



GITALIS
REAL
ESTATE

LIGHT FACTORY OFFICE SPACE FOR LEASE



219 DUFFERIN STREET
LIBERTY VILLAGE



GITALIS
REAL
ESTATE

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 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

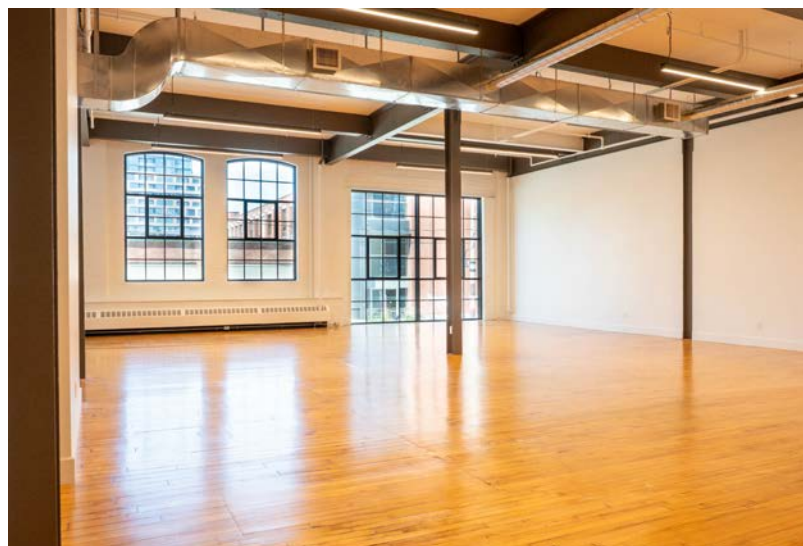
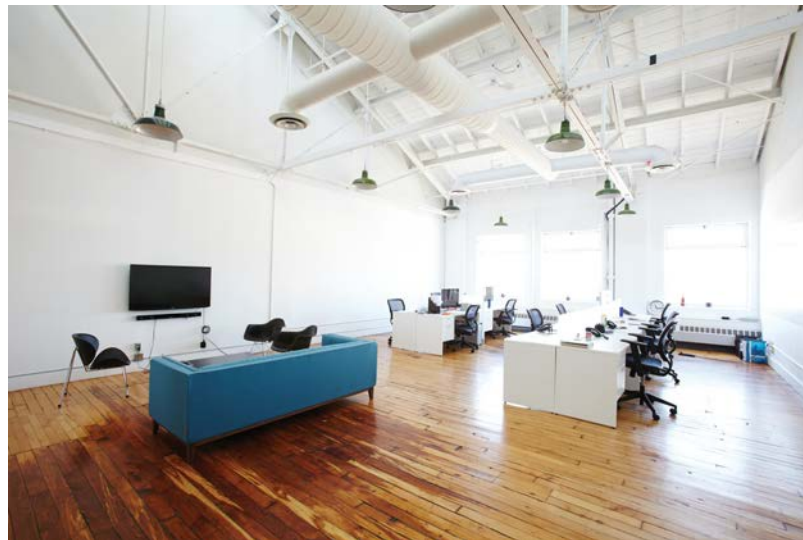
Unit 202A	6,836 SF (Open area, boardroom, offices)
Unit 205B	826 SF
Unit 206B	2,076 SF (Kitchenette, 3 office, boardroom)
Unit 211B	985 SF
Unit 211C	1,366 SF
Unit 215C	4,391 SF
Unit 218C	815 SF
Unit 220C	817 SF

3rd Floor

Unit 303B	1,158 SF (Boardroom, Kitchenette)
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



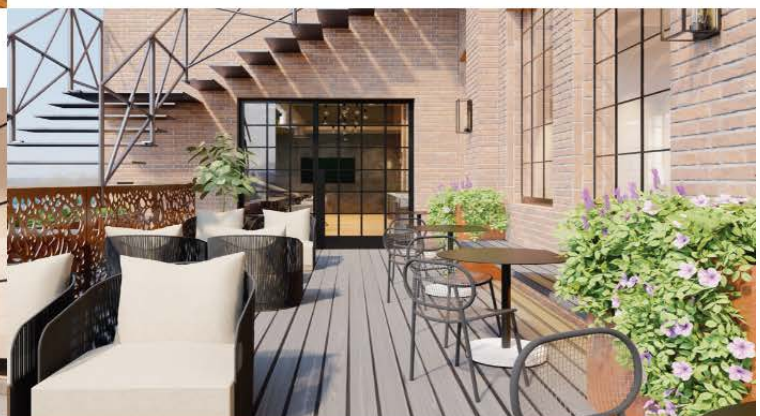
BUILDING AMENITIES

Shared Boardroom for up to 14 people



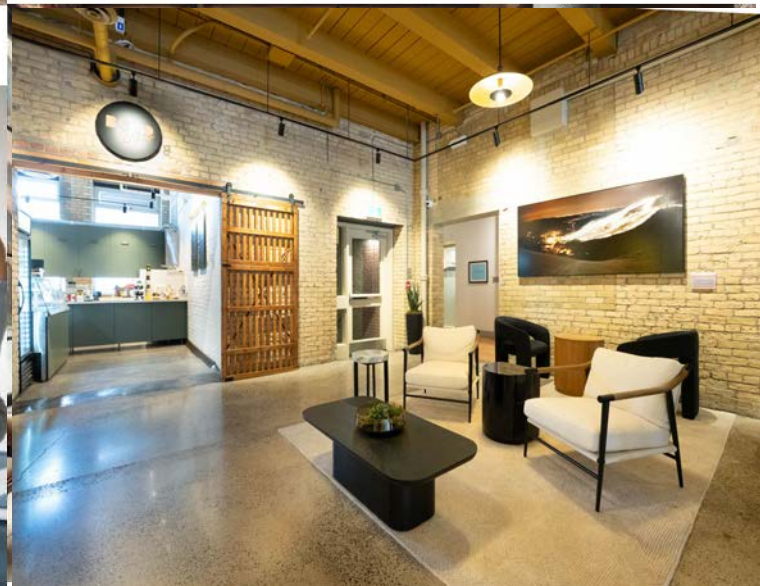
Fitness Facility

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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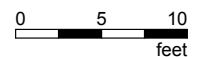
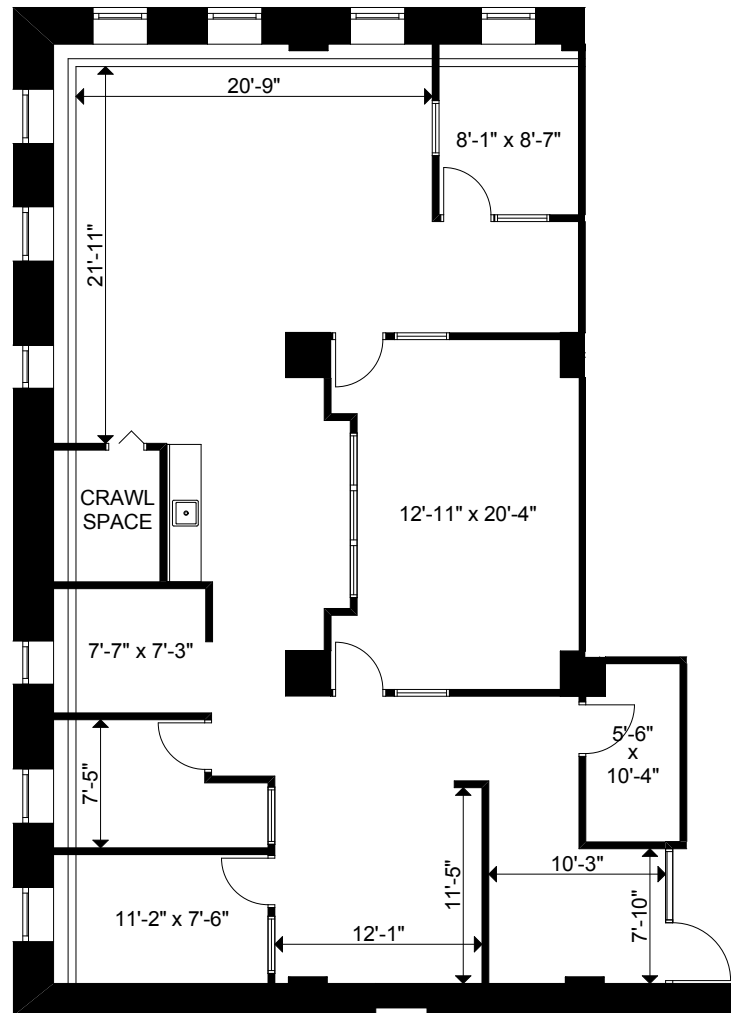
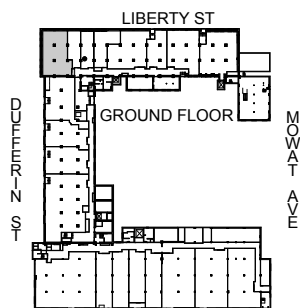
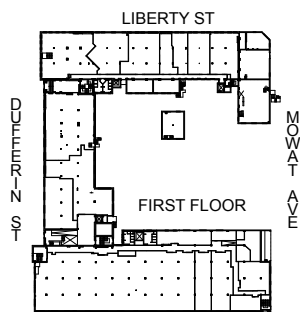
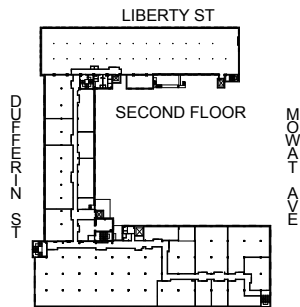
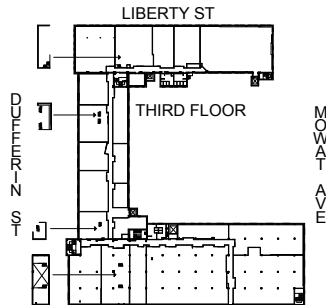
Gitalis Real Estate Inc. expressly reserves the right, at their sole discretion, to reject any or all proposals or expressions of interest for the Property; to terminate discussions with any party at any time, with or without notice; to withdraw the fee simple interest in the Property from the market, at any time, with or without notice; and to negotiate and enter into binding agreements with respect to the interest with any party at any time, all without any compensation to any party in all cases.



SCHEDULE A

UNIT 2A

2,543 RENTABLE SQ FT

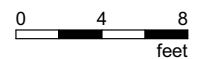
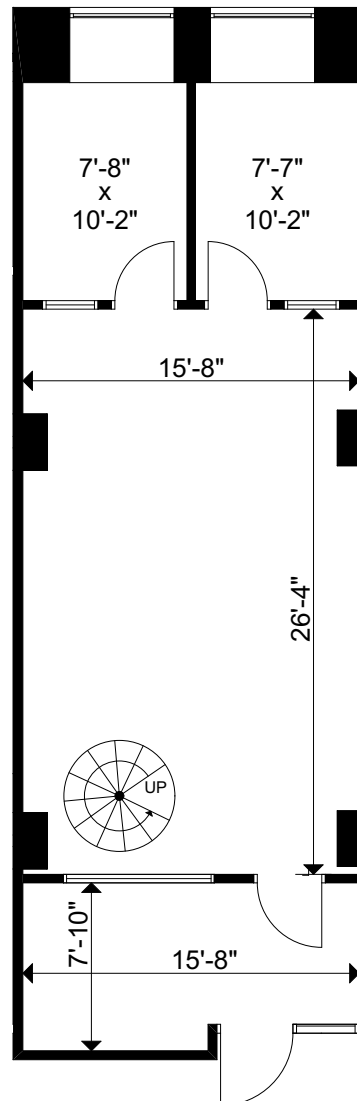
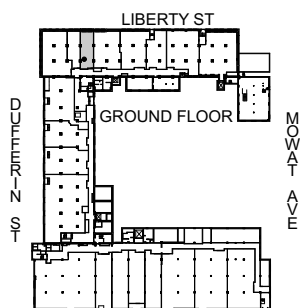
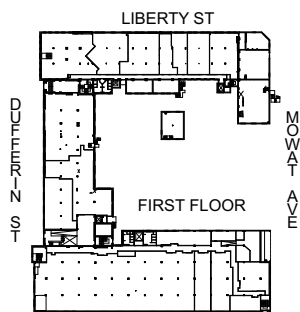
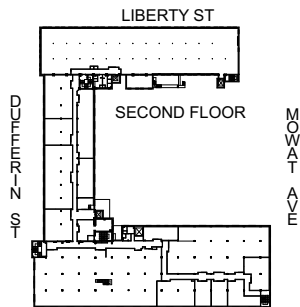
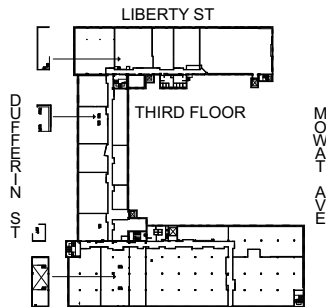




SCHEDULE A

UNIT 4A

962 RENTABLE SQ FT

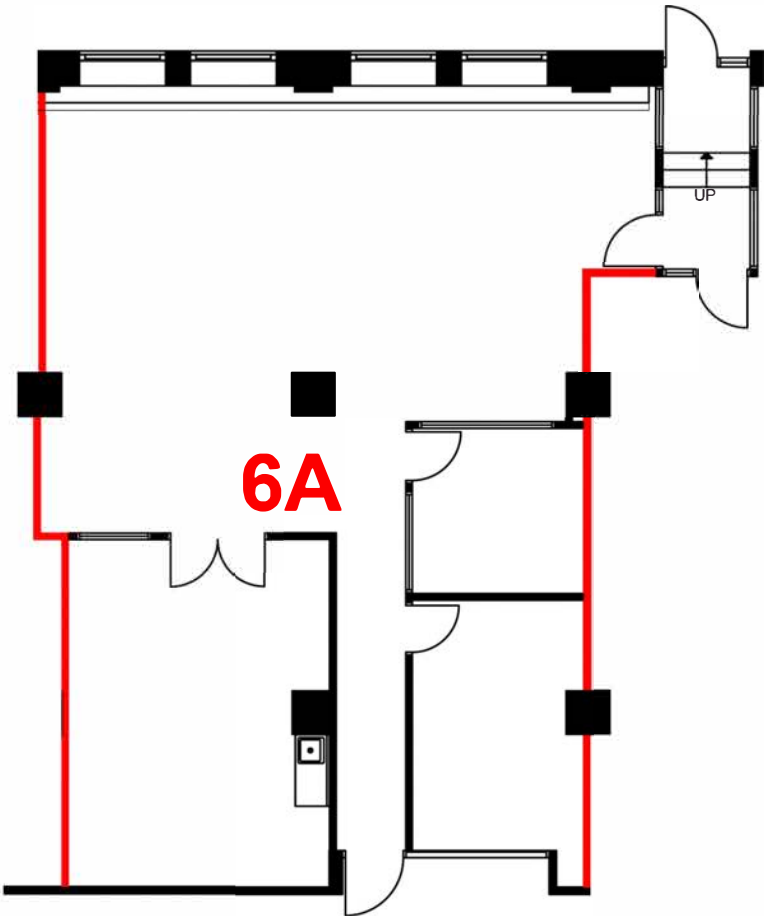
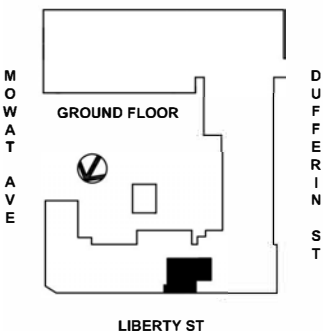
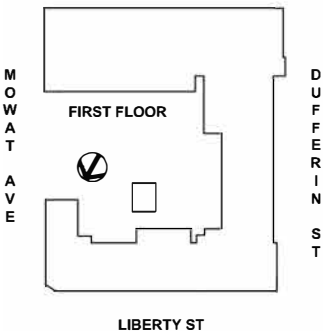
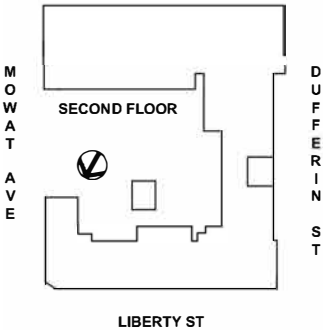
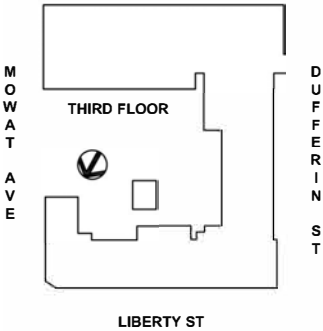




SCHEDULE A

SUITE 6A

1,989 RENTABLE SQ FT

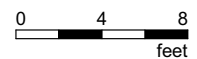
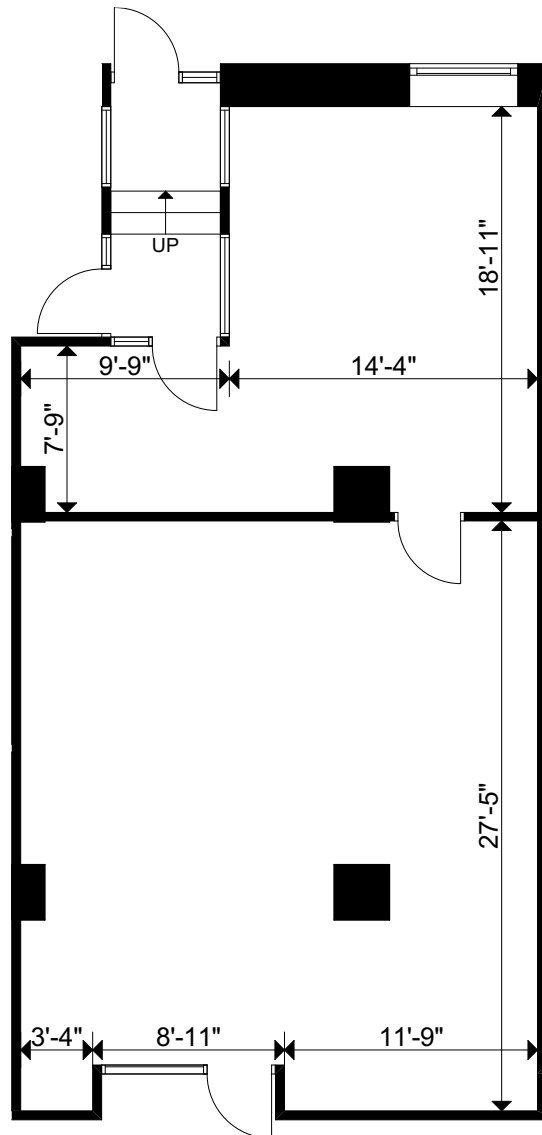
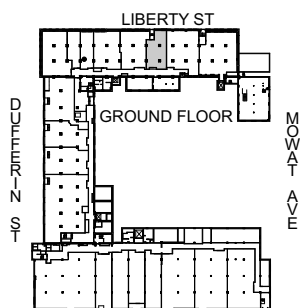
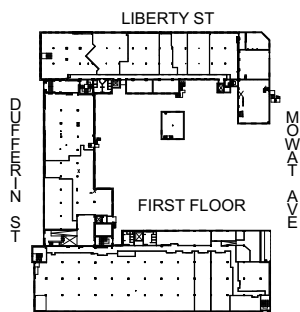
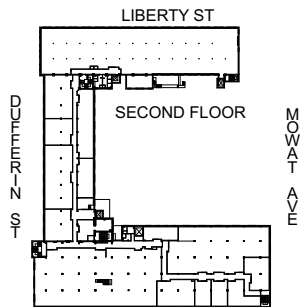
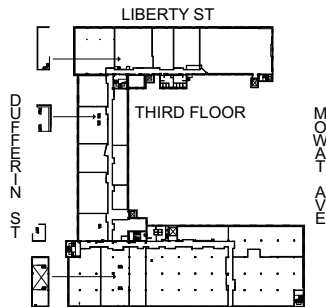




SCHEDULE A

UNIT 8A

1,345 RENTABLE SQ FT

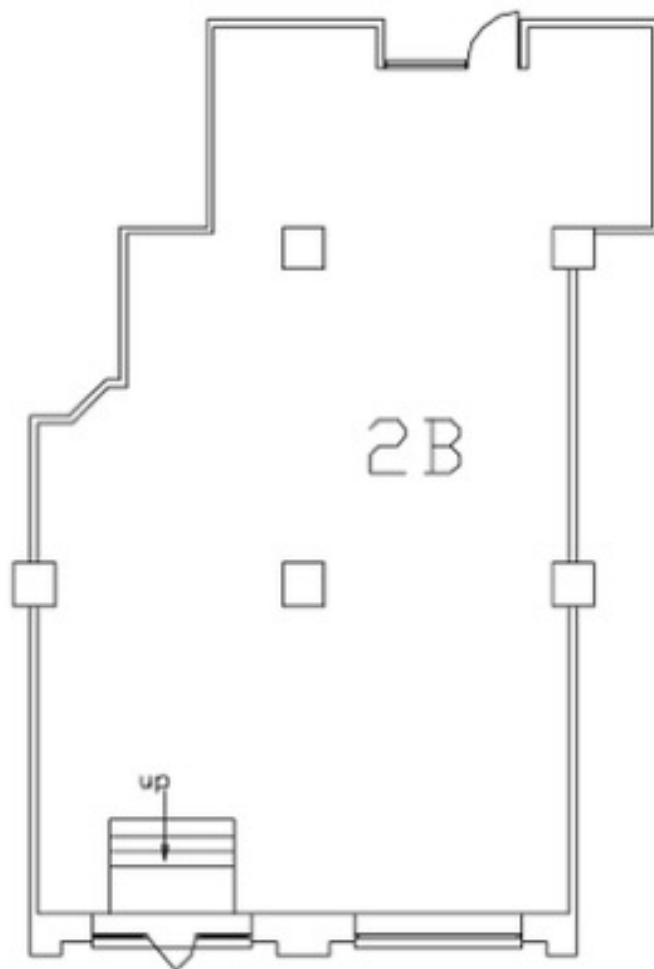
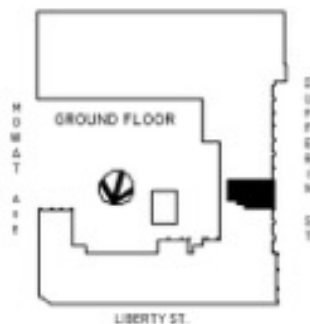
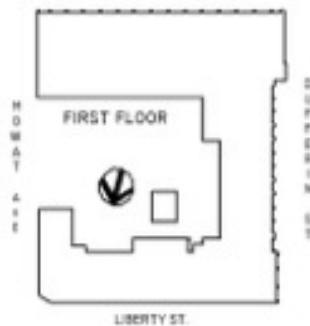
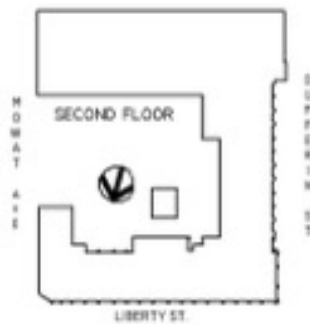
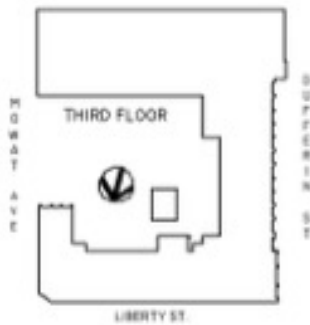




SCHEDULE B

SUITE 2B

2,012 RENTABLE SQ. FT.



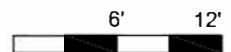
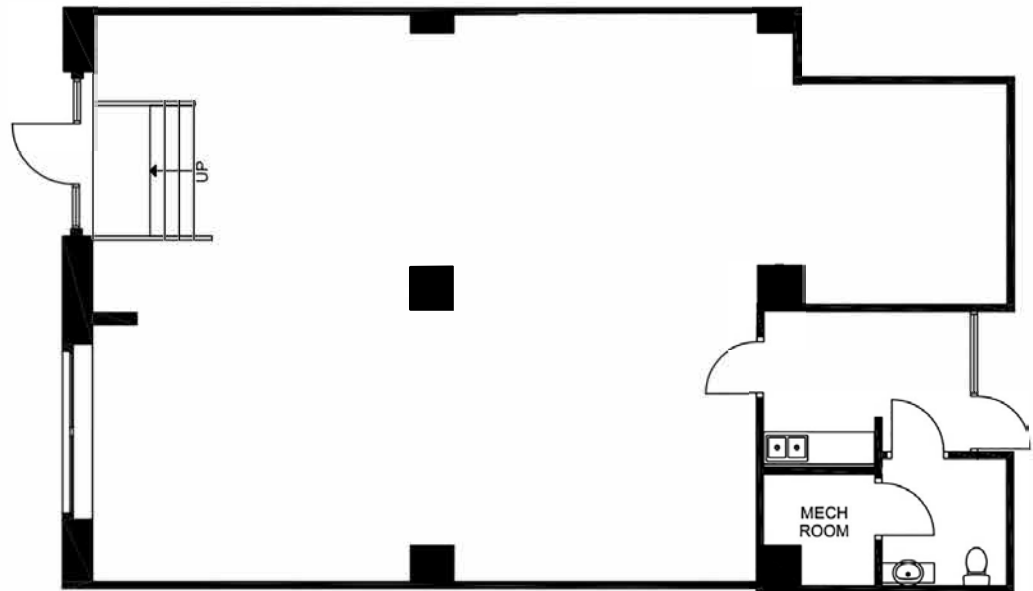
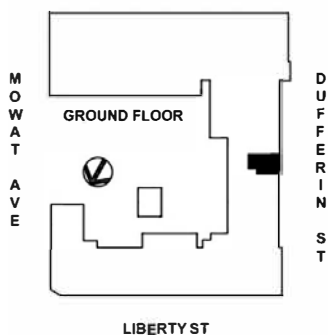
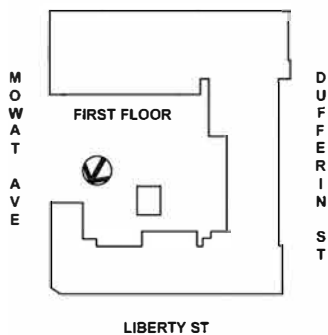
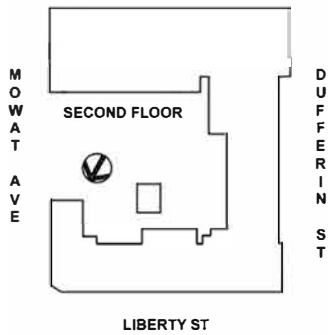
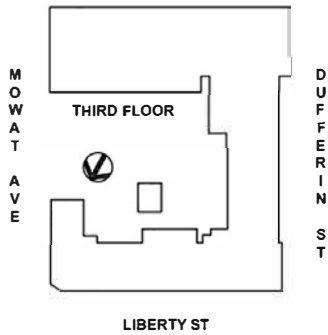
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SCHEDULE A

SUITE 3B

2,127 RENTABLE SQ FT

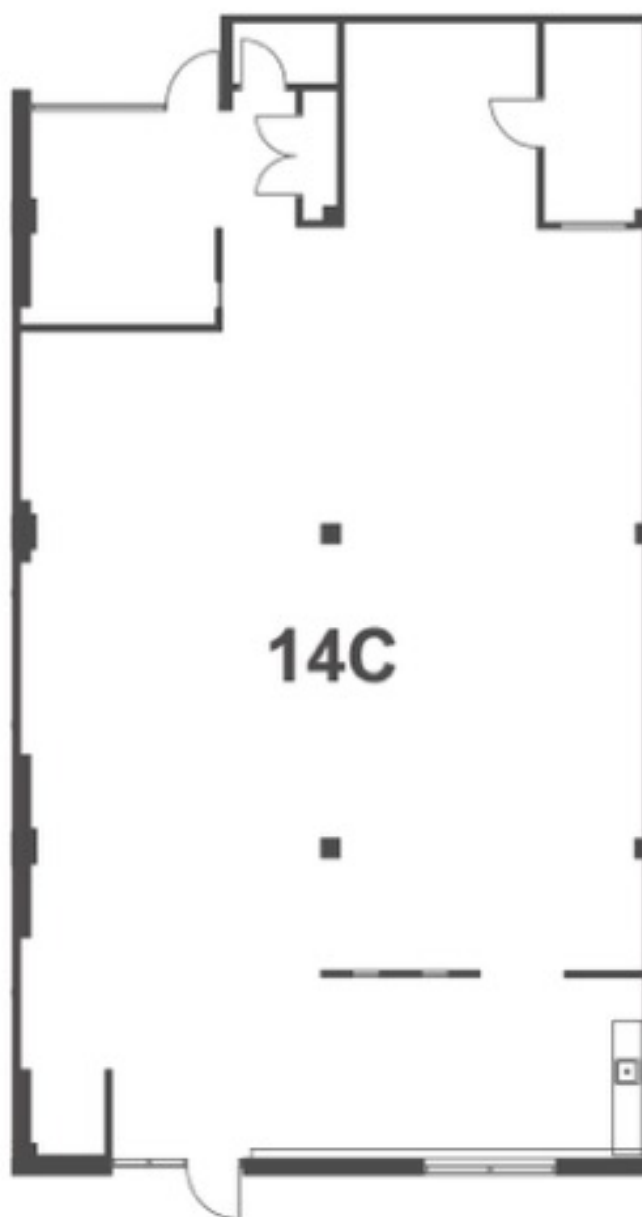




SCHEDULE A

UNIT 14C

3,612 RENTABLE SQ FT

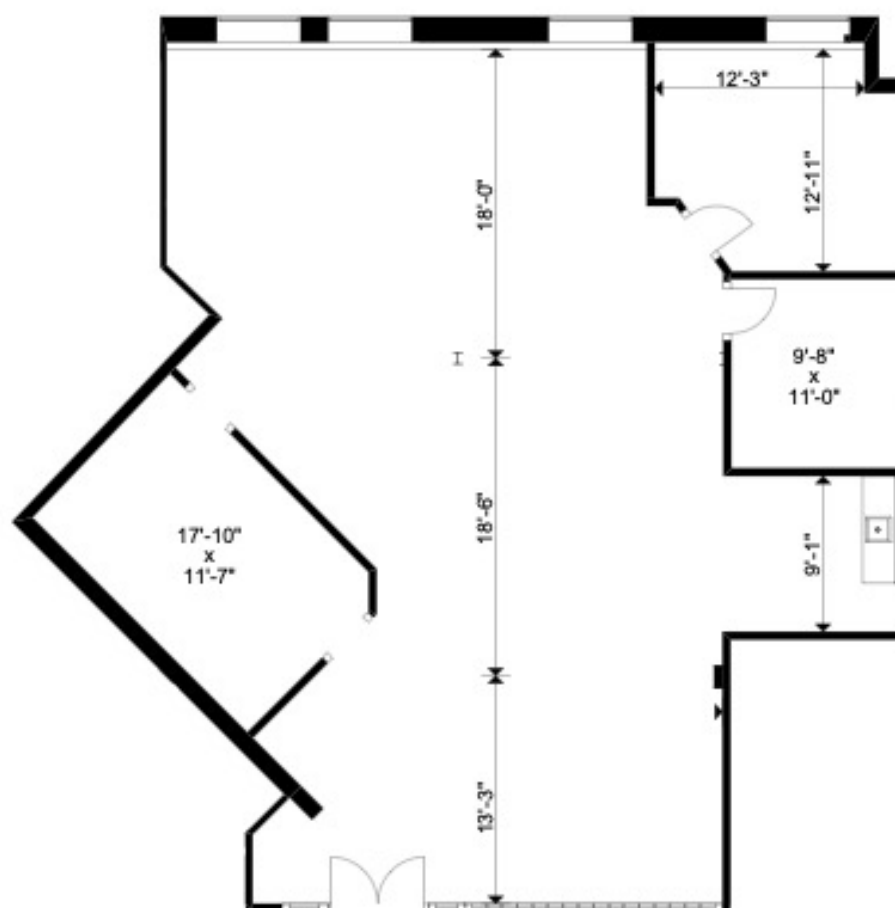
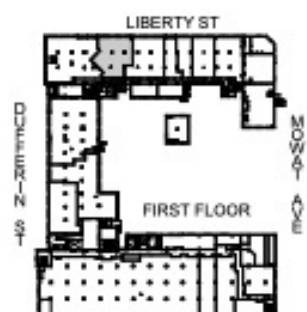




SCHEDULE A

UNIT 101A

2,429 RENTABLE SQ FT

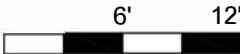
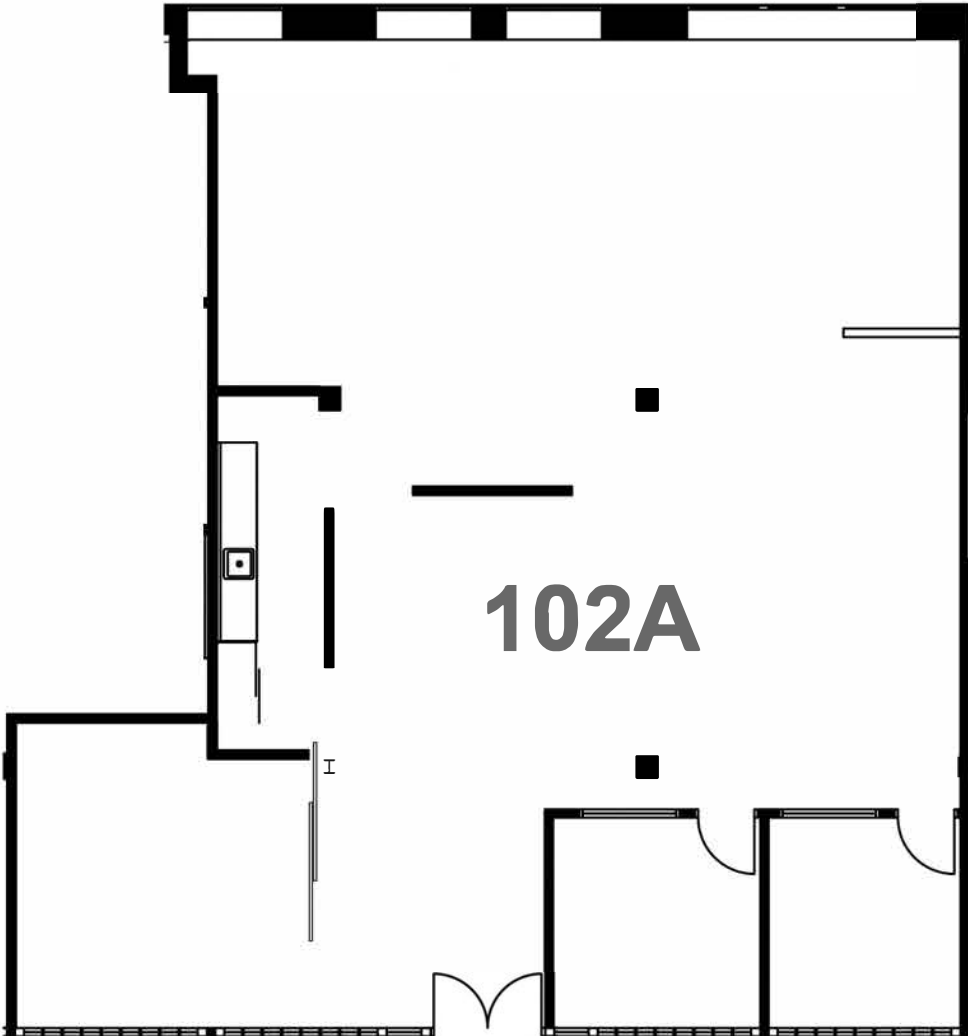
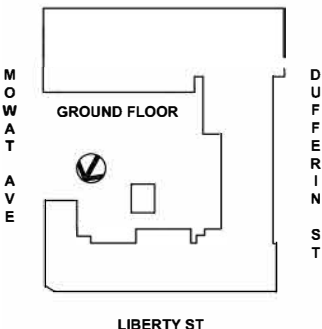
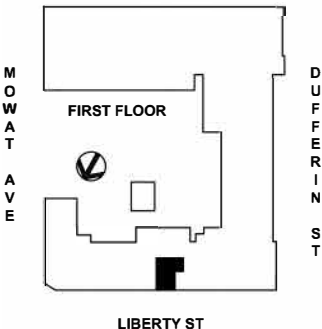
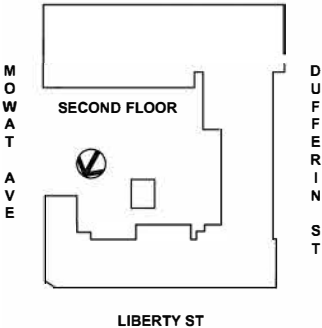
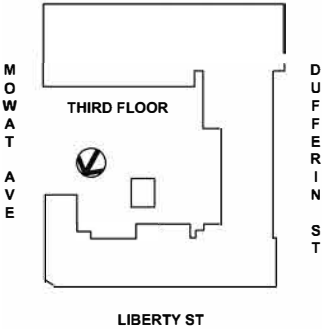




SCHEDULE A

SUITE 102A

2,524 RENTABLE SQ FT

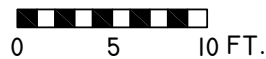
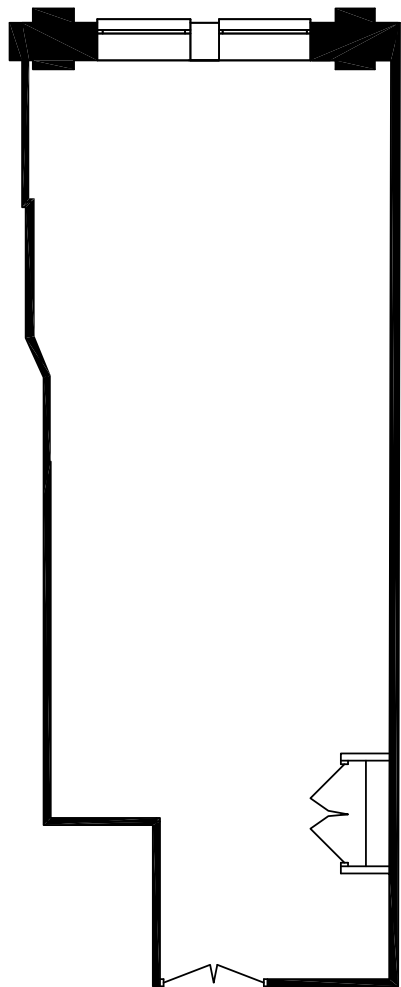
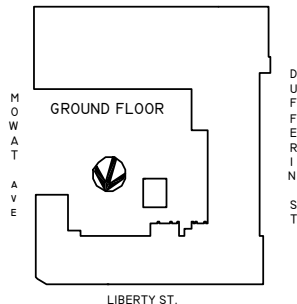
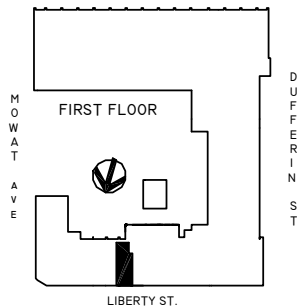
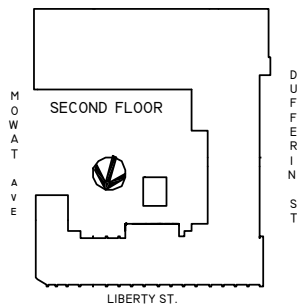
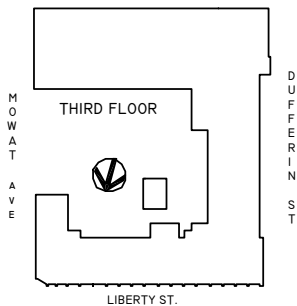




SCHEDULE A

SUITE 105A

1,072 RENTABLE SQ. FT.

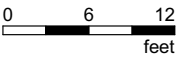
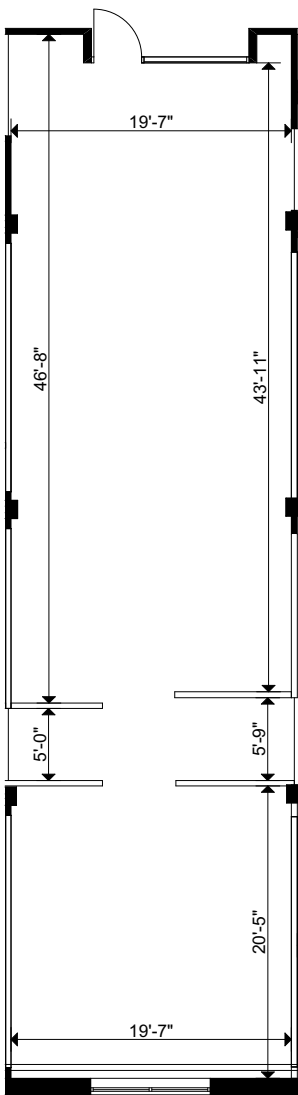
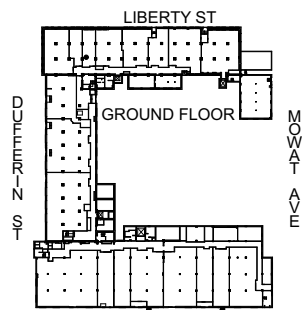
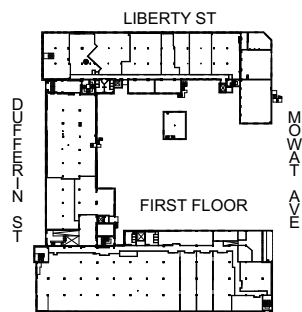
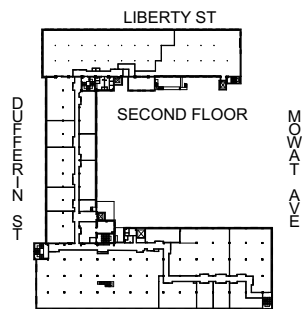
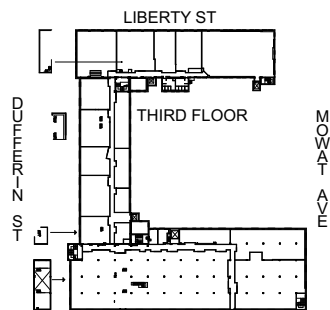




SCHEDULE A

UNIT 108C

1,760 RENTABLE SQ FT

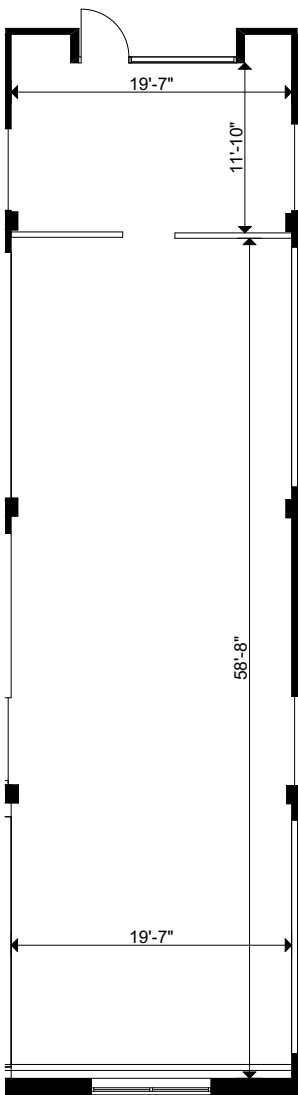
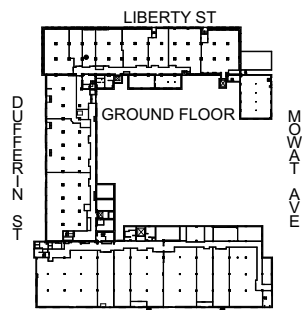
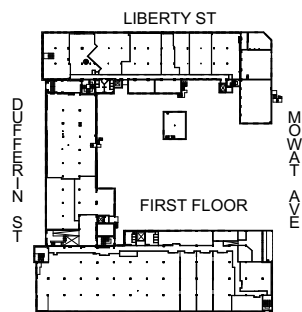
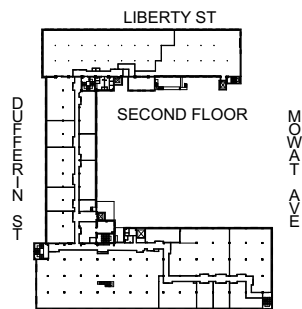
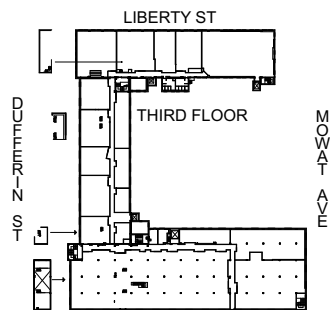




SCHEDULE A

UNIT 110C

1,763 RENTABLE SQ FT

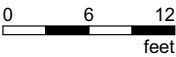
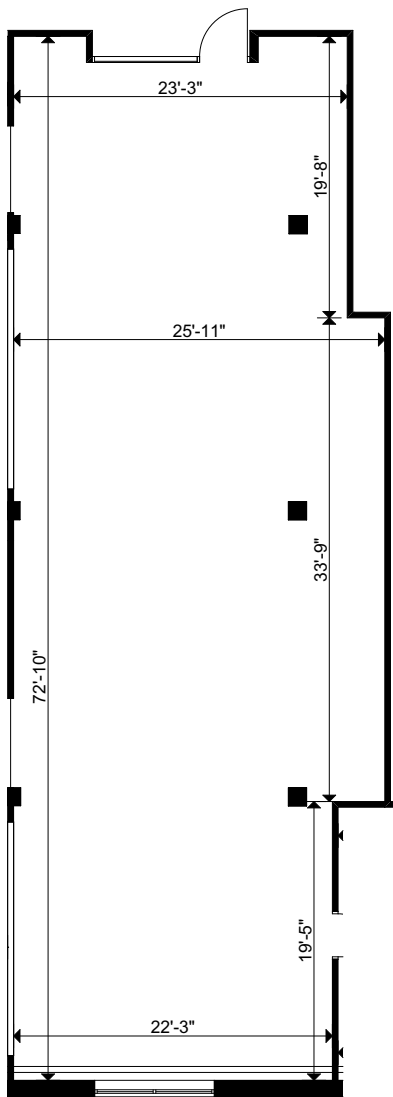
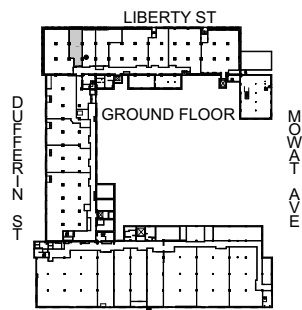
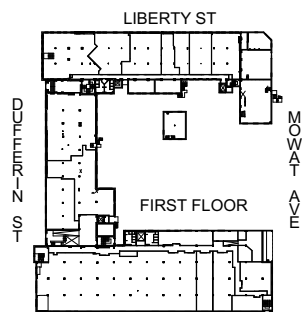
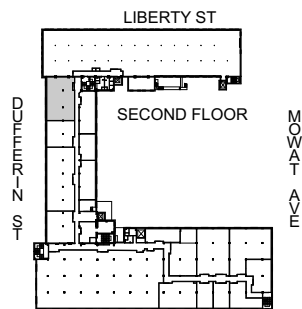
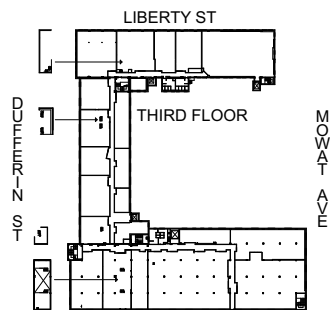




SCHEDULE A

UNIT 112C

2,158 RENTABLE SQ FT

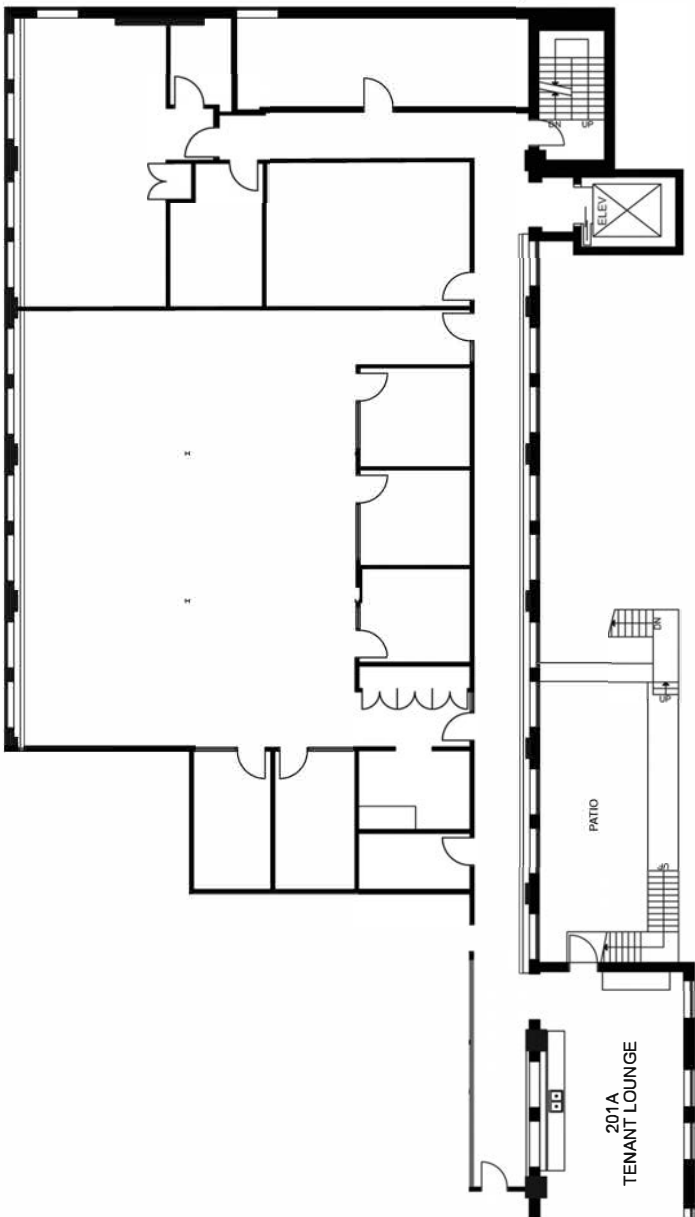
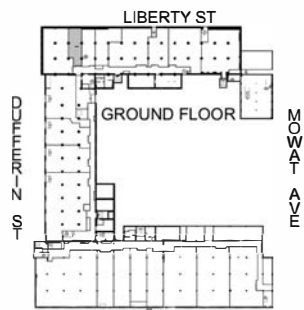
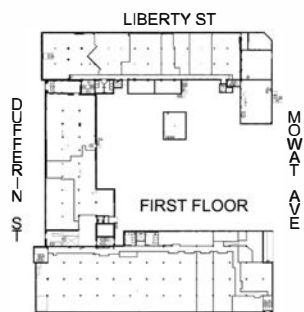
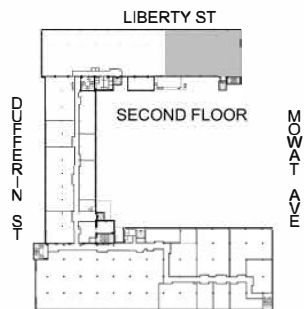
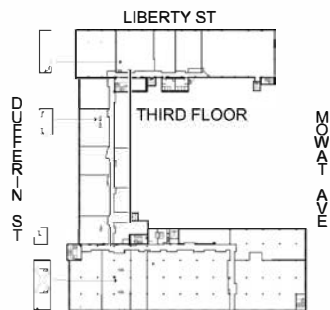


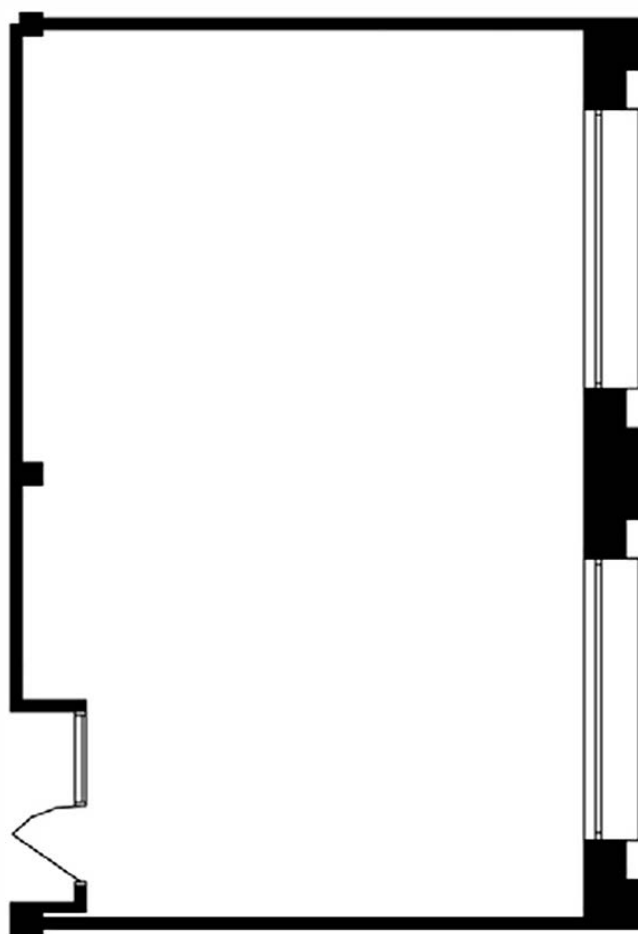
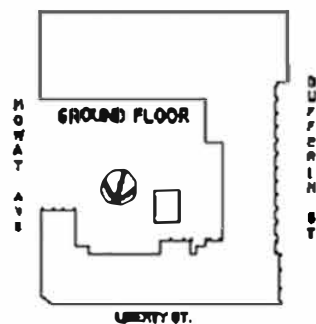


SCHEDULE A

UNIT 202A

6,836 RENTABLE SQ FT



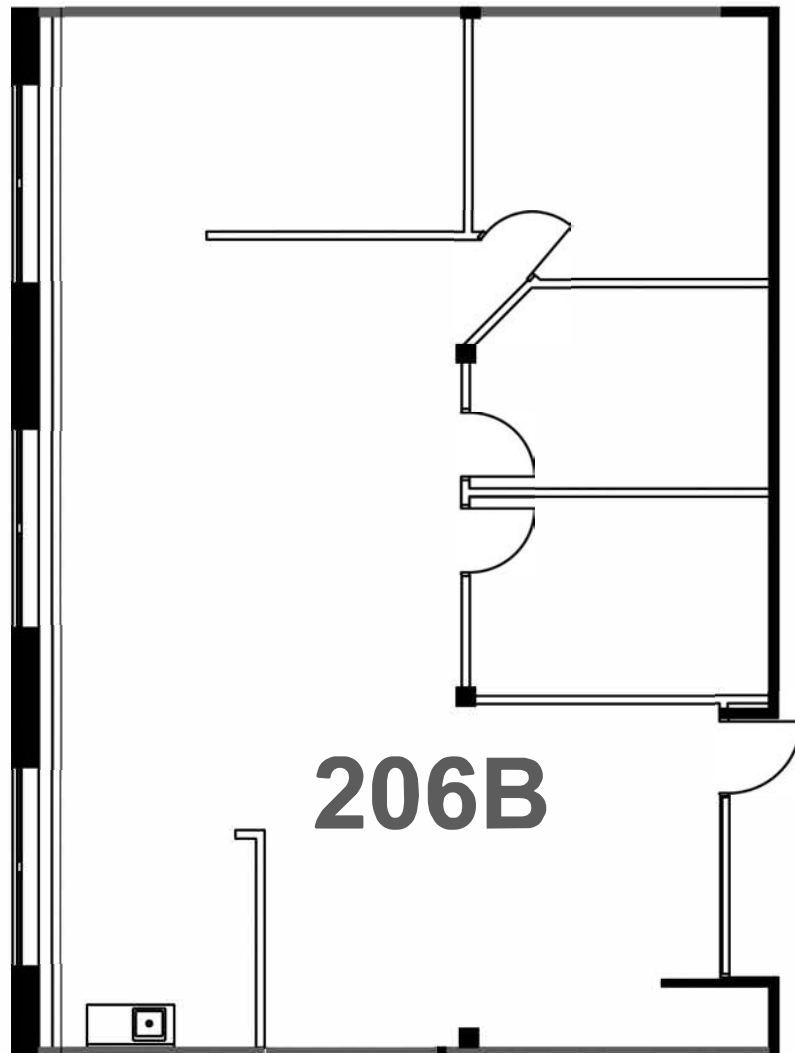
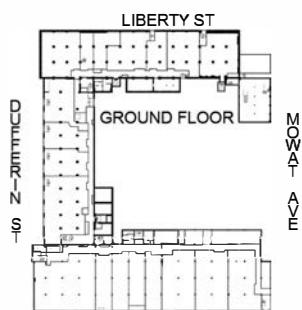
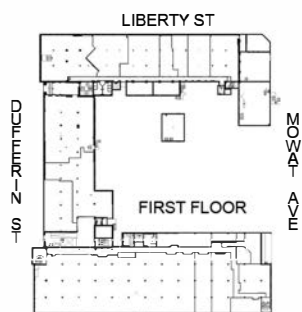
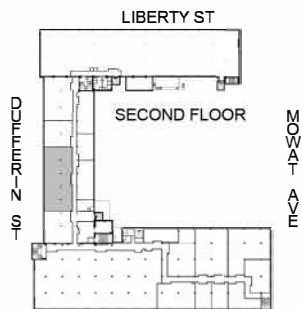
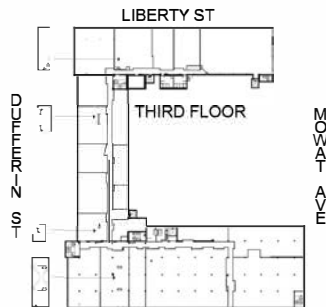




SCHEDULE A

UNIT 206B

2,076 RENTABLE SQ FT

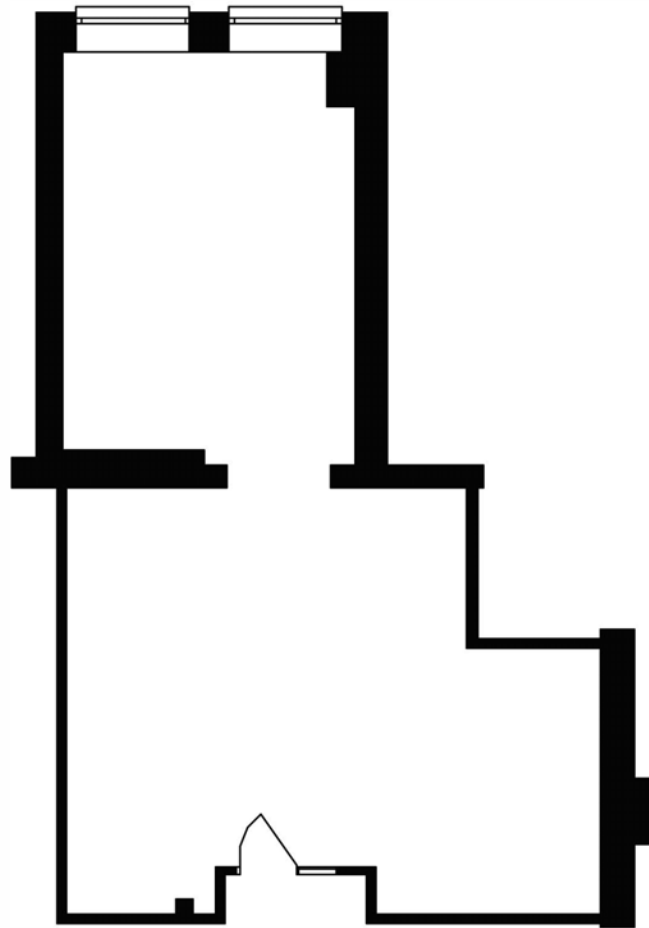
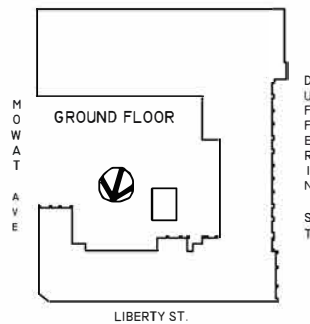
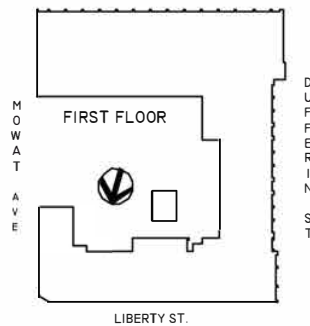
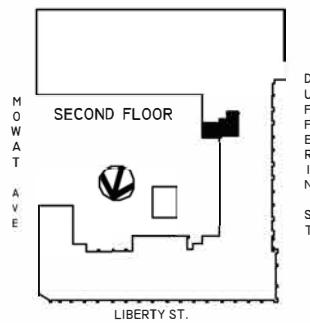
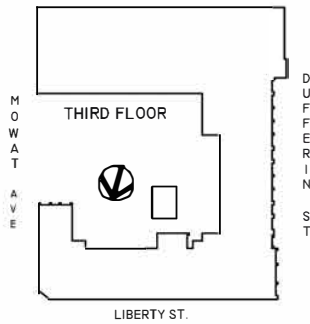




SCHEDULE A

SUITE 211B

985 RENTABLE SQ. FT.

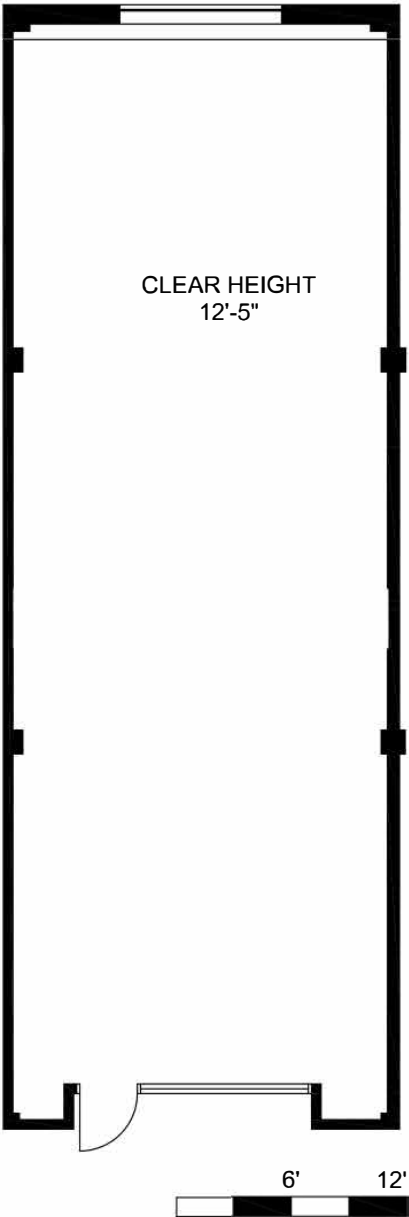
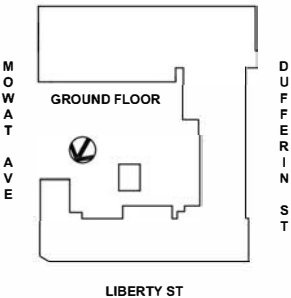
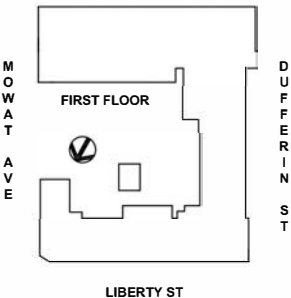
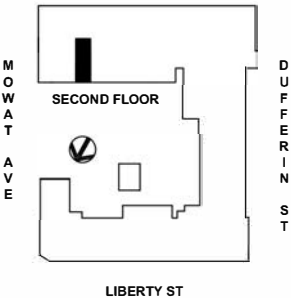
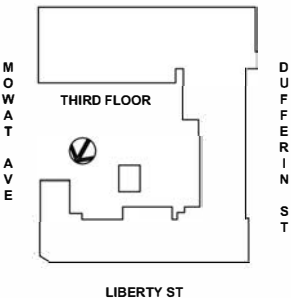




SCHEDULE A

SUITE 211C

1,366 RENTABLE SQ FT

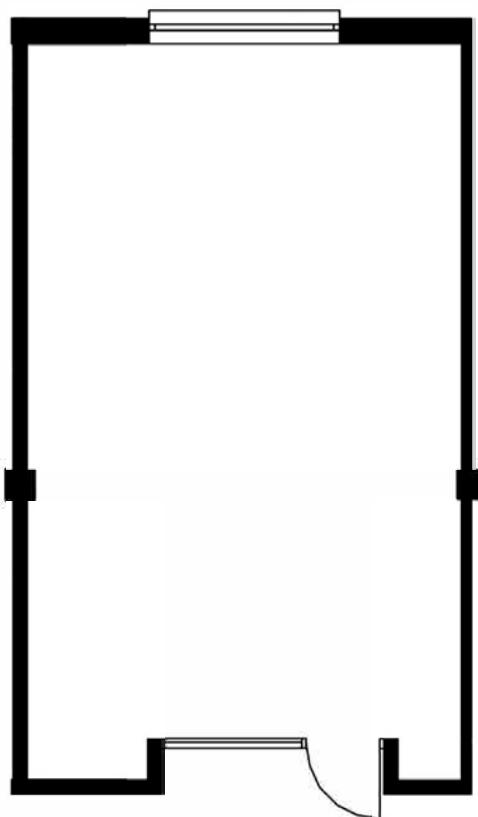
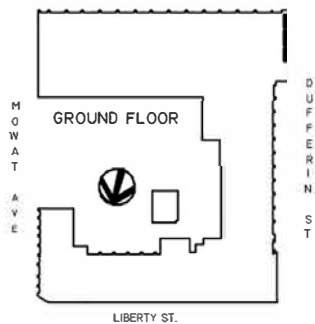
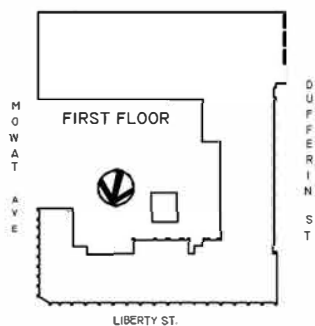
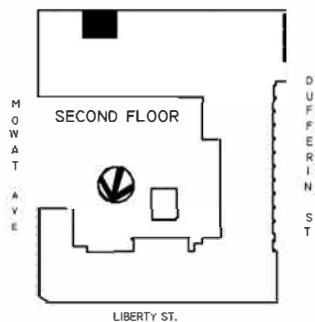
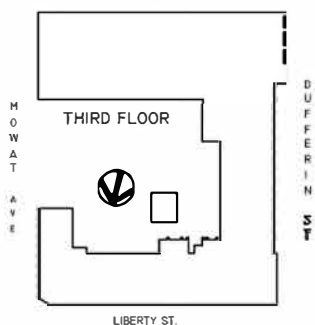




SCHEDULE A

SUITE 218C

815 RENTABLE SQ. FT.

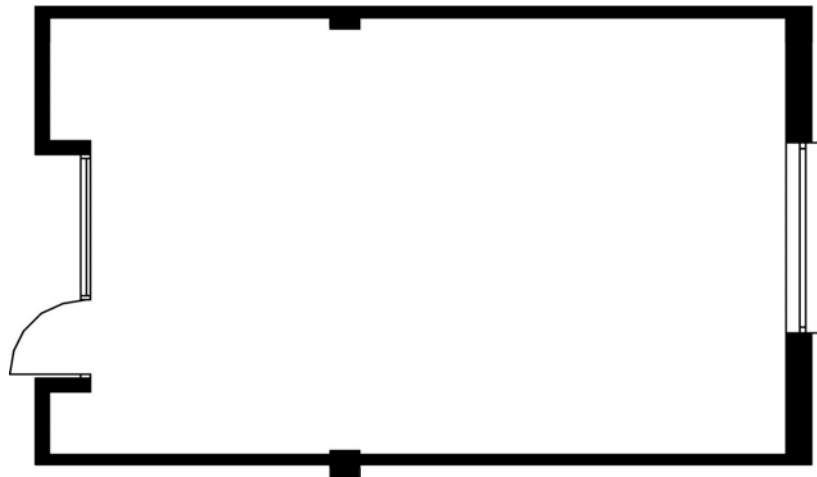
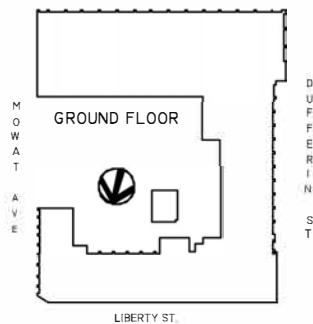
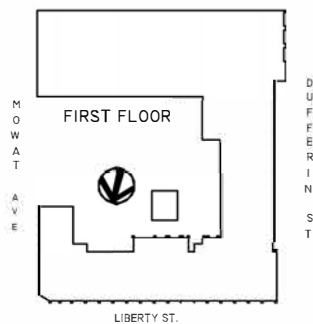
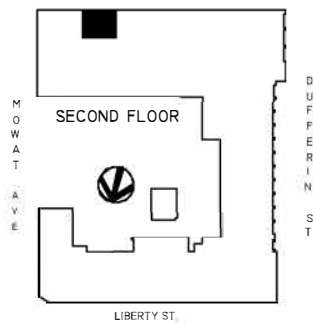
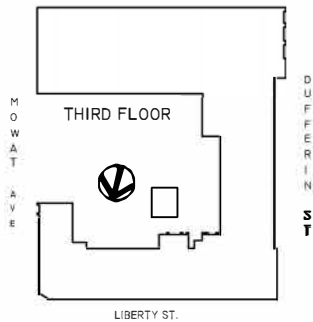


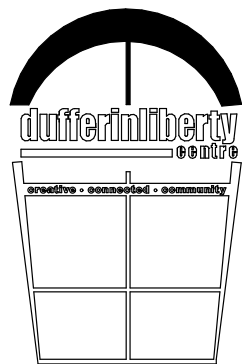


SCHEDULE A

SUITE 220C

817 RENTABLE SQ. FT.

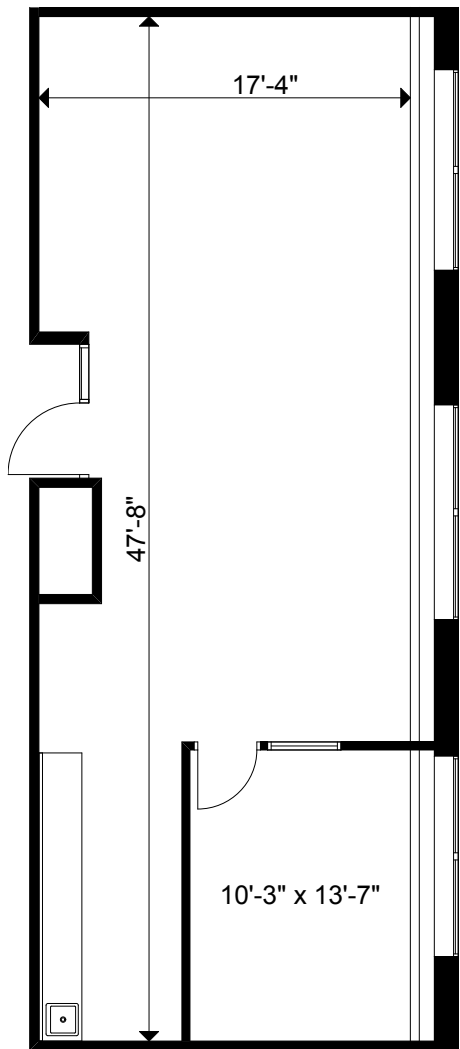
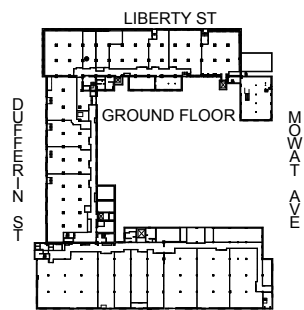
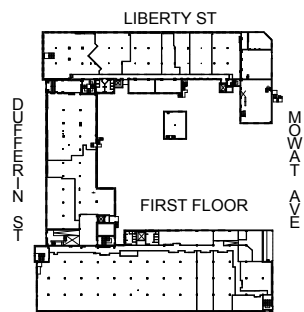
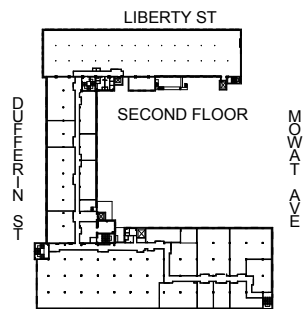
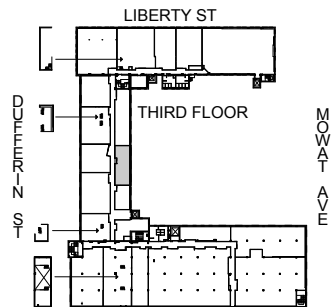




SCHEDULE A

UNIT 303B

1,158 RENTABLE SQ FT

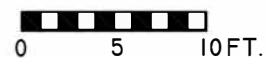
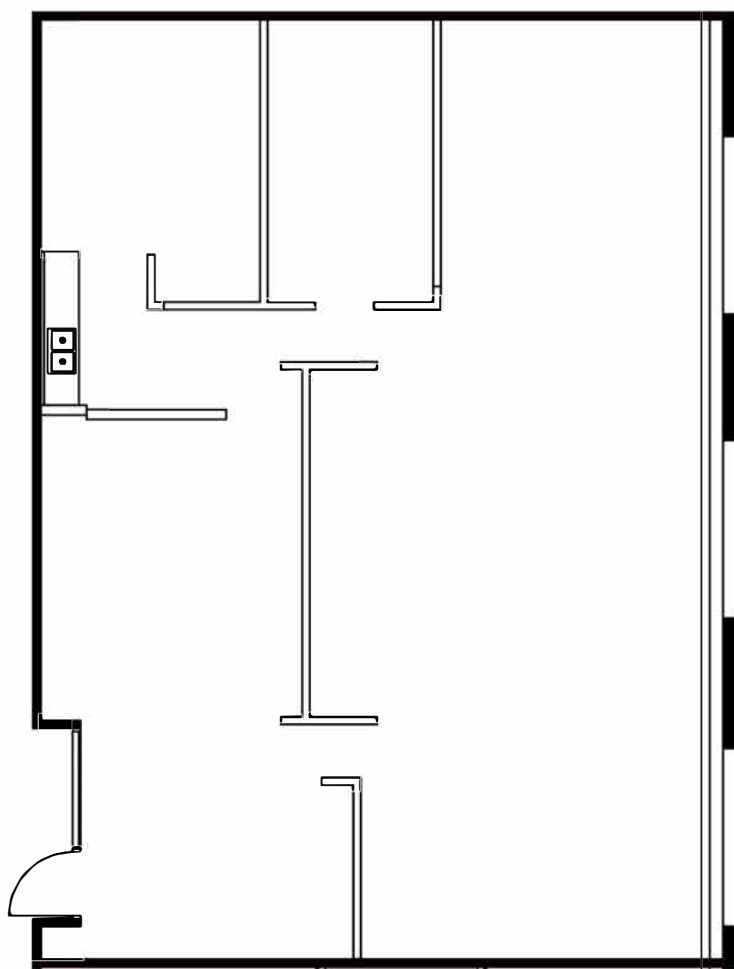
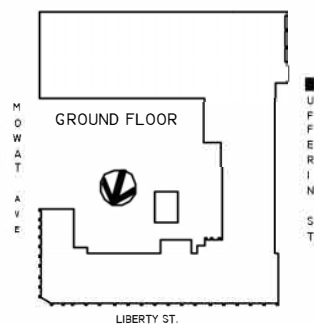
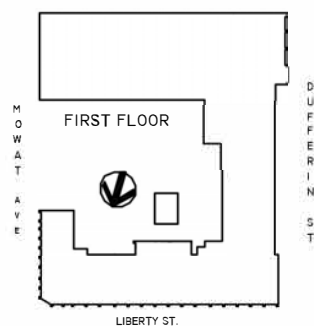
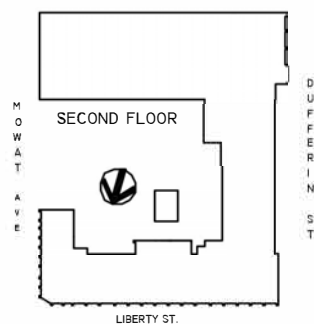
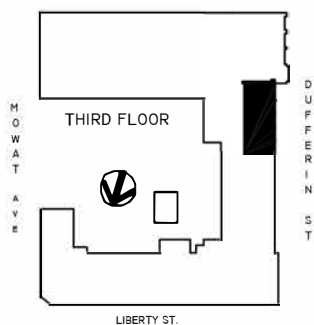




SCHEDULE A

SUITE 308B

2,210 RENTABLE SQ. FT.

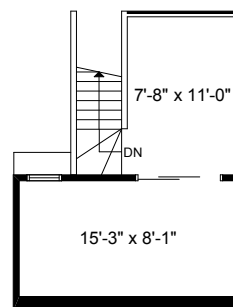
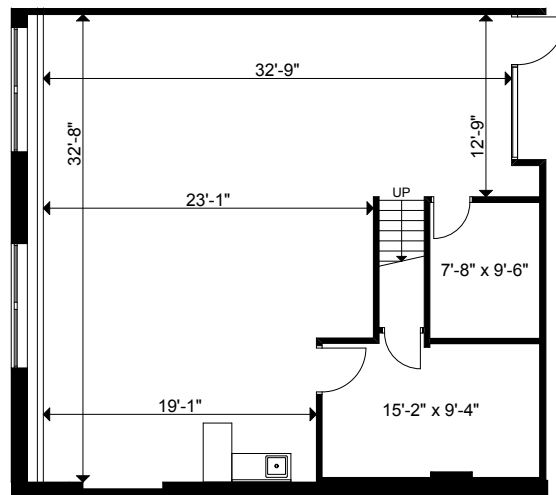
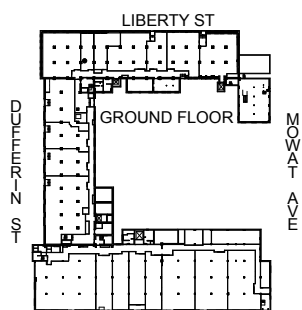
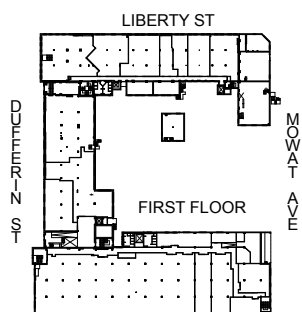
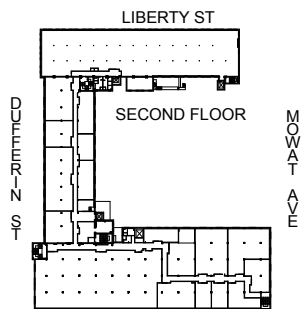
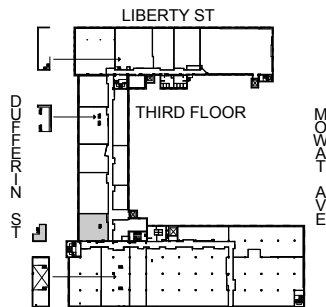




SCHEDULE A

UNIT 310B

1,763 RENTABLE SQ FT



MEZZANINE

