



39 MADISON AVENUE

OFFICE LEASE

ANNEX

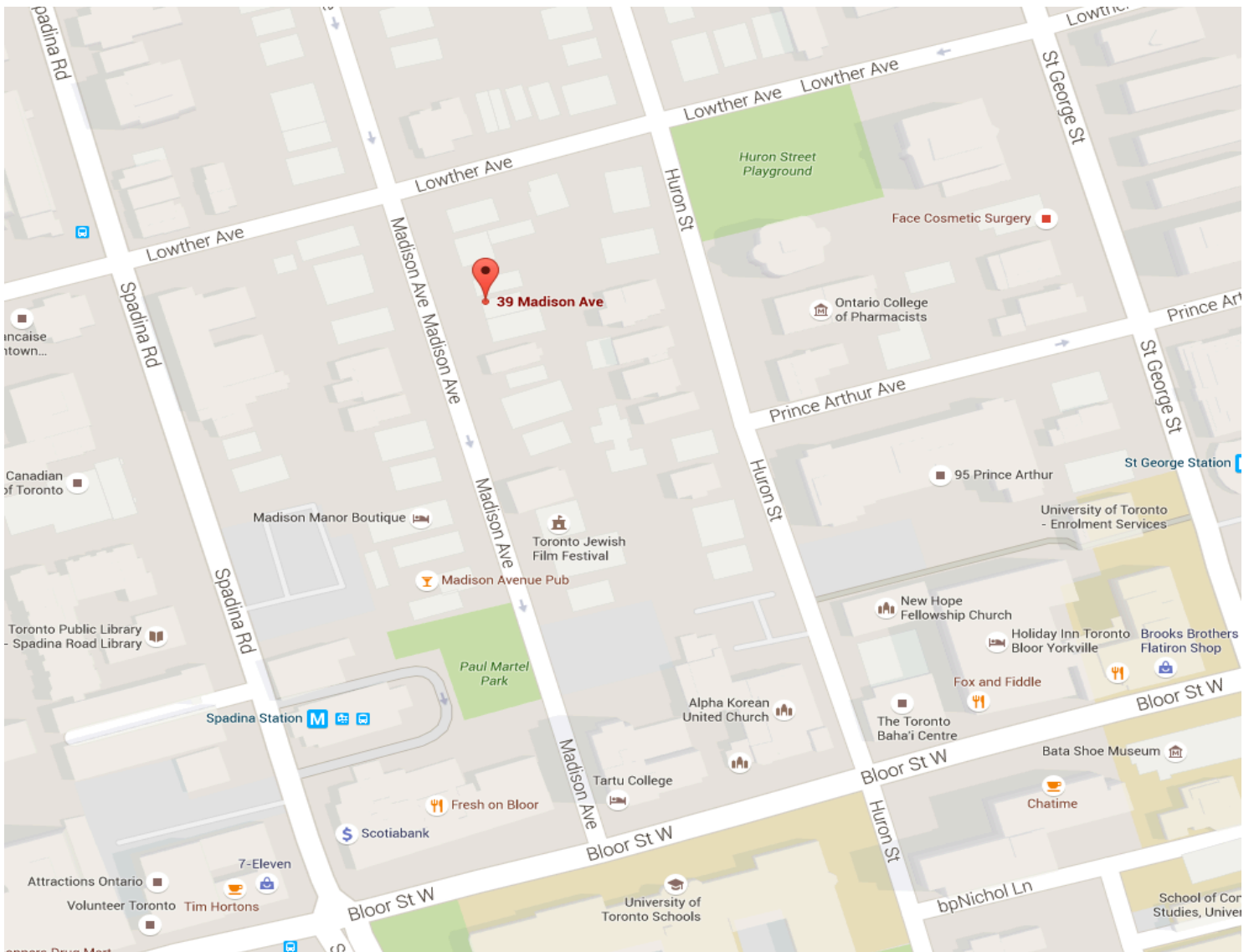
3,785 SF

Heritage Office Opportunity.

Property includes Front Mansion and a Rear Coach House. Can be leased in whole or as separate floors within the Mansion and Coach House.



LOCATION:



DETAILS:



AVAILABLE SEPTEMBER 1st, 2016

SIZE: **3,785 SQ. FT.**
For entire property. (For separate unit sizes, please see description.)

NET RATE: **\$29.95/SQ. FT.**
For entire property. (For separate unit prices, please see description.)

TMI: **\$7.50** (2016 estimate)

CONTACT:

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Creative Office Space, Former 2 Level Mansion (2,518SF) Plus rear 2 level Coach House (1,675SF). 2 Car Pad plus Rear parking, Entire street has been designated as a "Historic District."

Zoned both Commercial and Residential or both (work in the mansion and live in the Coach House or the reverse).

4 washrooms, 3 kitchenettes.

Subway (Spadina & Bloor W. and St. George), U of T, Yorkville, Bloor W., Annex, Green P. and street parking.

Under extensive renovation (windows, floors, kitchens, washrooms, HVAC, etc.) Sept. 1st occupancy.

Rates for separate units are semi-gross, please see attached for exact rates.



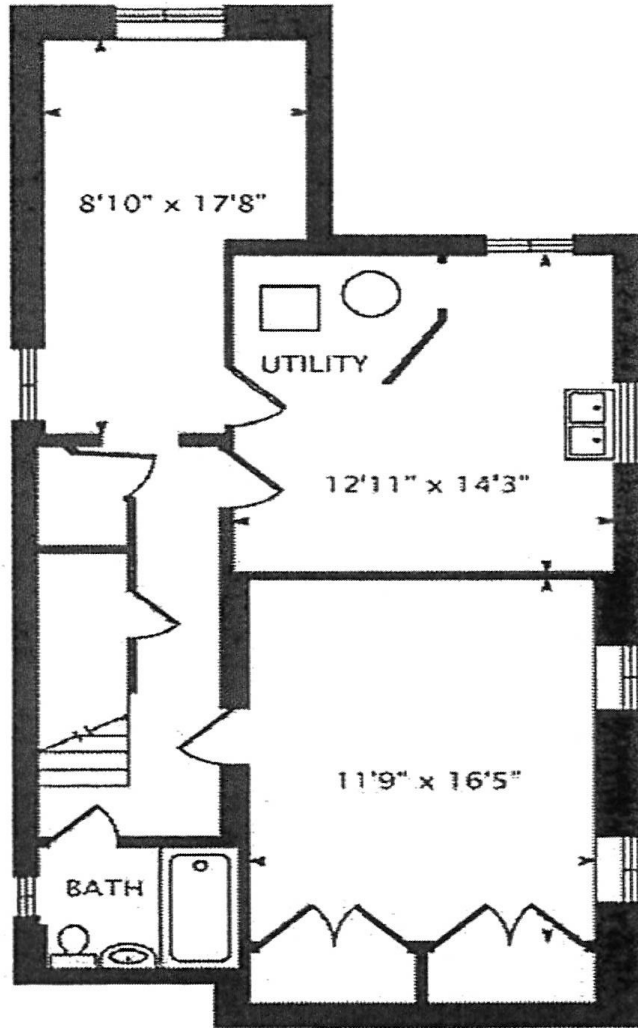
AREAS & RENTAL RATES

Space	Rentable	Area Rate	Monthly	Annual
Entire Property	3,785	29.95 Net (1)	9,447	113,361
Front Mansion alone	2,618	32.00 SG (2)	6,980	83,776
Entire Coach House alone	1,167	40.00 SG	3,890	46,680
The main and lower floors of the Mansion	1,795	30.00 SG	4,488	53,850
The 2nd floor of the mansion alone	823	38.00 SG	2,606	31,274

Notes:

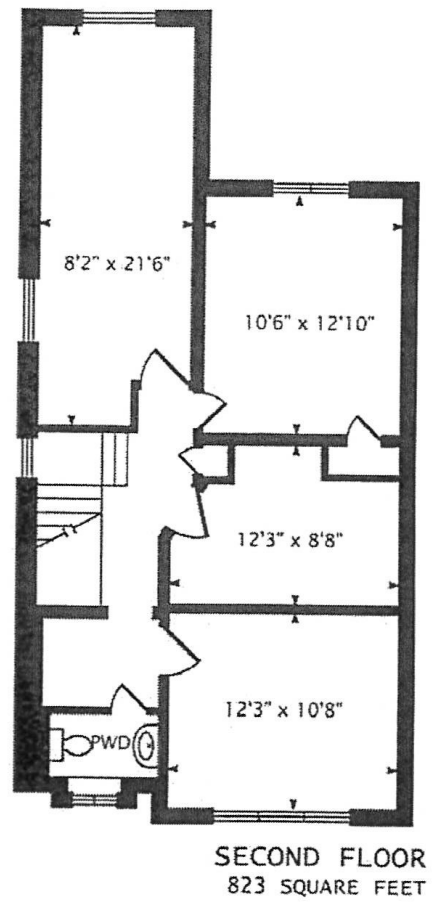
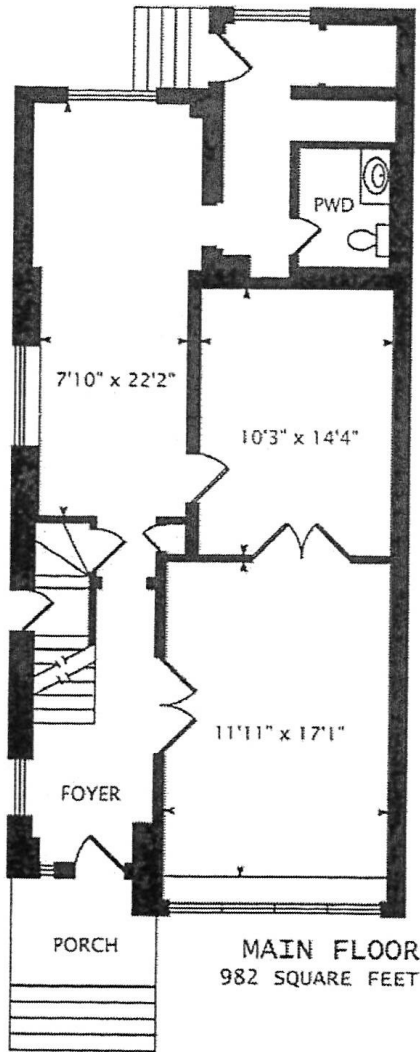
- (1) Net Rent. TMI (taxes, Insurance, Repairs & maintenance, Administration) estimated at \$7.50 per rentable sq. ft. per year plus utilities.
 (2) SG = Semi Gross. All annual expenses are included in the rent except utilities (Heat, Hydro, Water).

LOWER FLOOR
39 MADISON AVENUE

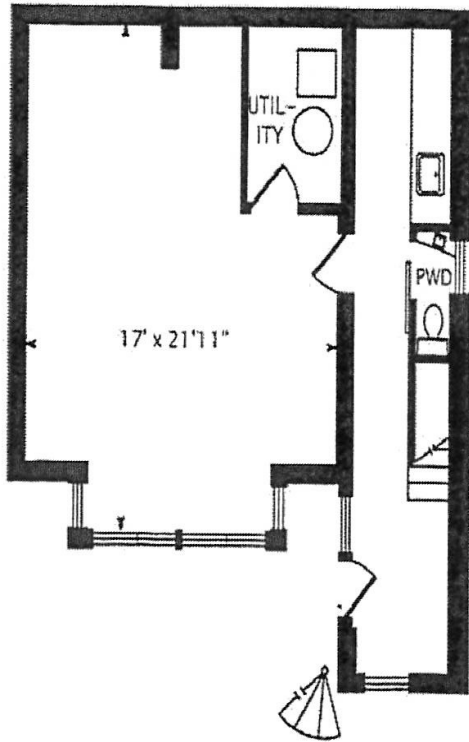


LOWER FLOOR
813 SQUARE FEET

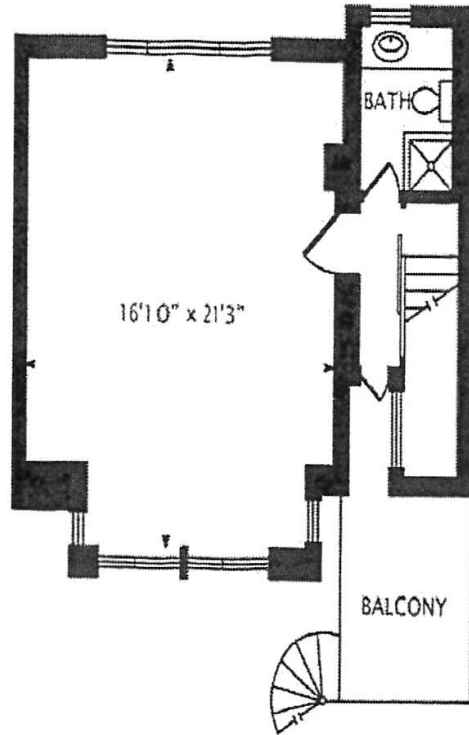
MAIN FLOOR & 2ND FLOOR 39 MADISON AVENUE



COACH HOUSE 39 MADISON AVENUE



COACH HOUSE MAIN FLOOR
602 SQUARE FEET



COACH HOUSE SECOND FLOOR
565 SQUARE FEET