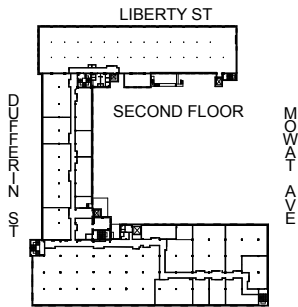
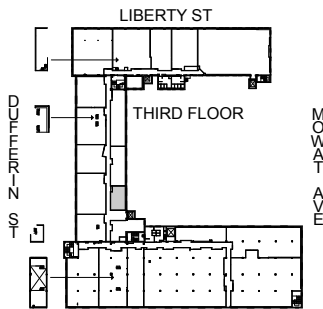




SCHEDULE A

UNIT 307B

706 RENTABLE SQ FT

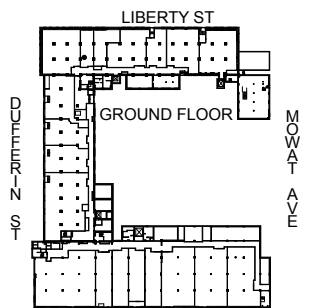
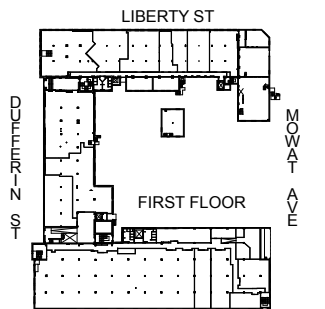
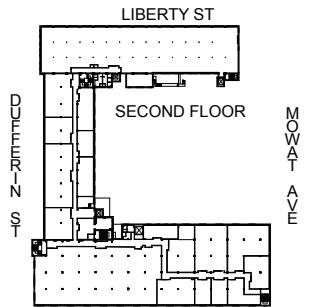
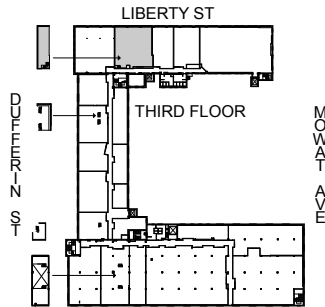




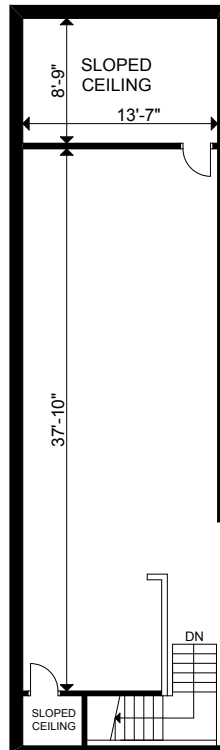
SCHEDULE A

UNIT 304A

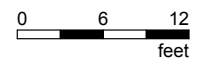
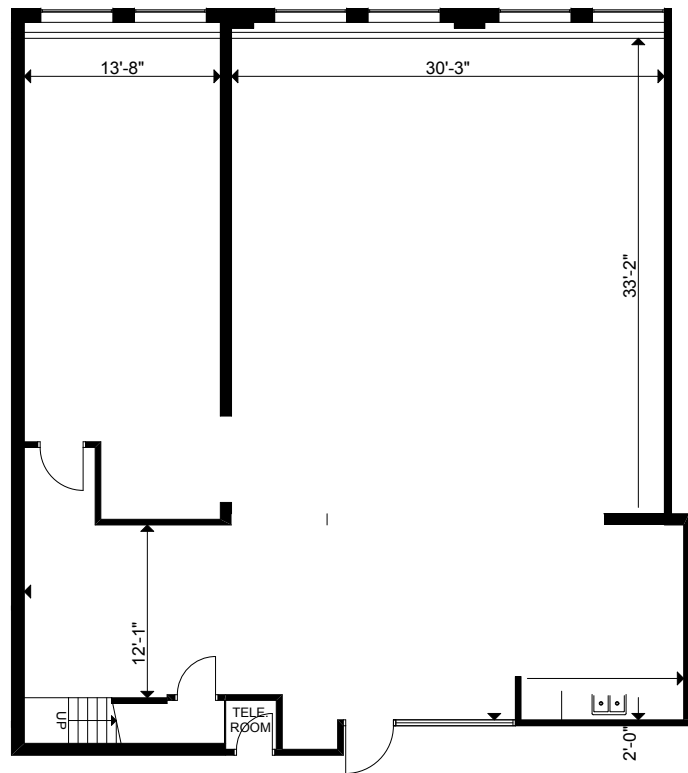
3,658 RENTABLE SQ FT



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UNIT

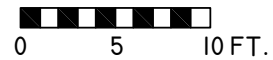
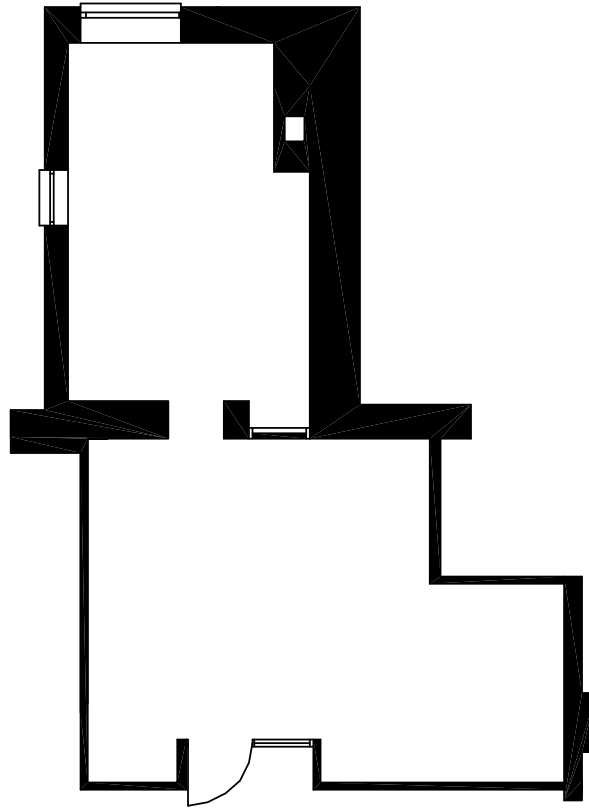
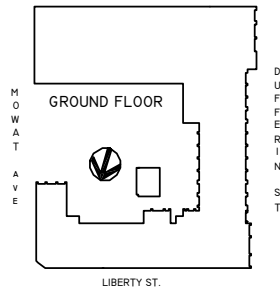
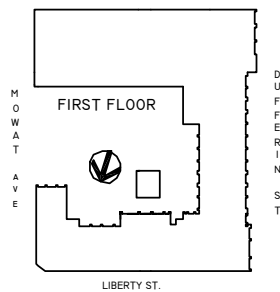
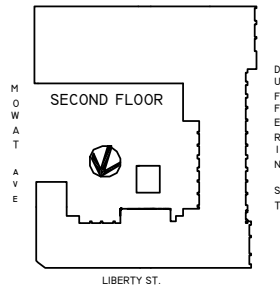
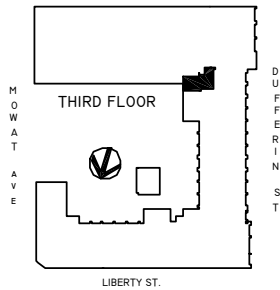




SCHEDULE A

SUITE 309B

921 RENTABLE SQ. FT.

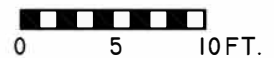
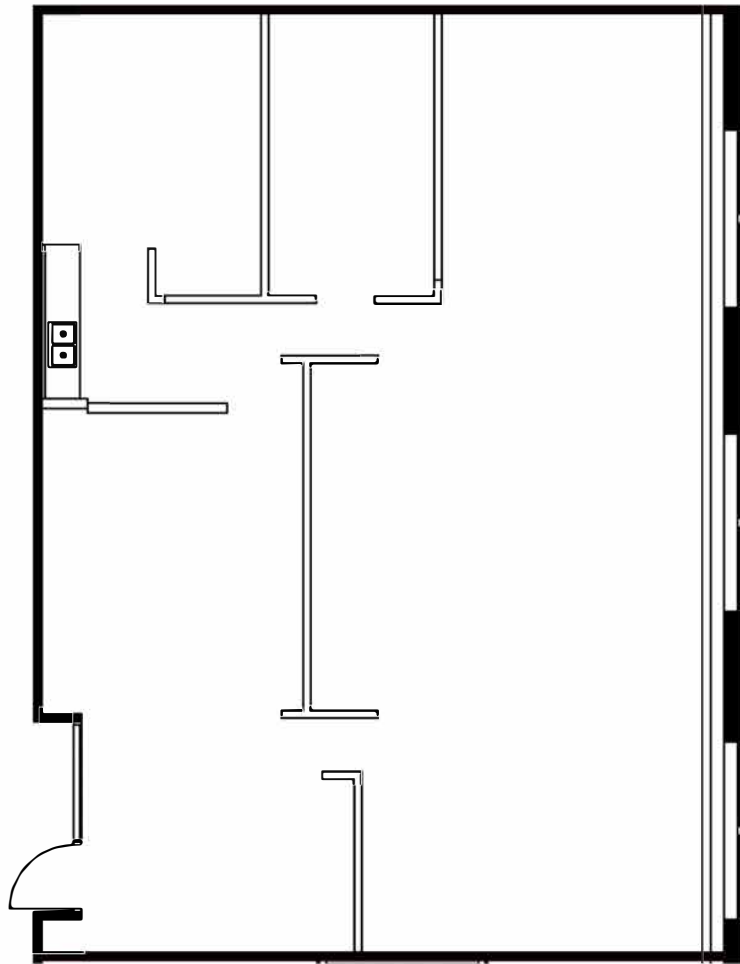
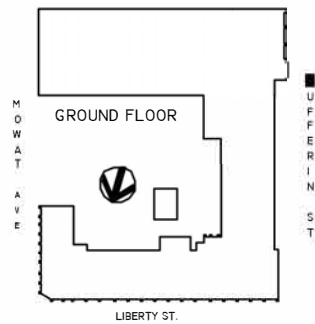
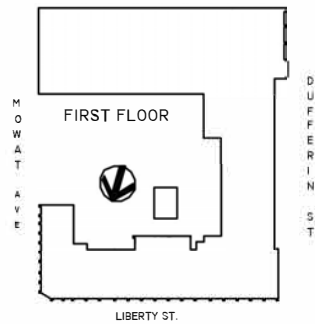
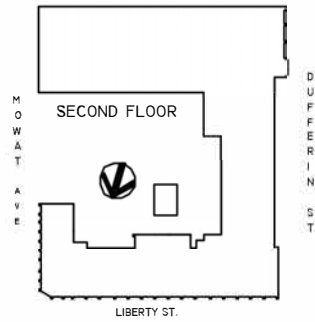
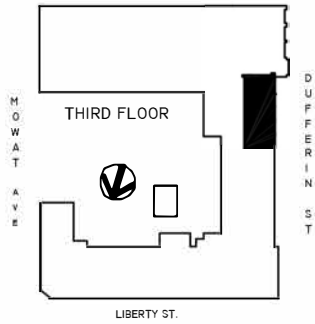




SCHEDULE A

SUITE 308B

2,210 RENTABLE SQ. FT.

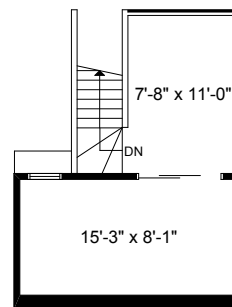
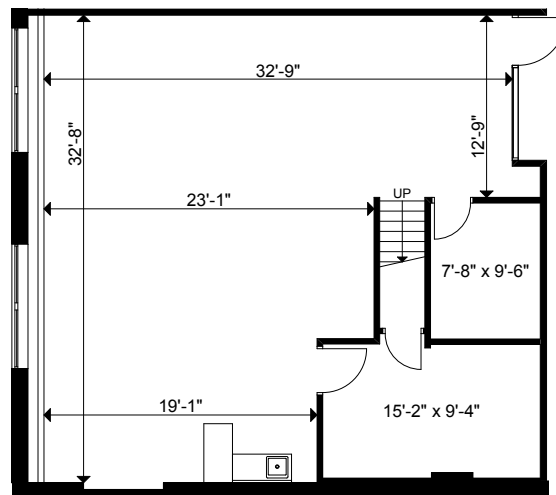
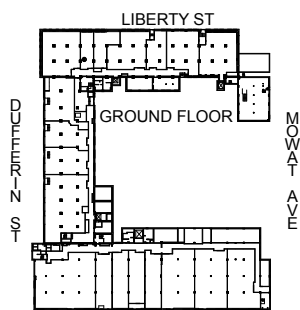
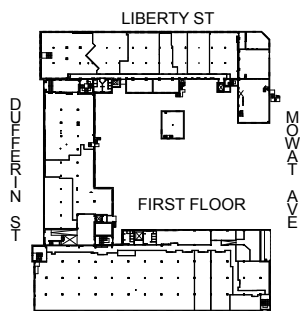
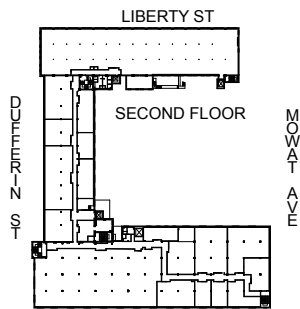
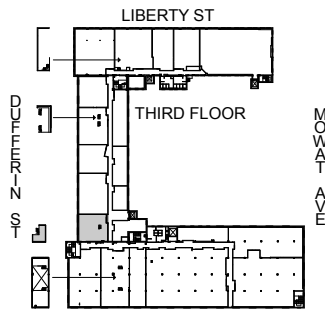




SCHEDULE A

UNIT 310B

1,763 RENTABLE SQ FT



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