



GITALIS
REAL
ESTATE

LIGHT FACTORY

OFFICE SPACE FOR LEASE



219 DUFFERIN STREET
LIBERTY VILLAGE



DETAILS

Light Factory

Available Units for Lease

(click suite # for Virtual Tour)

GROUND

- [Unit 2A](#) 2,543 SF (4 offices, boardroom, kitchenette)
- [Unit 4A](#) 962 SF (2 offices, plumbing roughed in)
- [Unit 6A](#) 1,989 SF (kitchenette, semi-private entrance, signage)
- [Unit 8A](#) 1,345 SF (kitchenette, semi-private entrance, signage)
- [Unit 2B](#) 2,012 SF (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 108C](#) 1,760 SF
- [Unit 110C](#) 1,763 SF
- [Unit 112C](#) 2,158 SF

2nd Floor

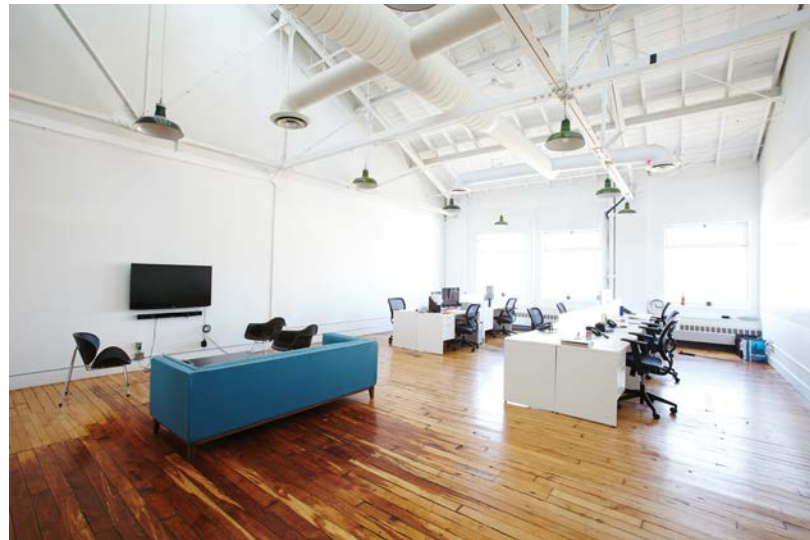
- [Unit 202A](#) 6,836 SF (Open area, boardroom, offices)
- [Unit 206B](#) 2,076 SF (Kitchenette, 3 offices, boardroom)
- [Unit 211B](#) 985 SF
- [Unit 211C](#) 1,366 SF
- [Unit 215C](#) 4,391 SF (Kitchenette, 4 offices, boardroom)
- [Unit 218C](#) 815 SF
- [Unit 220C](#) 817 SF

3rd Floor

- [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



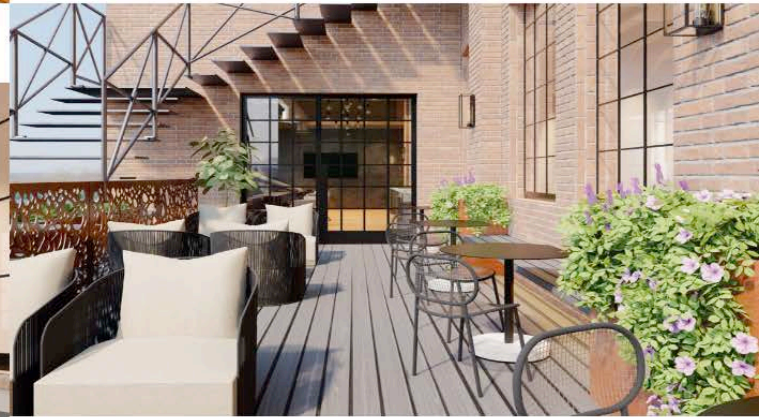
BUILDING AMENITIES

Shared Boardroom for up to 14 people



Fitness Facility

Indoor Tenant Lounge



2 Roof Top Patios

Free Yoga at Lunch



Coffee Shop in Lobby

Liberty Village is a unique "campus-style" neighbourhood and the home to creative office spaces

LOCATION

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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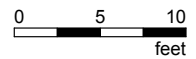
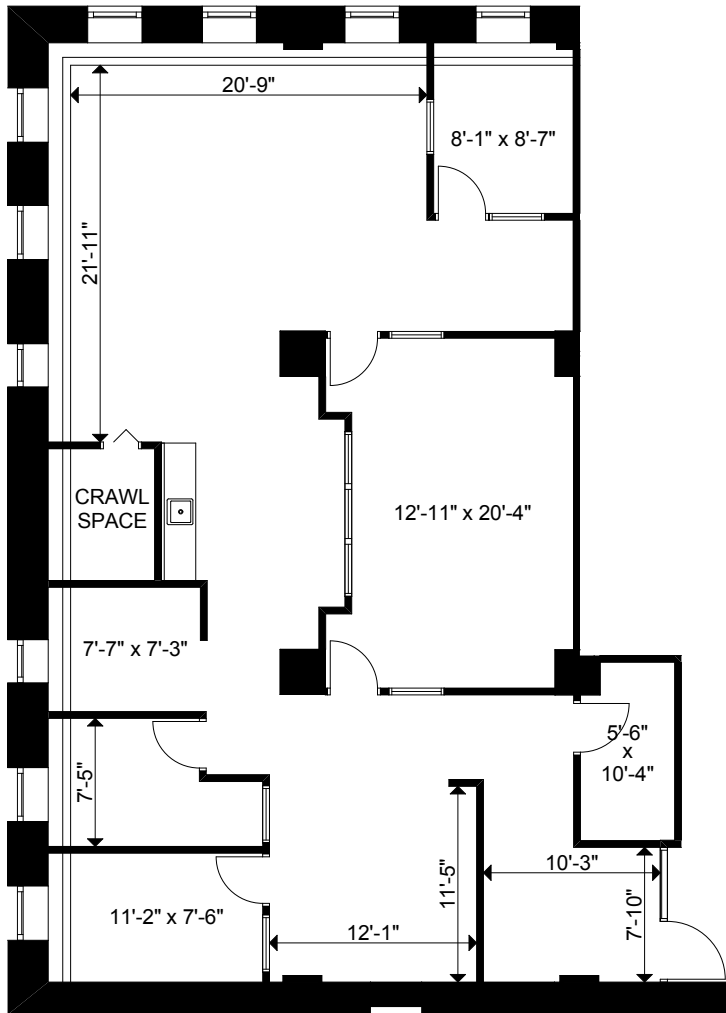
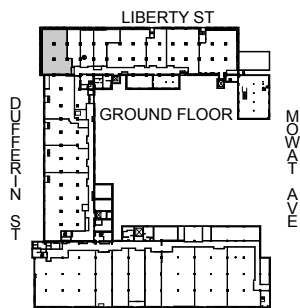
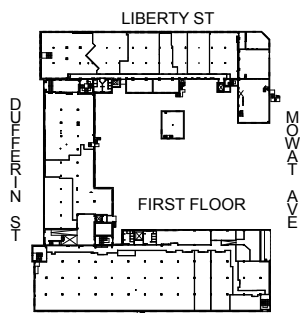
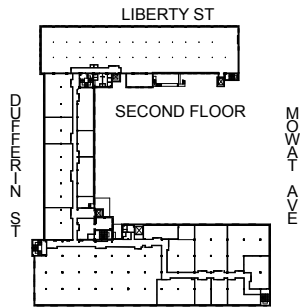
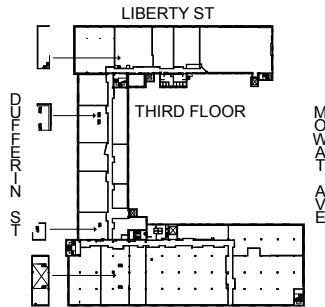
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SCHEDULE A

UNIT 2A

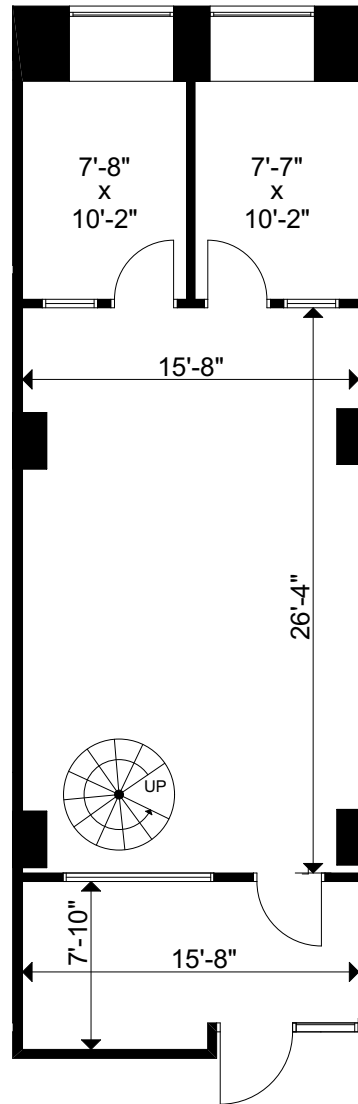
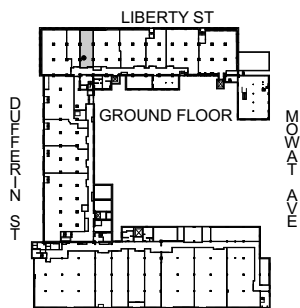
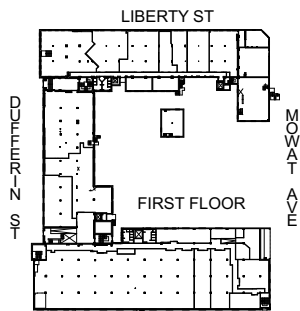
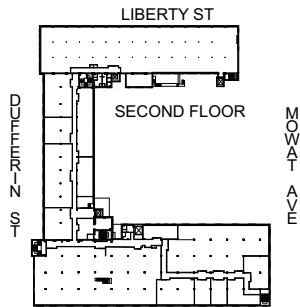
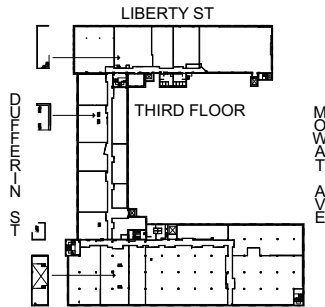
2,543 RENTABLE SQ FT





SCHEDULE A UNIT 4A

962 RENTABLE SQ FT

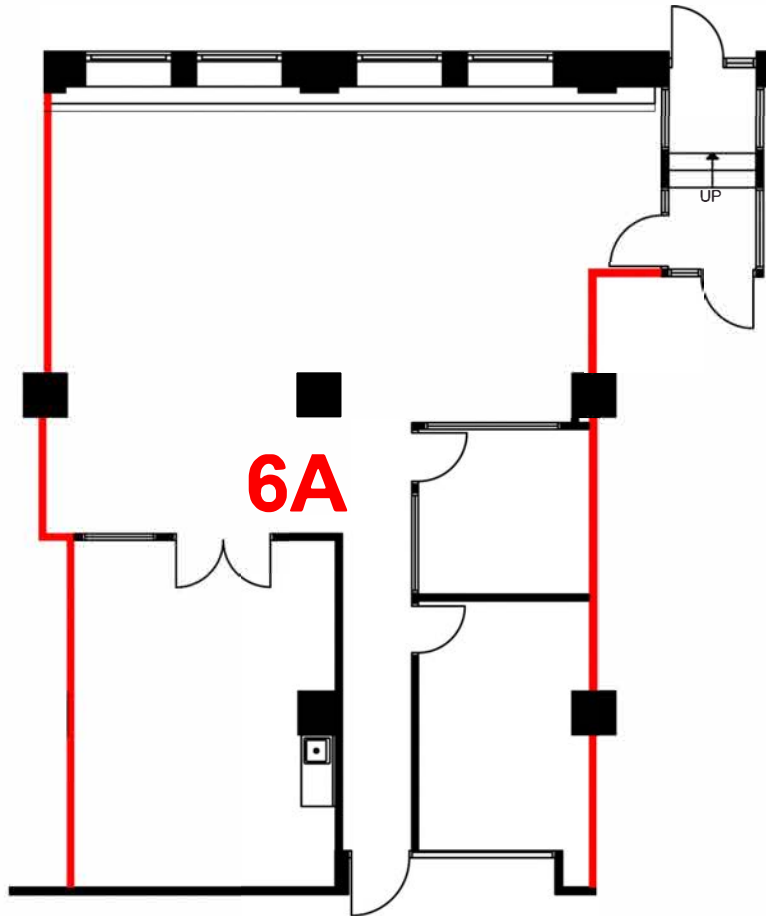
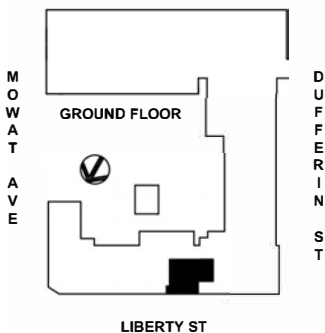
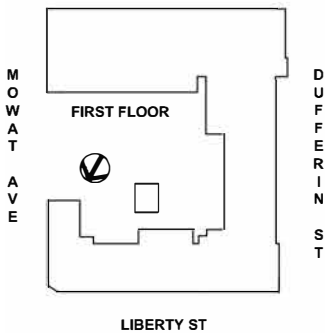
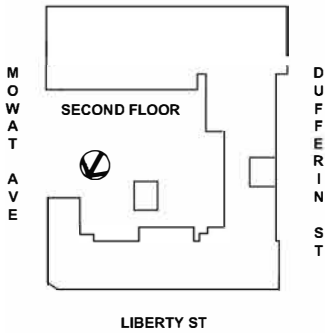
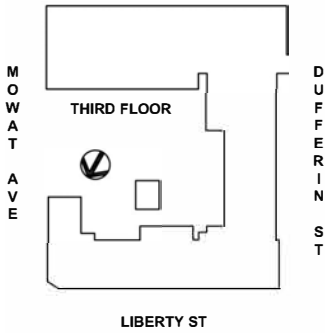




SCHEDULE A

SUITE 6A

1,989 RENTABLE SQ FT

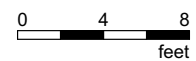
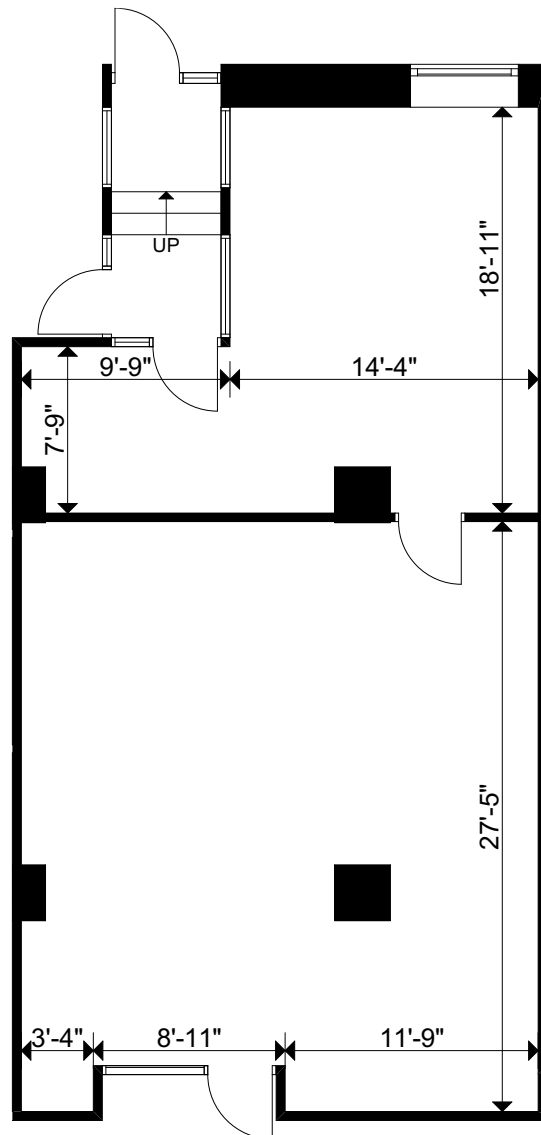
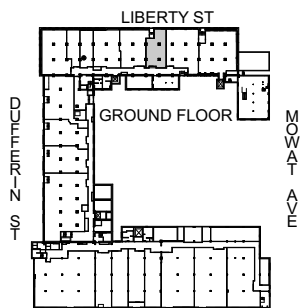
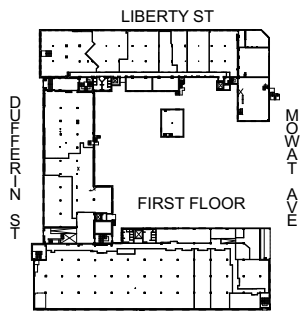
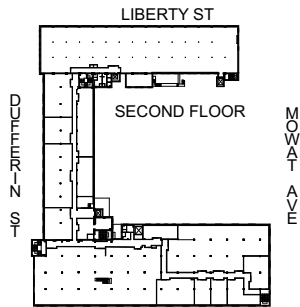
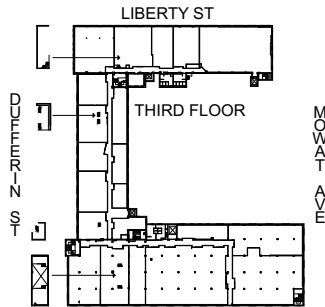




SCHEDULE A

UNIT 8A

1,345 RENTABLE SQ FT

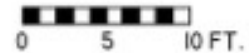
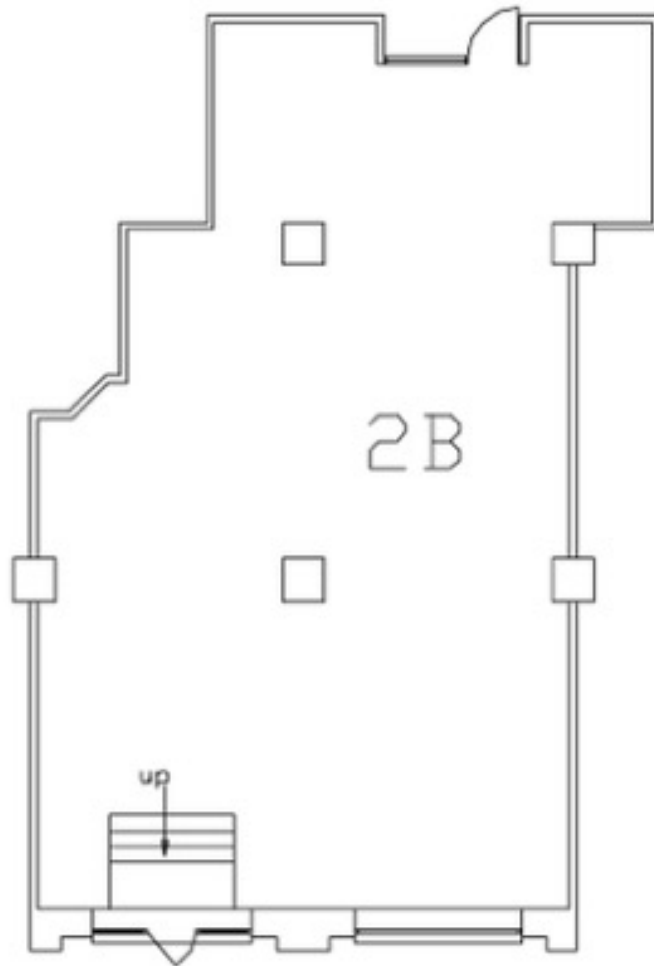
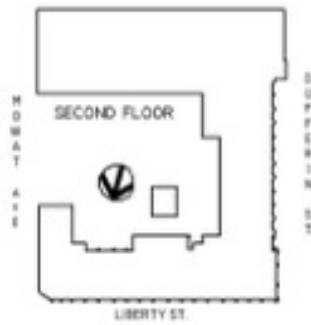
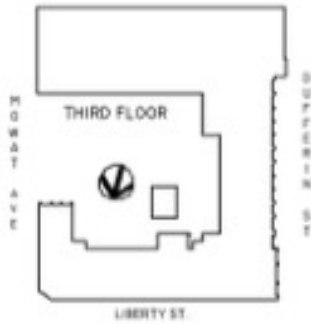




SCHEDULE B

SUITE 2B

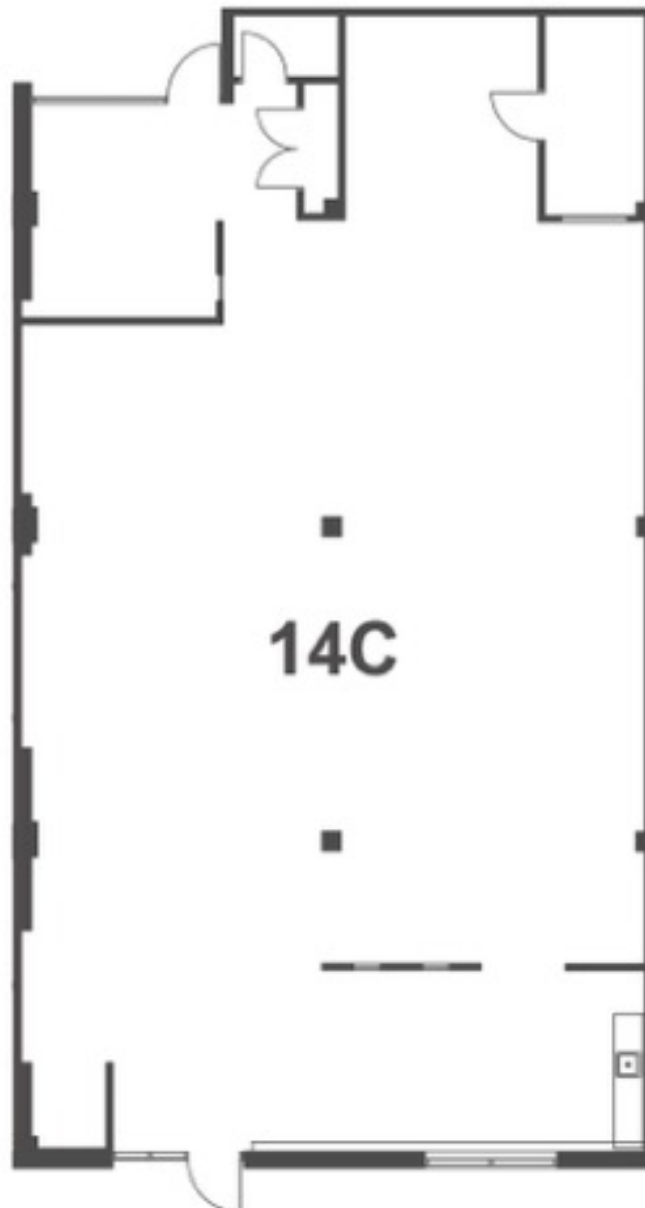
2,012 RENTABLE SQ. FT.





SCHEDULE A UNIT 14C

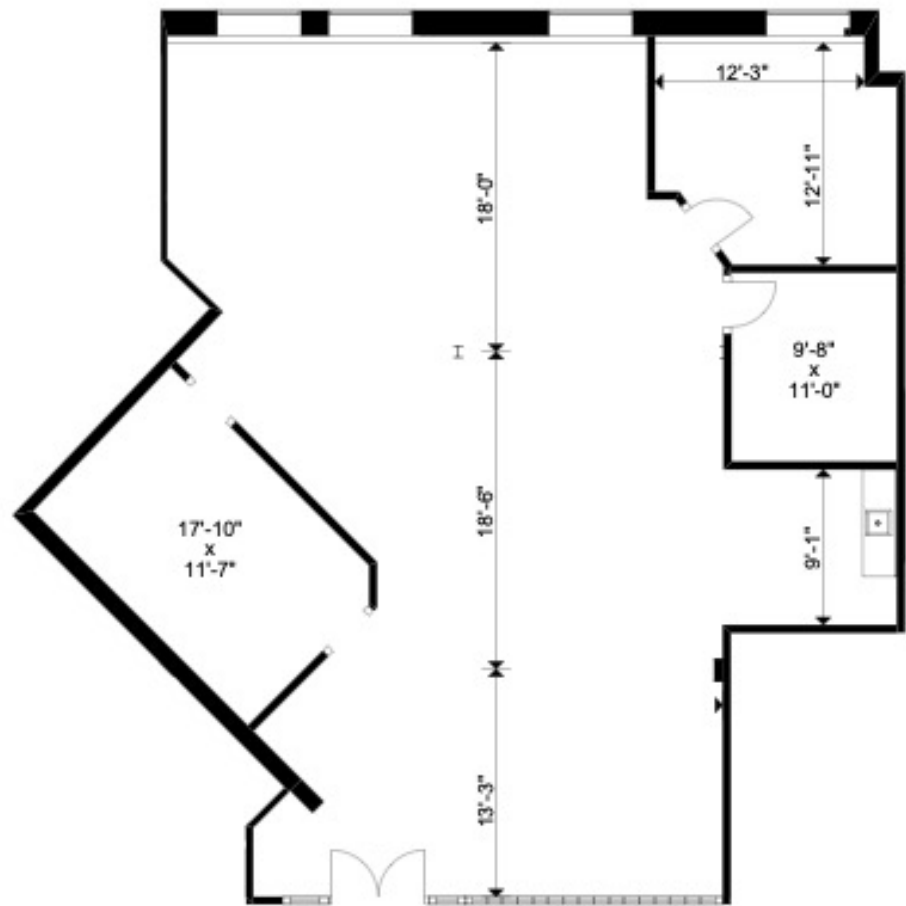
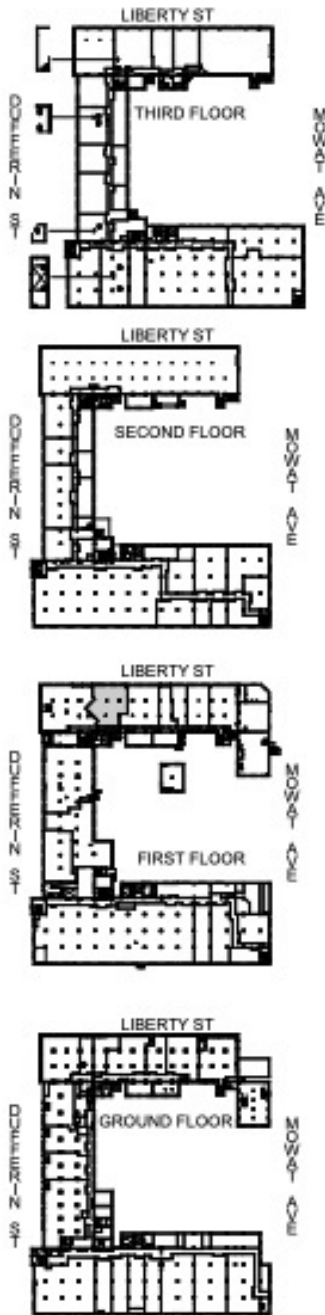
3,612 RENTABLE SQ FT





SCHEDULE A UNIT 101A

2,429 RENTABLE SQ FT

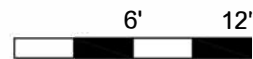
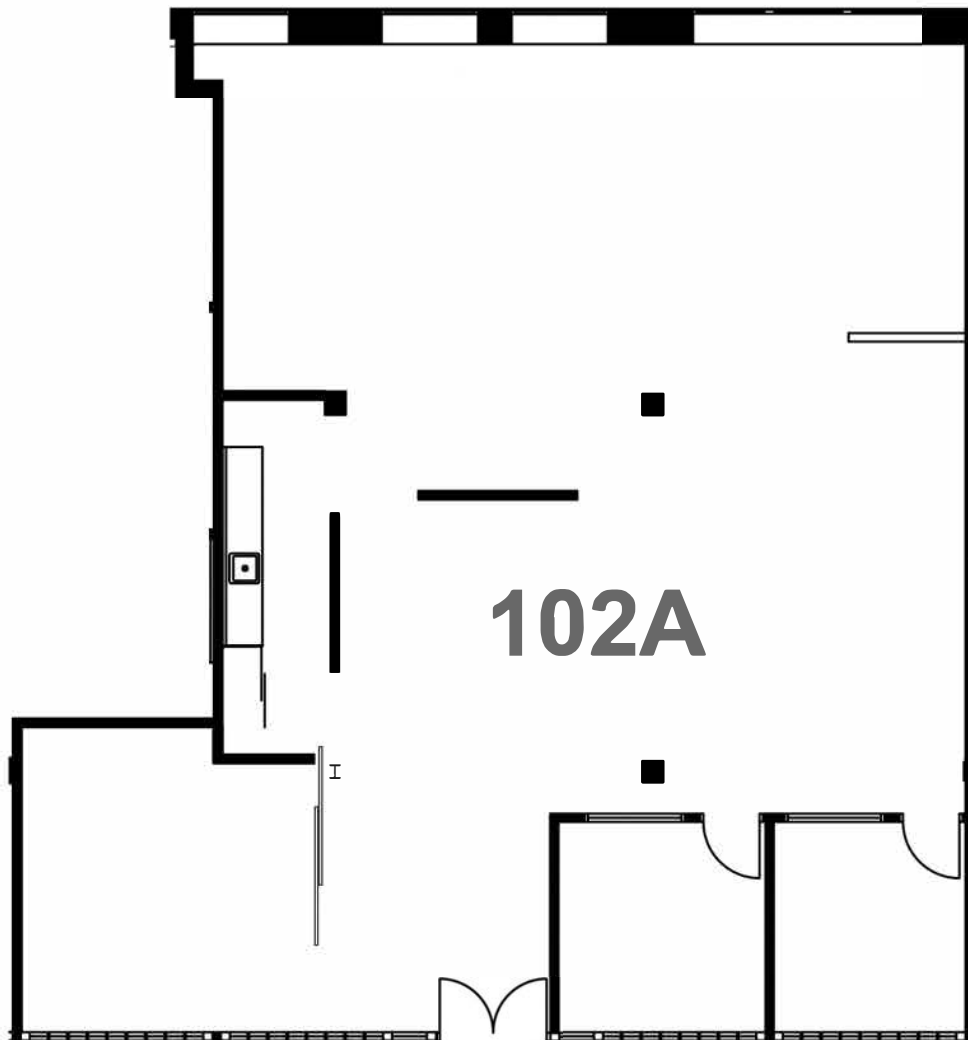
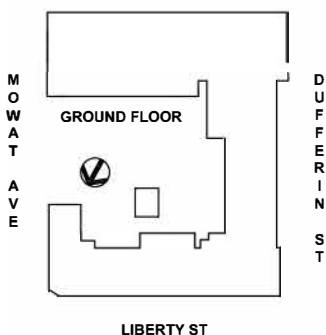
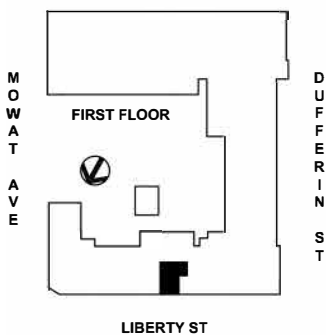
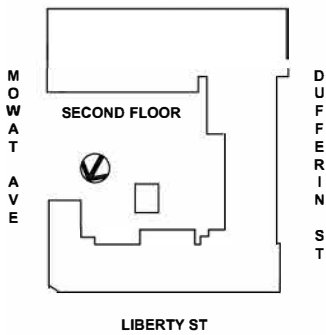
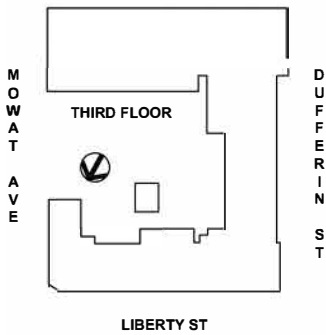




SCHEDULE A

SUITE 102A

2,524 RENTABLE SQ FT

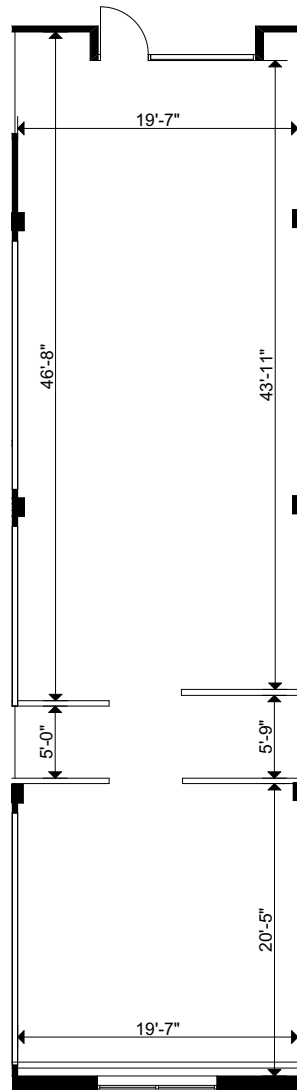
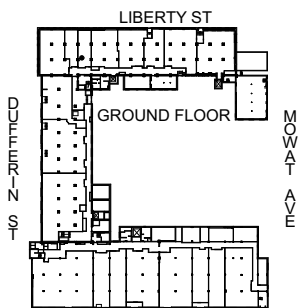
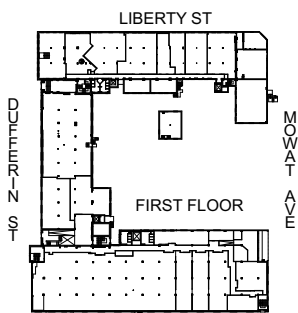
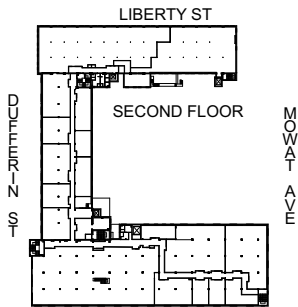
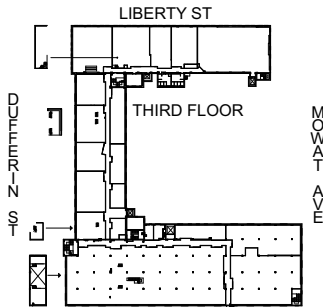




SCHEDULE A

UNIT 108C

1,760 RENTABLE SQ FT

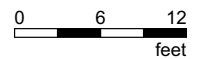
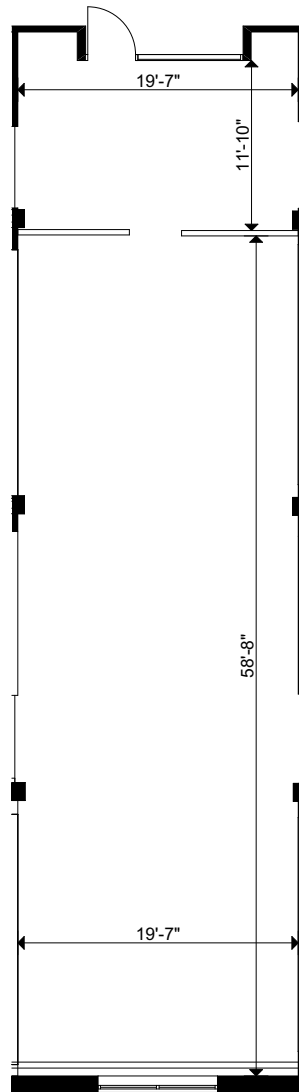
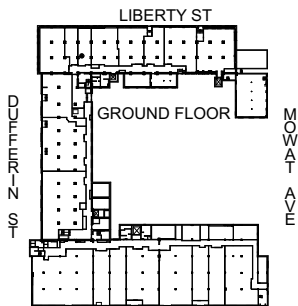
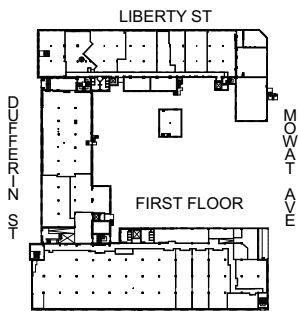
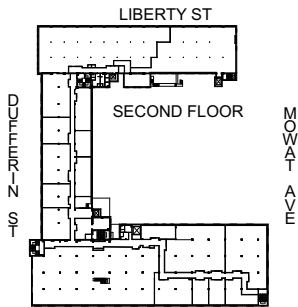
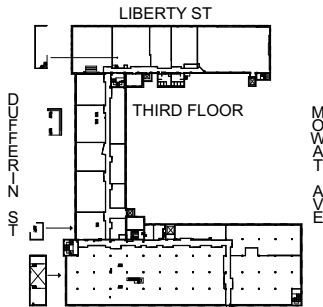




SCHEDULE A

UNIT 110C

1,763 RENTABLE SQ FT

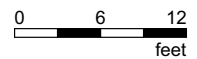
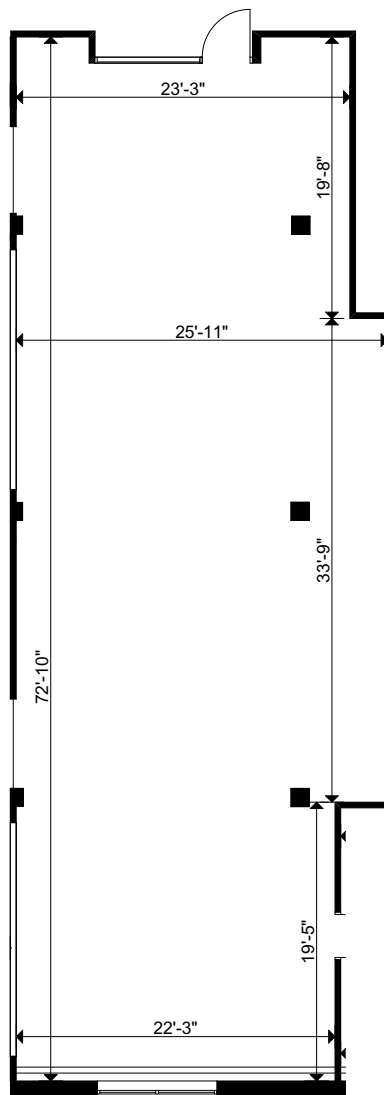
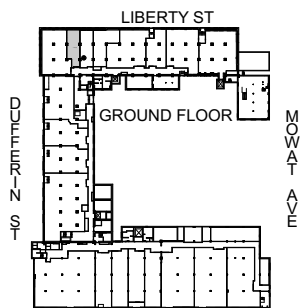
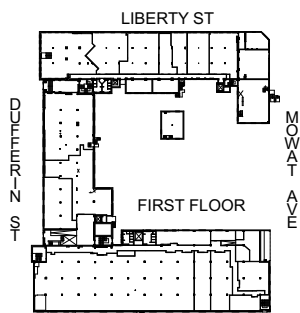
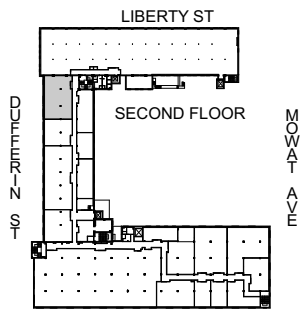
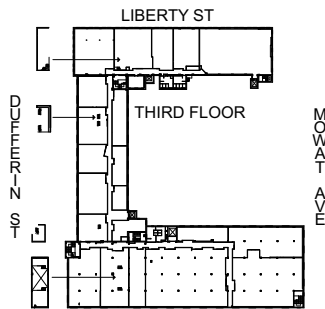




SCHEDULE A

UNIT 112C

2,158 RENTABLE SQ FT

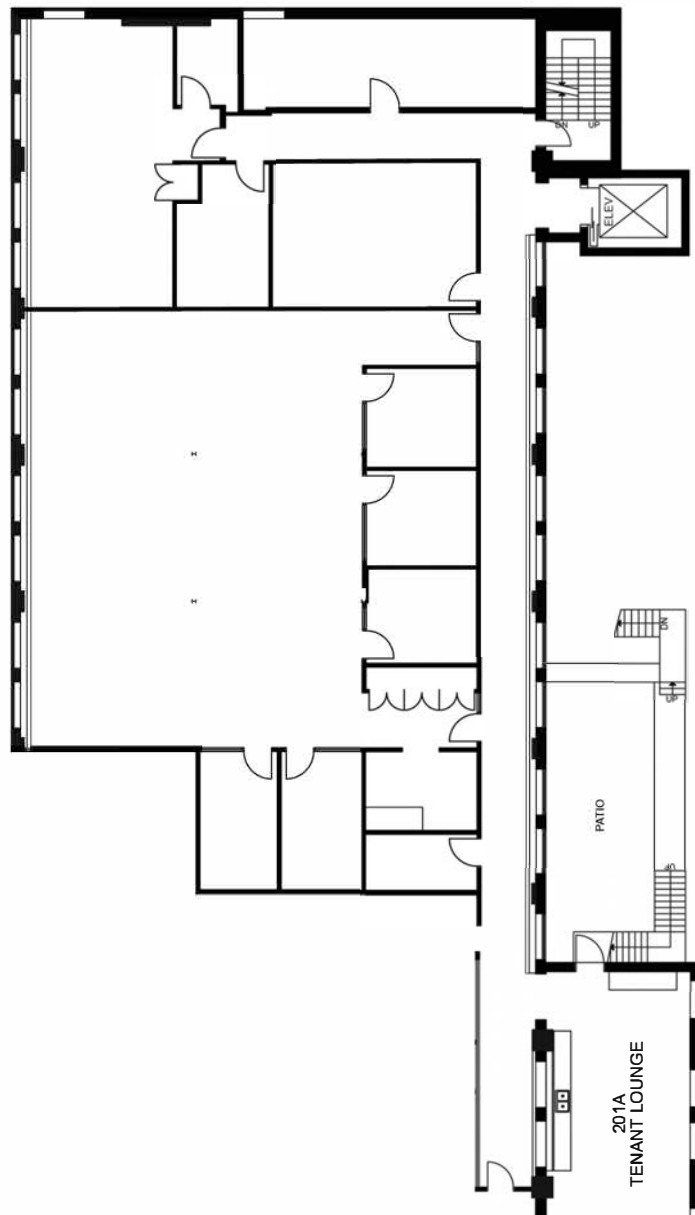
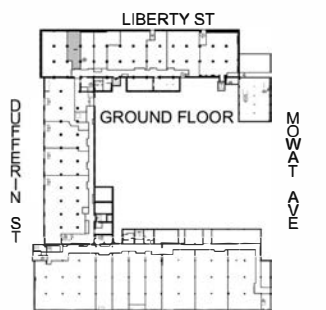
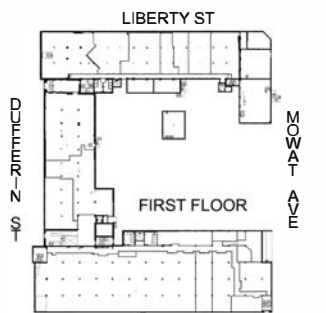
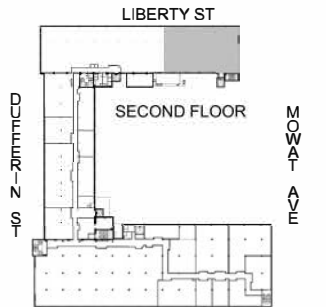
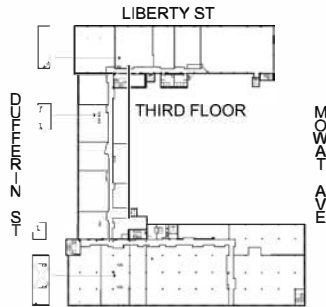




SCHEDULE A

UNIT 202A

6,836 RENTABLE SQ FT

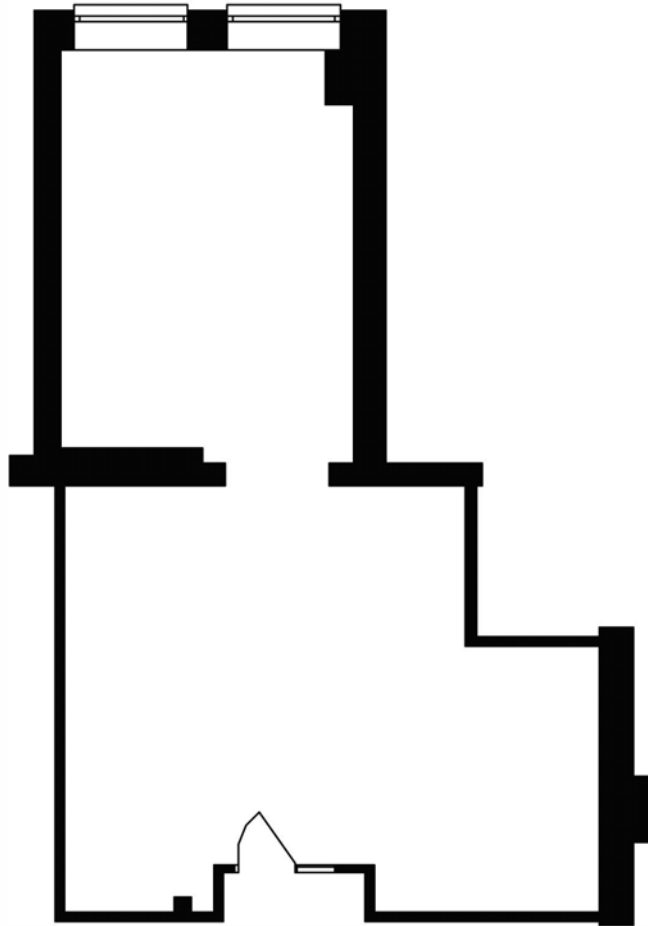
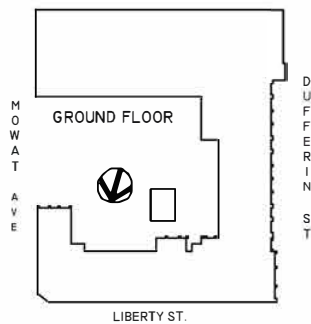
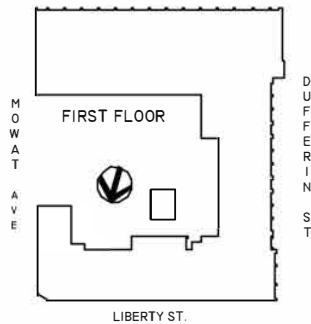
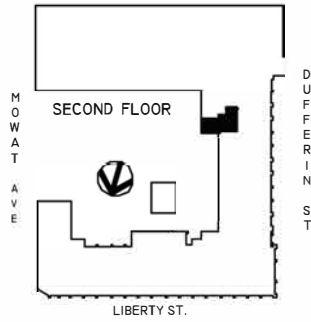
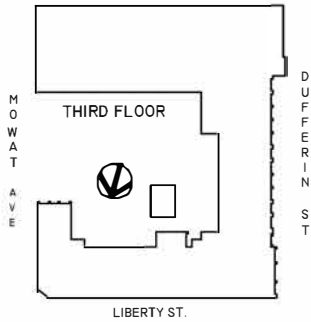




SCHEDULE A

SUITE 211B

985 RENTABLE SQ. FT.

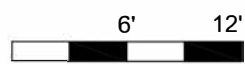
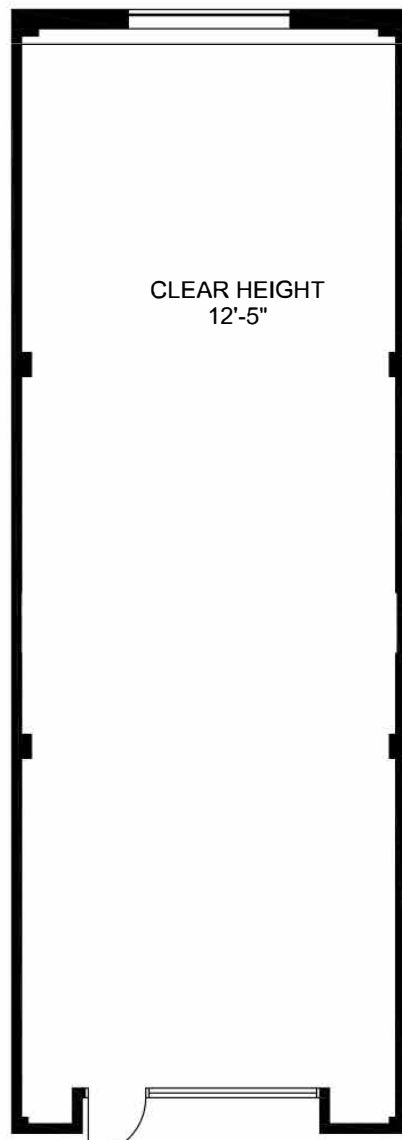
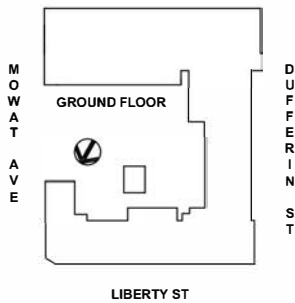
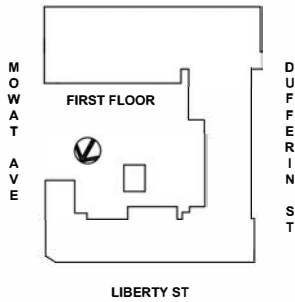
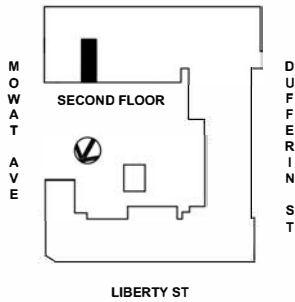
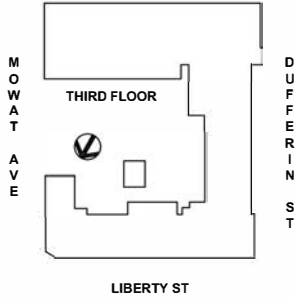




SCHEDULE A

SUITE 211C

1,366 RENTABLE SQ FT

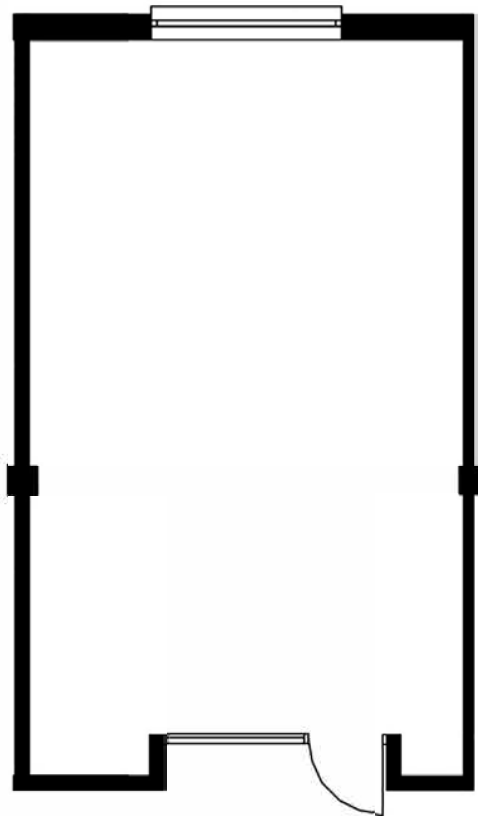
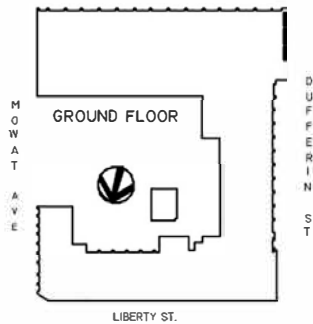
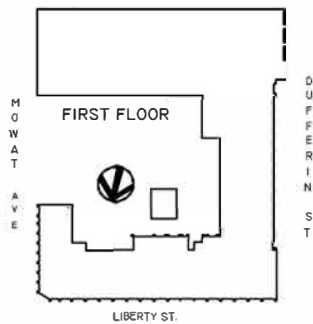
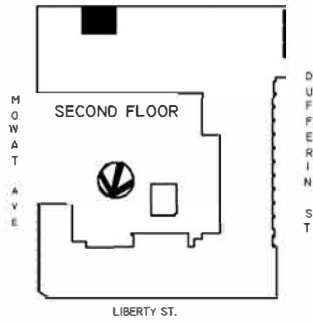
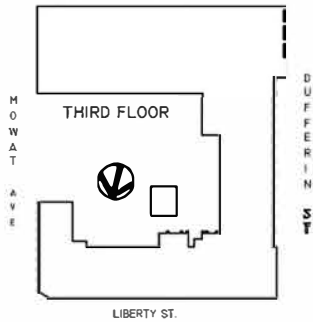




SCHEDULE A

SUITE 218C

815 RENTABLE SQ. FT.

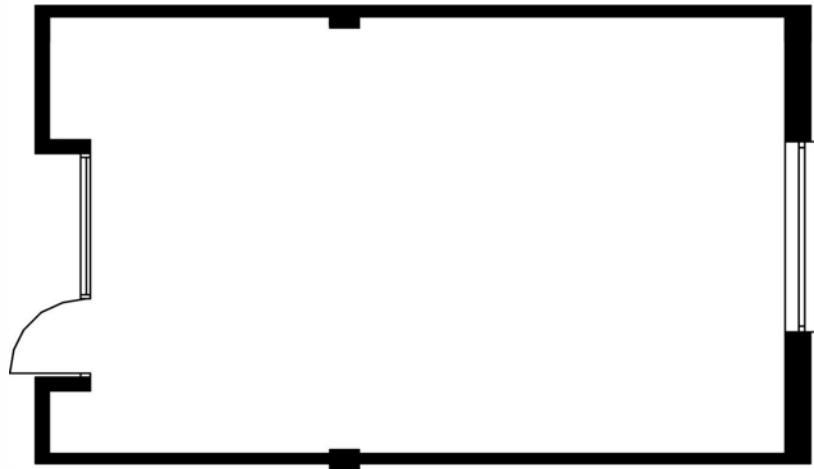
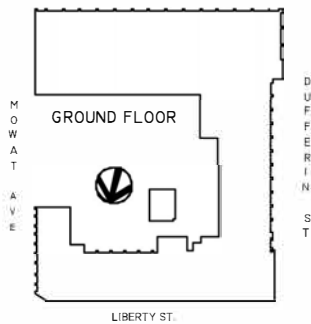
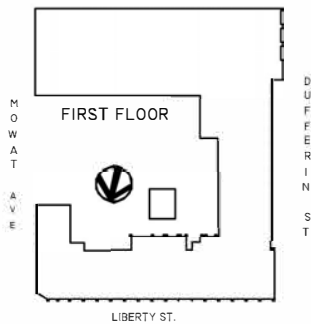
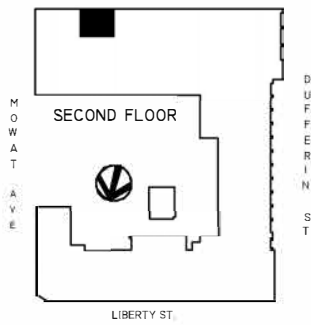
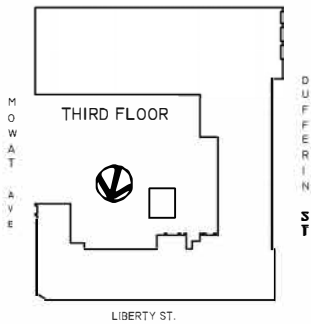




SCHEDULE A

SUITE 220C

817 RENTABLE SQ. FT.

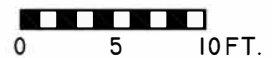
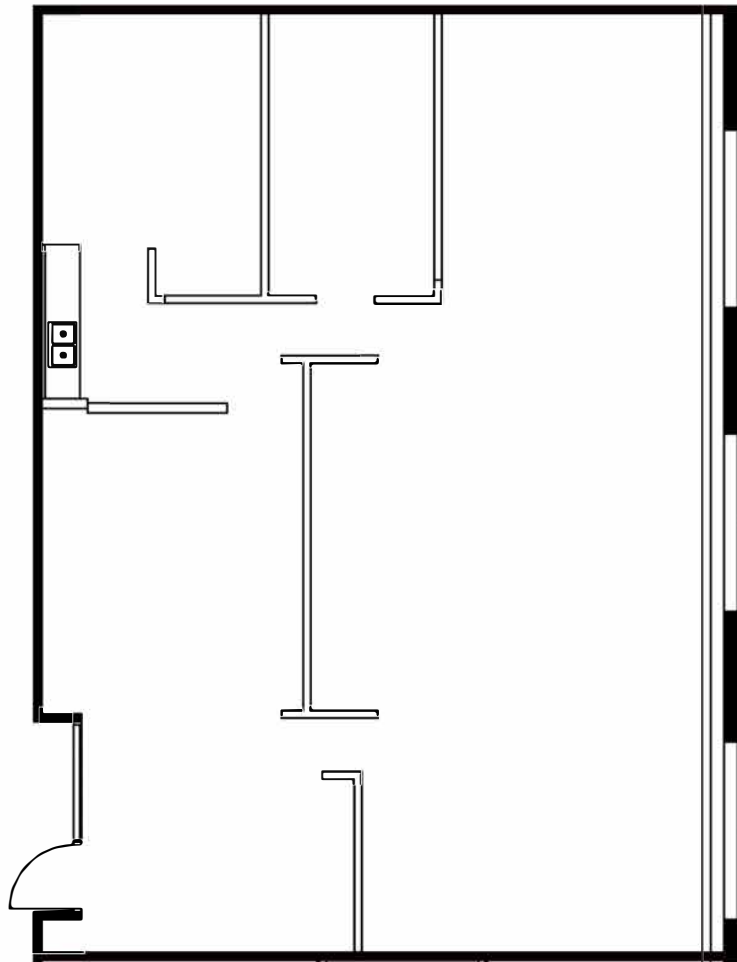
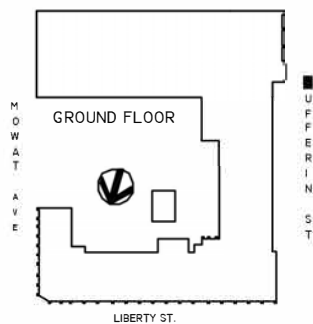
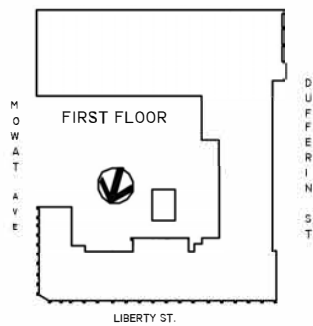
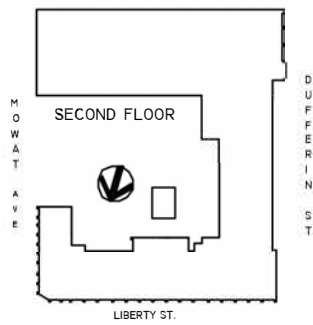
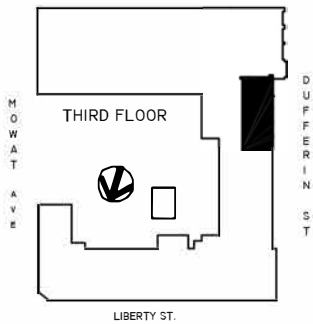




SCHEDULE A

SUITE 308B

2,210 RENTABLE SQ. FT.

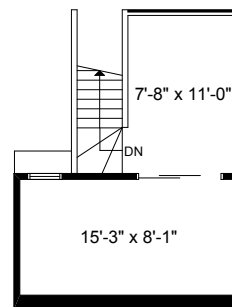
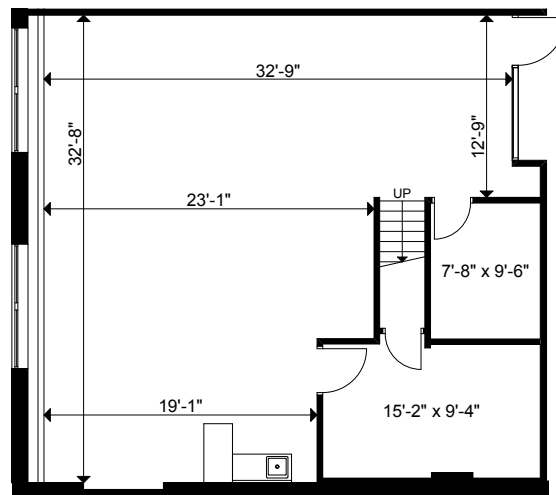
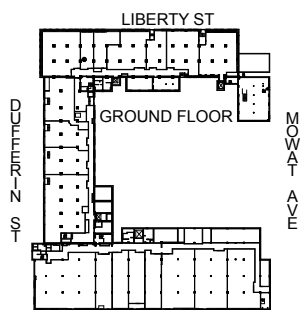
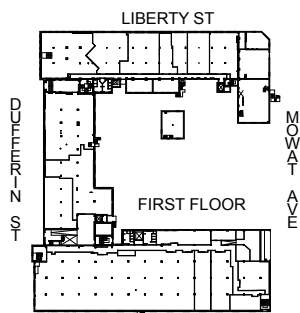
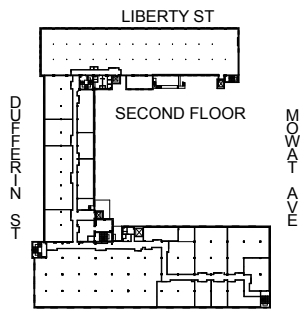
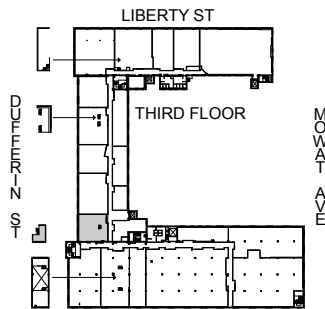




SCHEDULE A

UNIT 310B

1,763 RENTABLE SQ FT



MEZZANINE

