



GITALIS
REAL
ESTATE

FOR LEASE

LIBERTY VILLAGE · TORONTO

LIGHT FACTORY

OFFICE SPACE

219 DUFFERIN STREET

LIBERTY VILLAGE

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THE OPPORTUNITY

BRICK & BEAM, REIMAGINED AS OFFICES.

The Light Factory is a converted character building in the heart of Liberty Village — a unique campus-style neighbourhood and home to creative offices and growing businesses. Exposed timber, red brick and oversized windows run across four floors.

various suites are available, from a founding-team footprint to a full open floorplate. Easy access by transit and highway, minutes from the downtown core, surrounded by cafés, restaurants and services within a short walk.

SUITES AVAILABLE

20

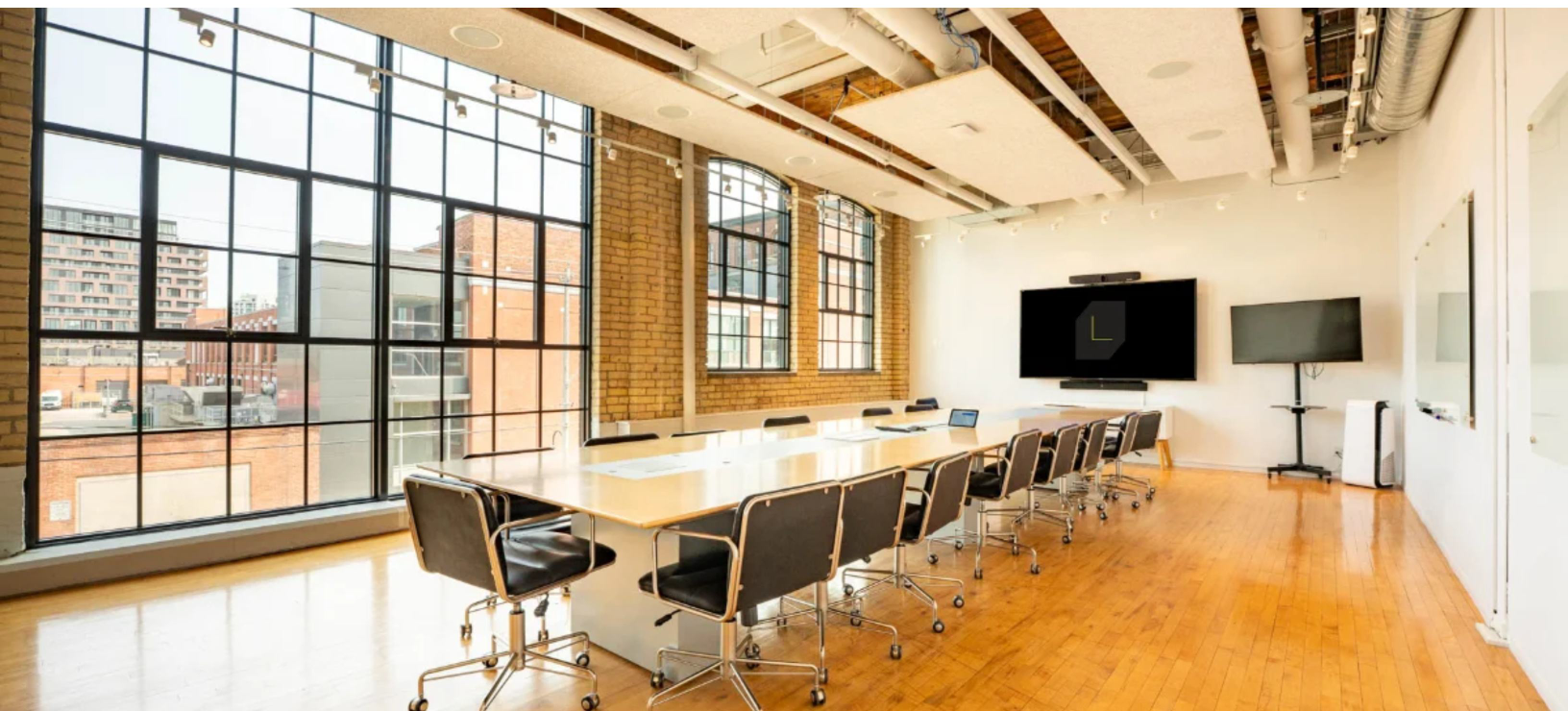
SIZE RANGE

**875-
6,800** SF

FLOORS

4

TMI / SF

\$21.40



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AVAILABLE SUITES

Current availability across all four floors, by suite.

SIZE RANGE

875 - 6,800 SF

GROUND FLOOR

1D	360° TOUR	2,318 SF
Private entrance / signage, open area, kitchenette, 40 Ft. Ceilings!		
2A	360° TOUR	2,543 SF
4 offices, boardroom, kitchenette		
4A	360° TOUR	962 SF
2 offices, plumbing roughed in		
6A	360° TOUR	1,989 SF
Kitchenette, semi-private entrance, signage		
8A	360° TOUR	1,345 SF
Kitchenette, semi-private entrance, signage		
12A	360° TOUR	3,304 SF
Kitchenette, semi-private entrance, signage		
14C	360° TOUR	3,596 SF
Kitchenette, patio walk-out		

SECOND FLOOR

202A	360° TOUR	6,836 SF
Open area, boardroom, offices		
201B	360° TOUR	1,339 SF
Open area, boardroom, kitchenette		
206B	360° TOUR	2,076 SF
Kitchenette, 3 offices, boardroom		
207B	360° TOUR	1,245 SF
Kitchenette, changeroom, photography cyc		
211B	360° TOUR	985 SF
Open-plan space		
211C	360° TOUR	1,366 SF
Open-plan space		

FIRST FLOOR

101A	360° TOUR	2,429 SF
Kitchenette, boardroom, offices		
102A	360° TOUR	2,524 SF
Kitchenette, boardroom, 2 offices		
108C	360° TOUR	1,760 SF
Open-plan space		
110C	360° TOUR	1,763 SF
Open-plan space		
112C	360° TOUR	2,158 SF
Open-plan space		

THIRD FLOOR

306A	360° TOUR	3,455 SF
Kitchenette, boardrooms, furniture available		
306B	360° TOUR	1,538 SF
Kitchenette, boardroom, open area		

NET RENT STARTING AT
\$19.95/SF

TMI
\$21.40 / SF · incl. hydro

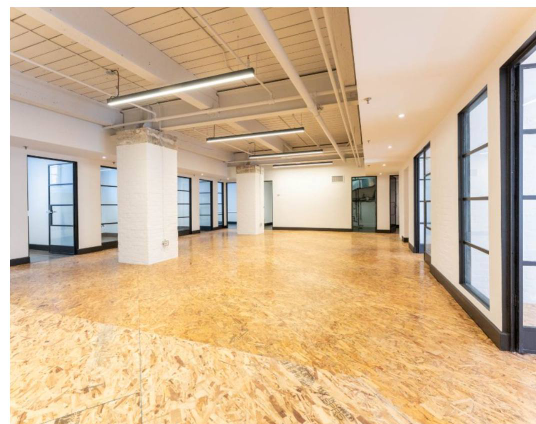
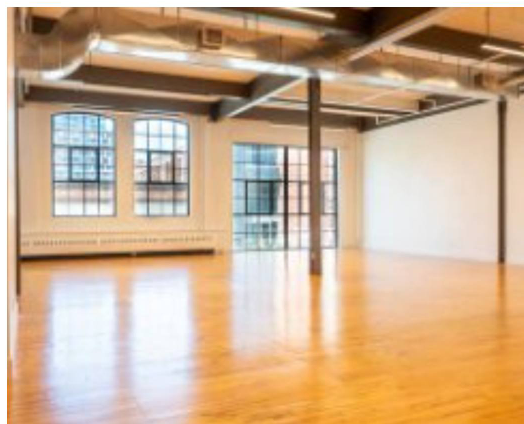
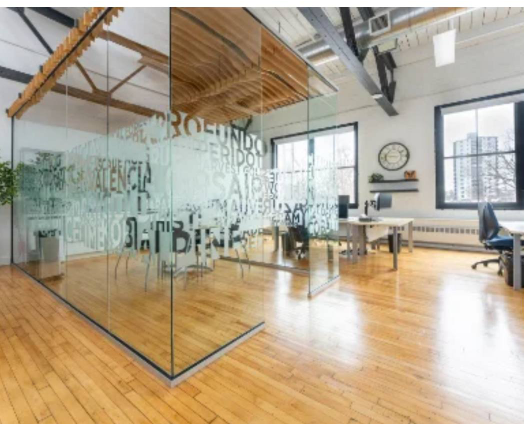
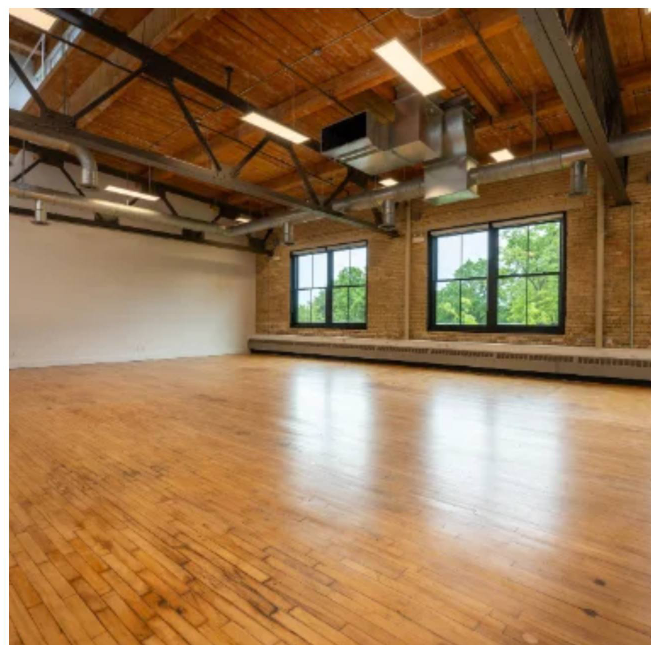
20 SUITES AVAILABLE ·
COMBINATIONS POSSIBLE



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THE BUILDING

Original 1900s industrial bones, sympathetically restored — timber ceilings, brick walls, wide-plank floors and the daylight the building is named for.



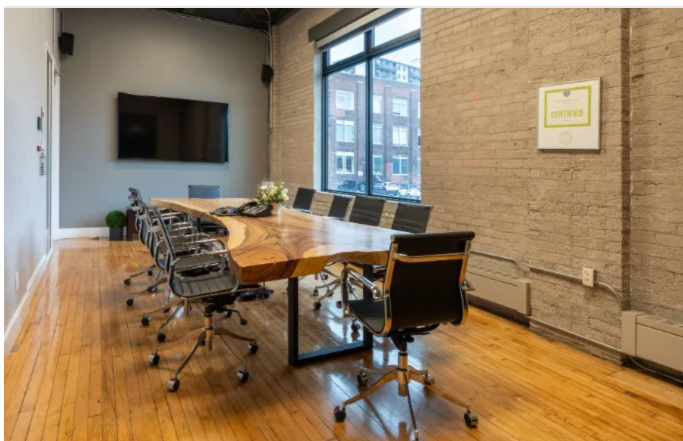
BUILDING FEATURES

- Original brick-and-beam architecture
- Oversized windows, abundant natural light
- Passenger and freight elevators
- Showers and change facilities
- Exposed timber ceilings and posts
- Wide-plank hardwood and polished concrete
- Bike lock ups and on-site parking
- 24/7 secured access



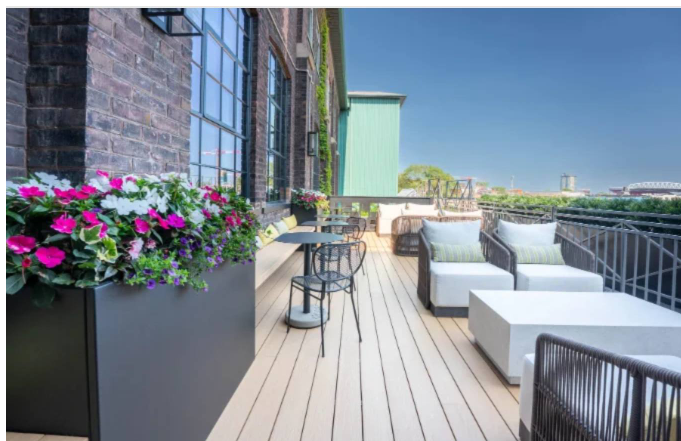
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BUILDING AMENITIES



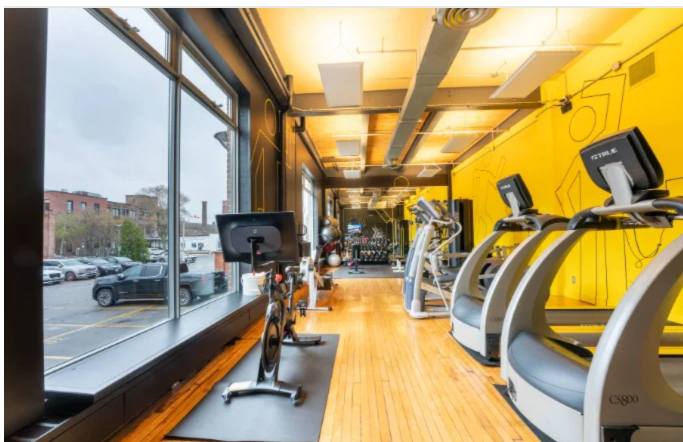
SHARED BOARDROOM

Seats up to 14, complimentary



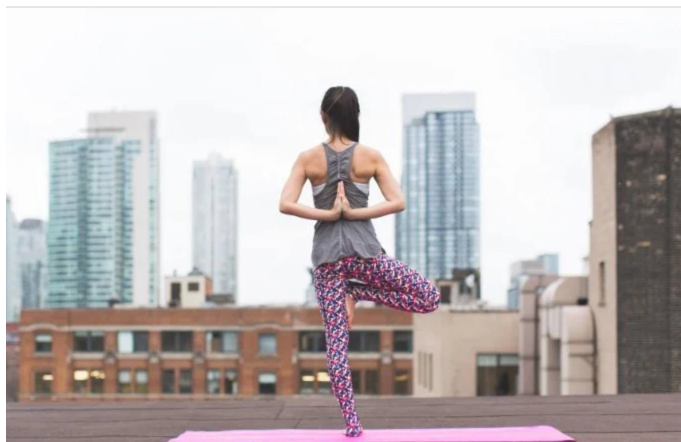
ROOFTOP PATIOS

Two decks with skyline views



FITNESS FACILITY

On site and complimentary



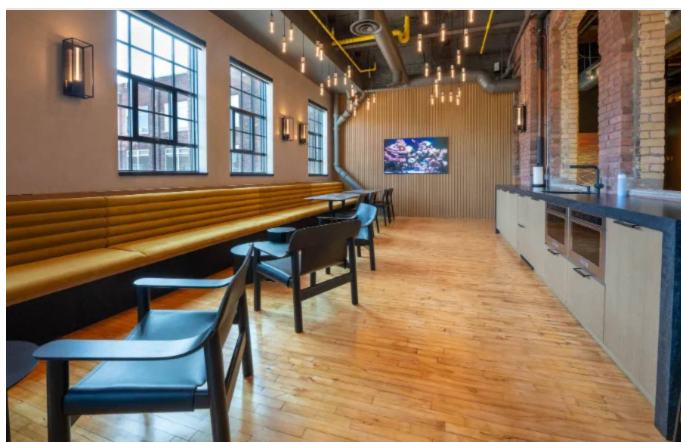
FREE YOGA AT LUNCH

Weekly



BOLD BREW

Coffee shop in the lobby



INDOOR TENANT LOUNGE

Gather, host, collaborate

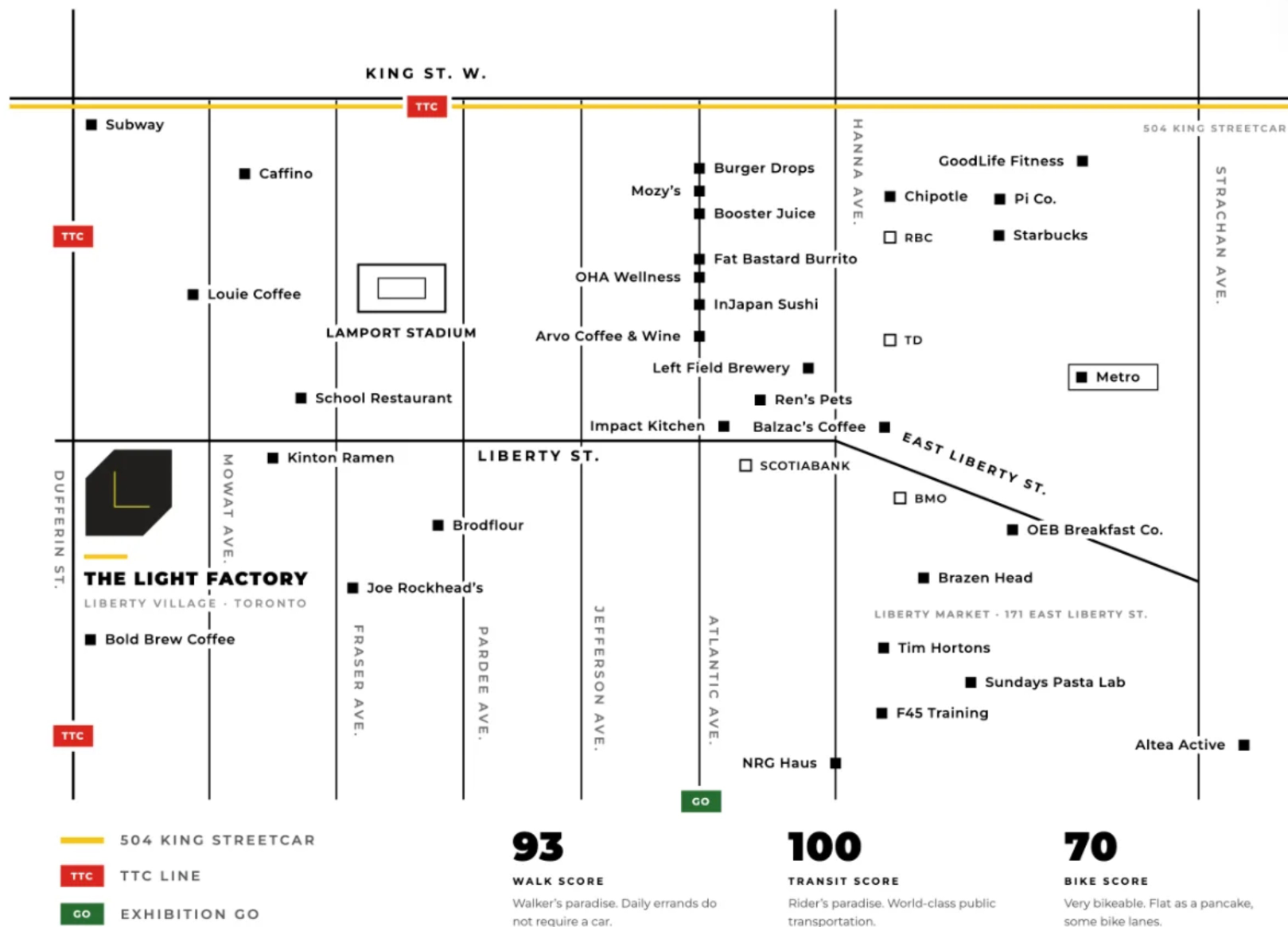


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LOCATION

LIBERTY VILLAGE

A campus-style creative neighbourhood west of downtown, anchored by Liberty Market and a dense mix of cafés, restaurants and shops. The Light Factory sits at Dufferin and Liberty — steps from transit and minutes from the Gardiner Expressway and the downtown core.





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CONTACT

BOOK A TOUR

LET'S FIND YOUR SPACE.

Suites at the Light Factory lease quickly. Reach out to arrange a walk-through, request floor plans, or talk through how spaces can be combined.



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ZEV GITALIS

PRESIDENT, BROKER OF RECORD
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