



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)

42 Mowat Ave. – Street Level

[Unit 1D](#) 2,417 SF (Private Entrance/Signage, open area, kitchenette)

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 12A](#) 3,304 SF (kitchenette, semi-private entrance, signage)

[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

[Unit 1D&2D](#) 2,318 SF (40 ft. ceilings!, kitchenette, private entrance)

2nd Floor

[Unit 202A](#) 6,836 SF (Open area, boardroom, offices)

[Unit 201B](#) 1,339 SF (Open area, boardroom, kitchenette)

[Unit 206B](#) 2,076 SF (Kitchenette, 3 offices, boardroom)

[Unit 207B](#) 1,245 SF (Kitchenette, changeroom, photography cyc)

[Unit 211B](#) 985 SF

[Unit 211C](#) 1,366 SF

[Unit 215C](#) 2,977 SF (Kitchenette, 4 offices, boardroom)

[Unit 218C](#) 815 SF

[Unit 220C](#) 817 SF

3rd Floor

[Unit 306A](#) 3,455 SF (Kitchenette, boardrooms, Furniture available)

[Unit 306B](#) 1,538 SF (Kitchenette, boardroom, Open area)

[Unit 308B](#) 2,210 SF (Kitchenette)

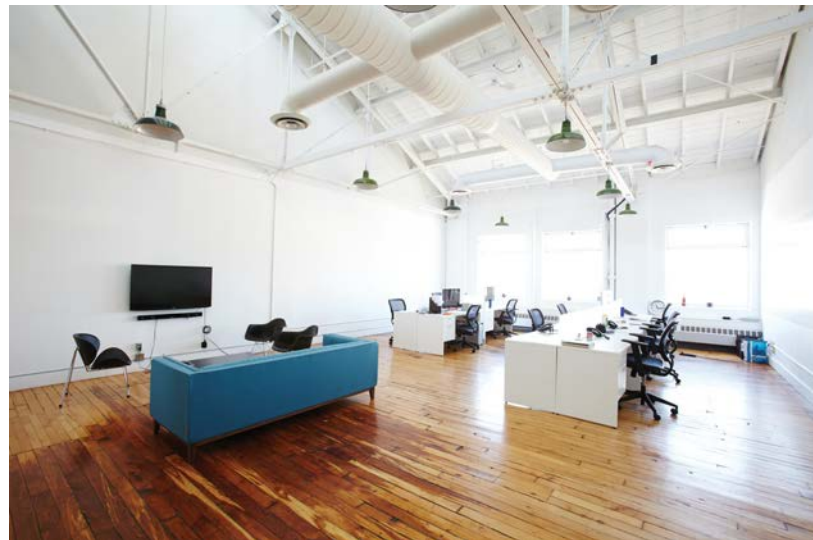
NET RENT: \$ ASK AGENT TMI: \$21.40 (inc. hydro)

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



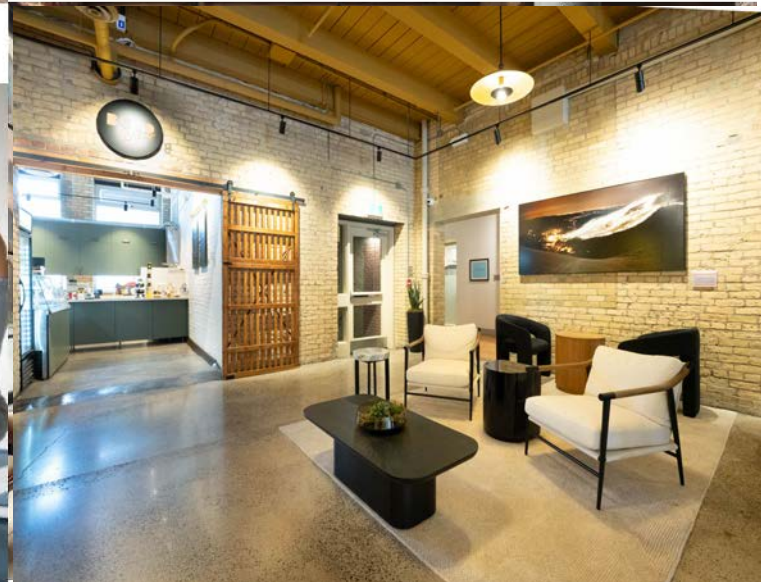
Fitness Facility

Indoor Tenant Lounge



2 Roof Top Patios

Free Yoga at Lunch



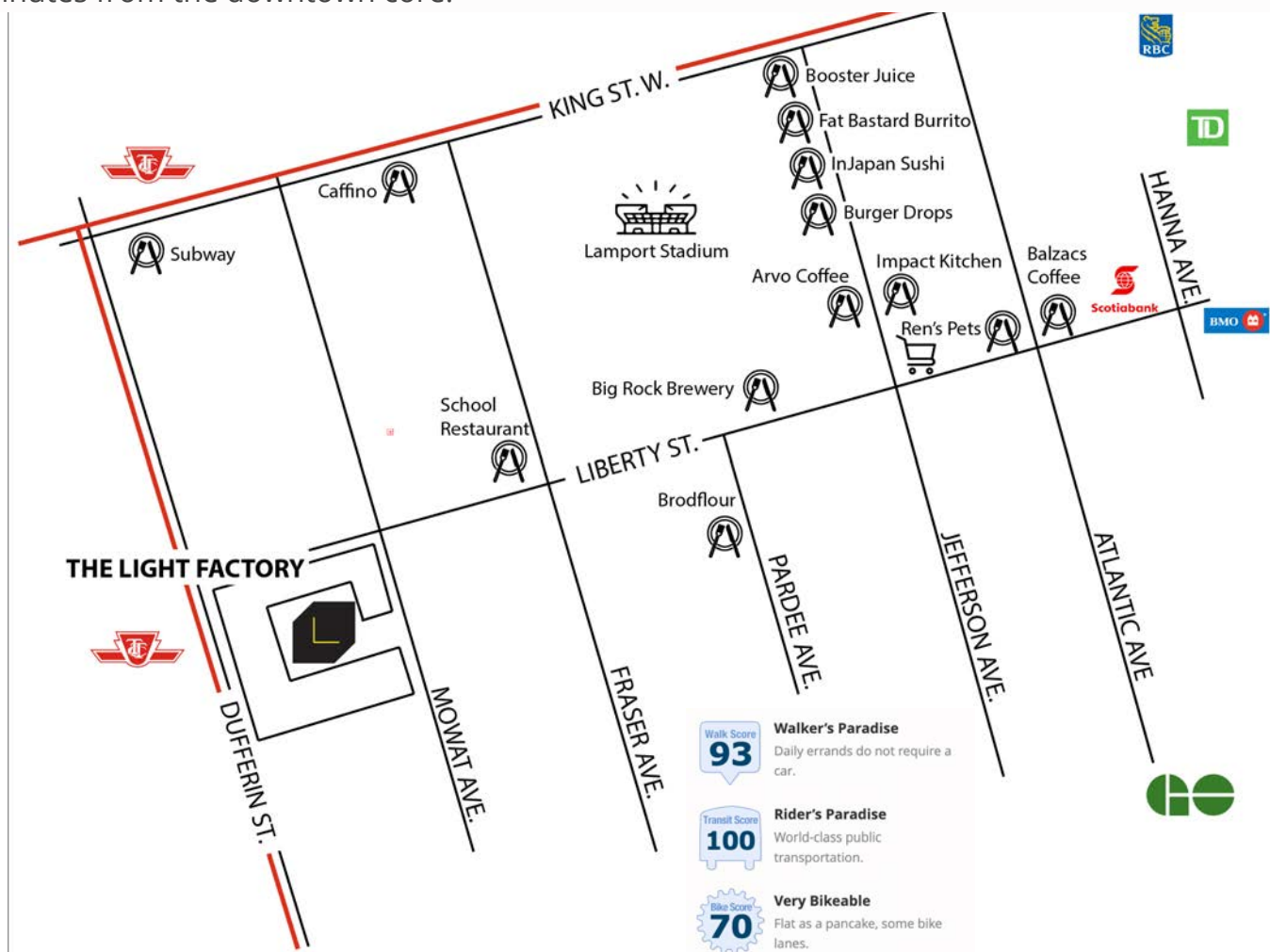
Coffee Shop in Lobby

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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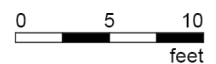
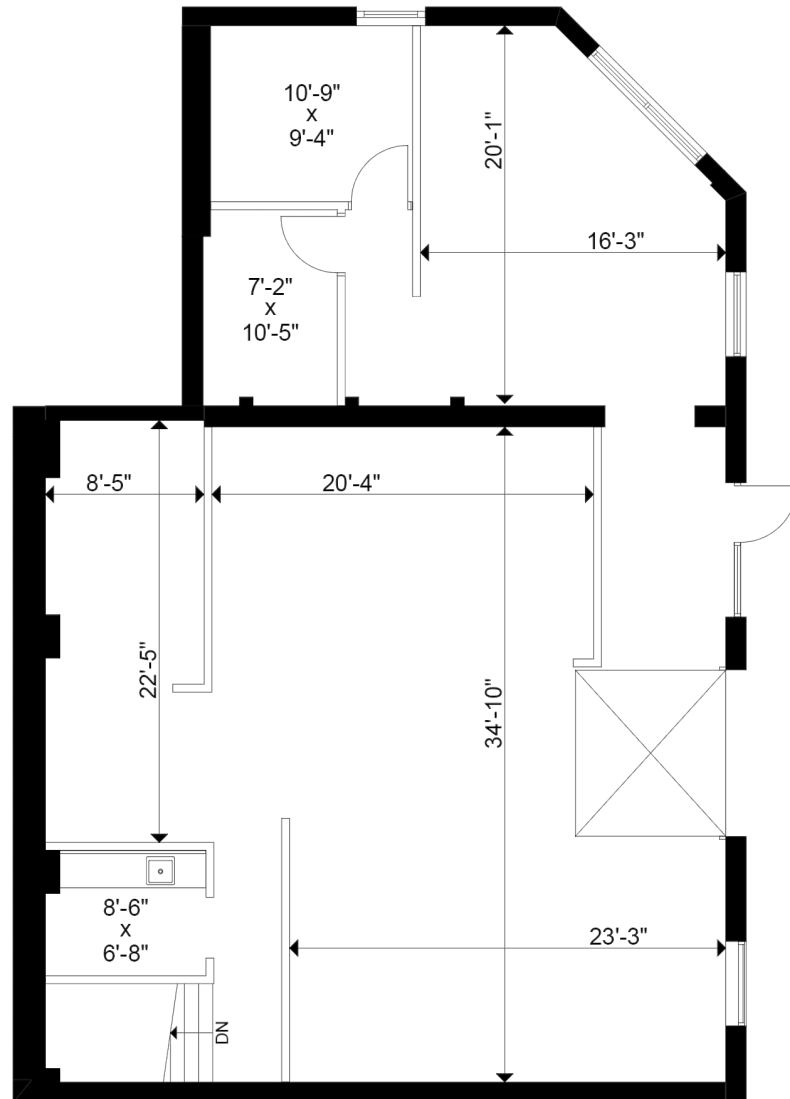
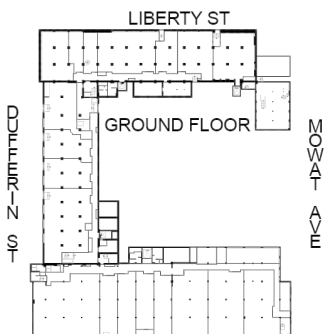
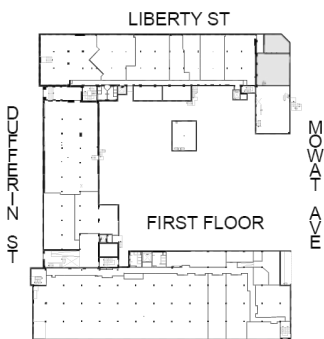
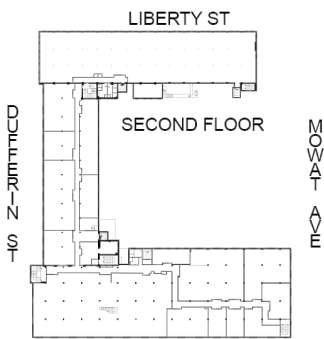
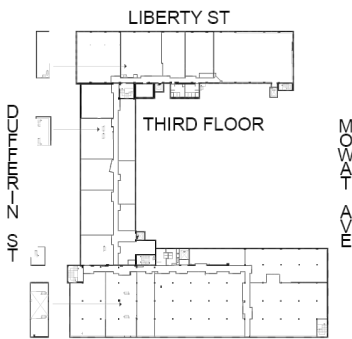
Gitalis Real Estate Inc. expressly reserves the right, at their sole discretion, to reject any or all proposals or expressions of interest for the Property; to terminate discussions with any party at any time, with or without notice; to withdraw the fee simple interest in the Property from the market, 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 1D

2,417 RENTABLE SQ FT

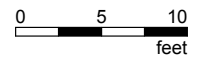
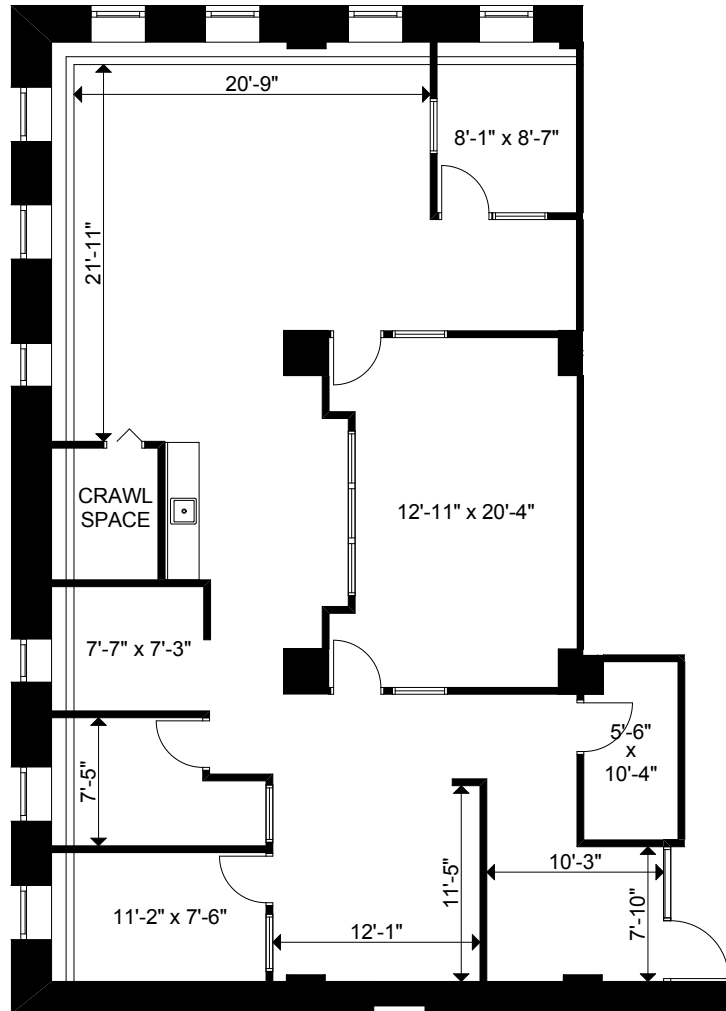
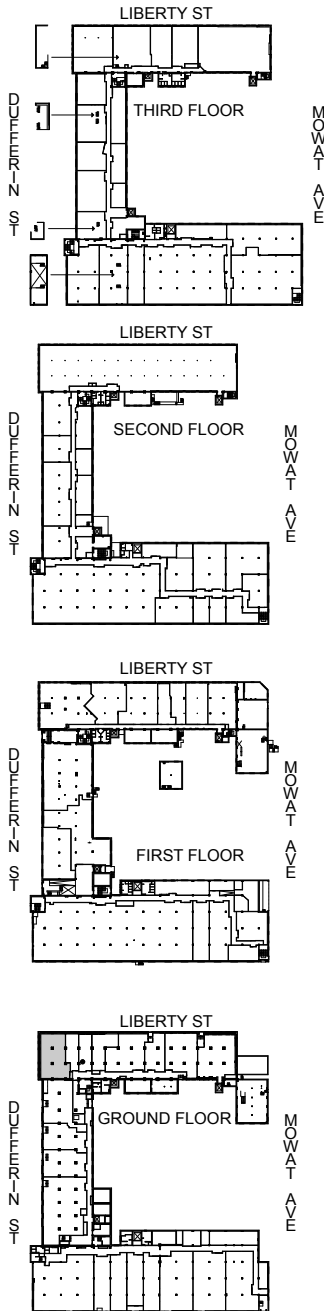




SCHEDULE A

UNIT 2A

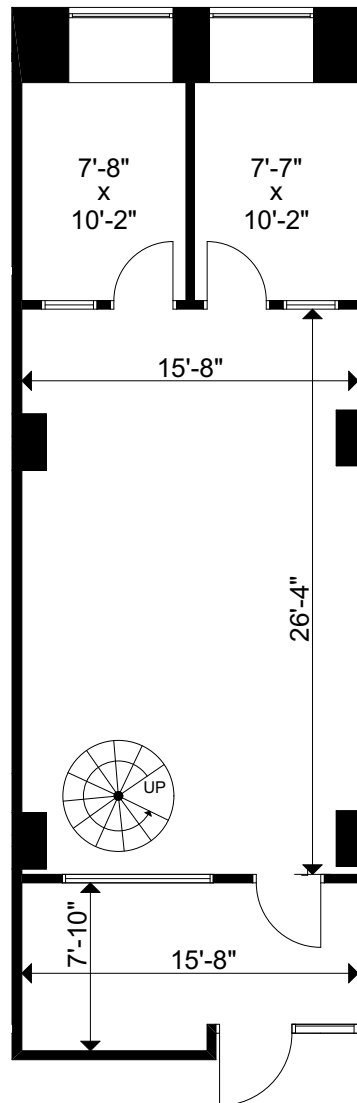
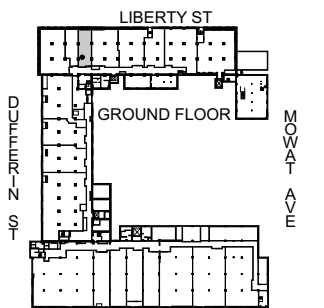
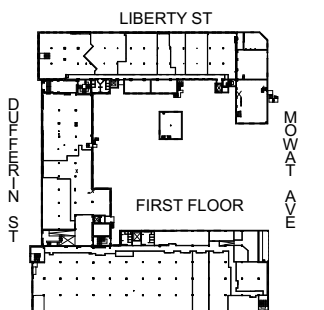
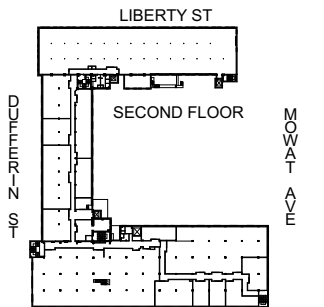
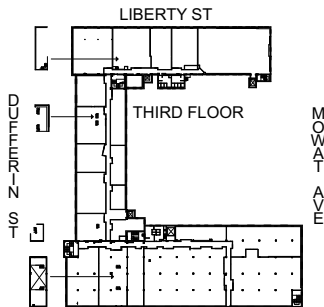
2,543 RENTABLE SQ FT





SCHEDULE A UNIT 4A

962 RENTABLE SQ FT

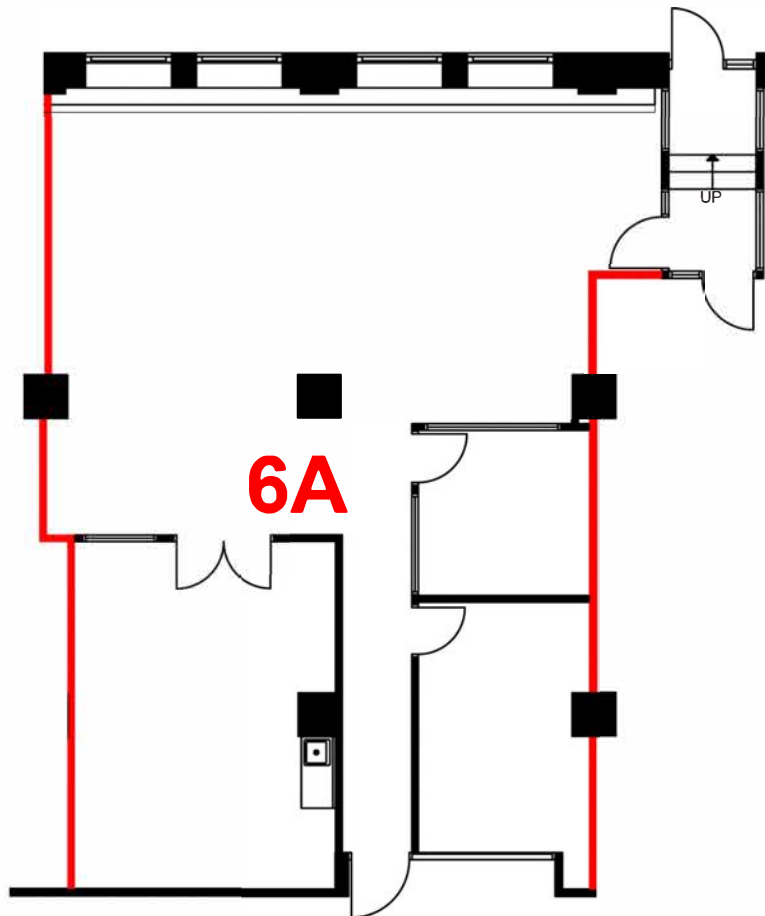
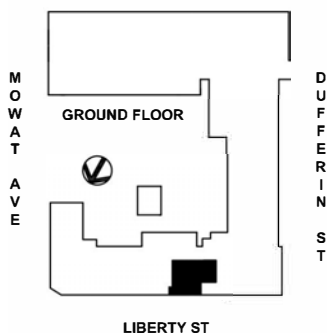
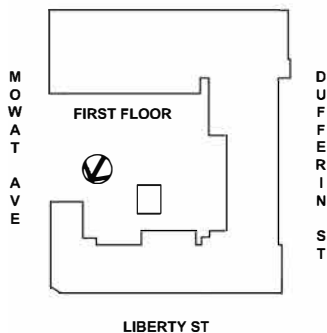
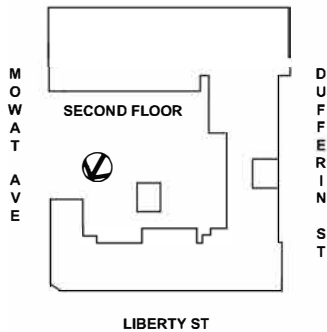
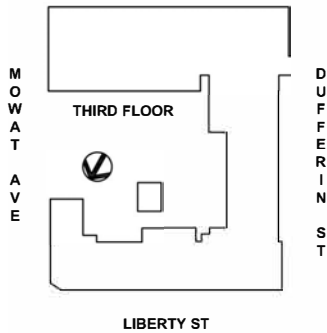




SCHEDULE A

SUITE 6A

1,989 RENTABLE SQ FT

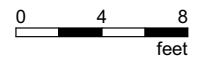
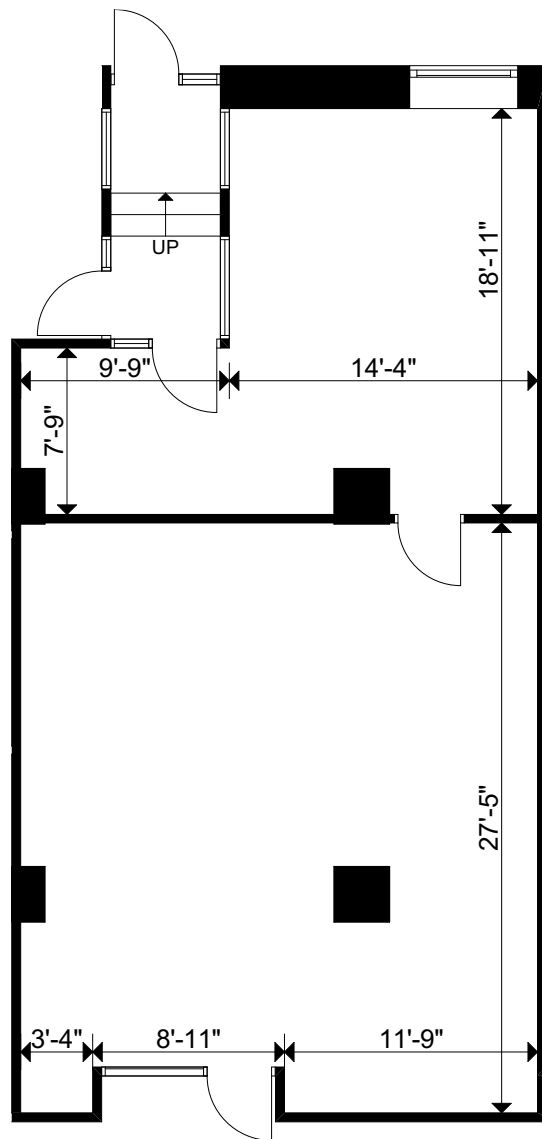
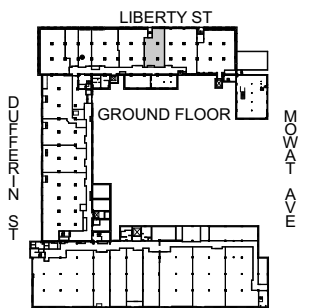
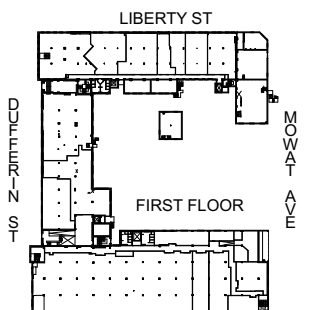
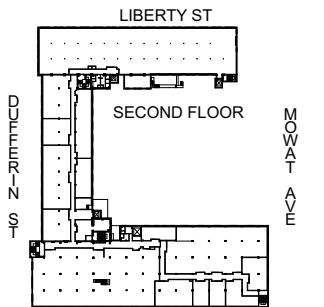
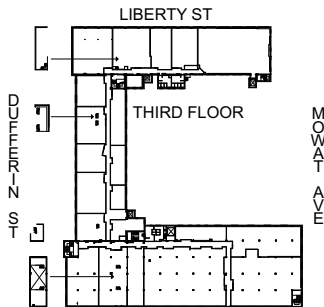




SCHEDULE A

UNIT 8A

1,345 RENTABLE SQ FT

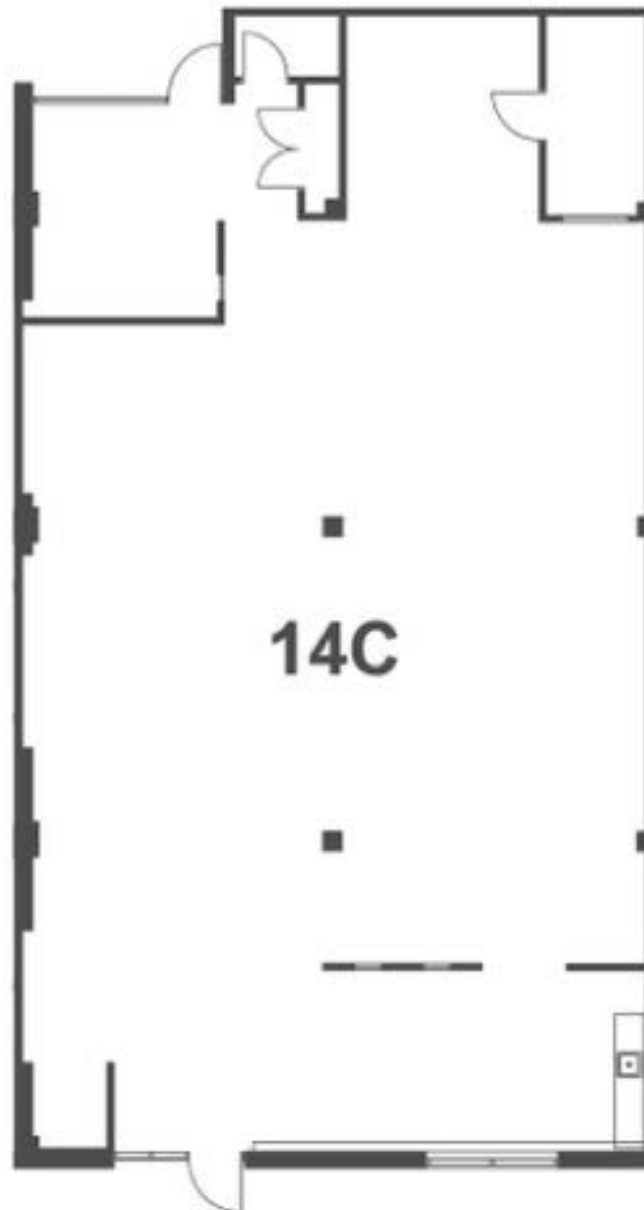




SCHEDULE A

UNIT 14C

3,612 RENTABLE SQ FT

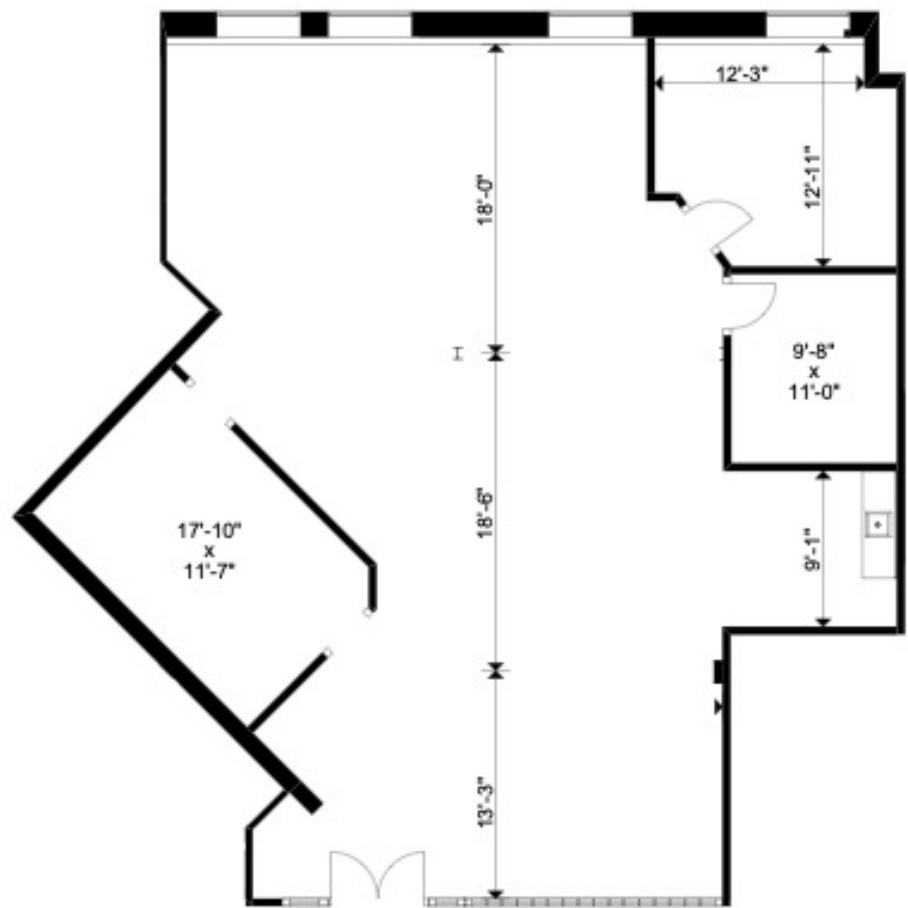




SCHEDULE A

UNIT 101A

2,429 RENTABLE SQ FT

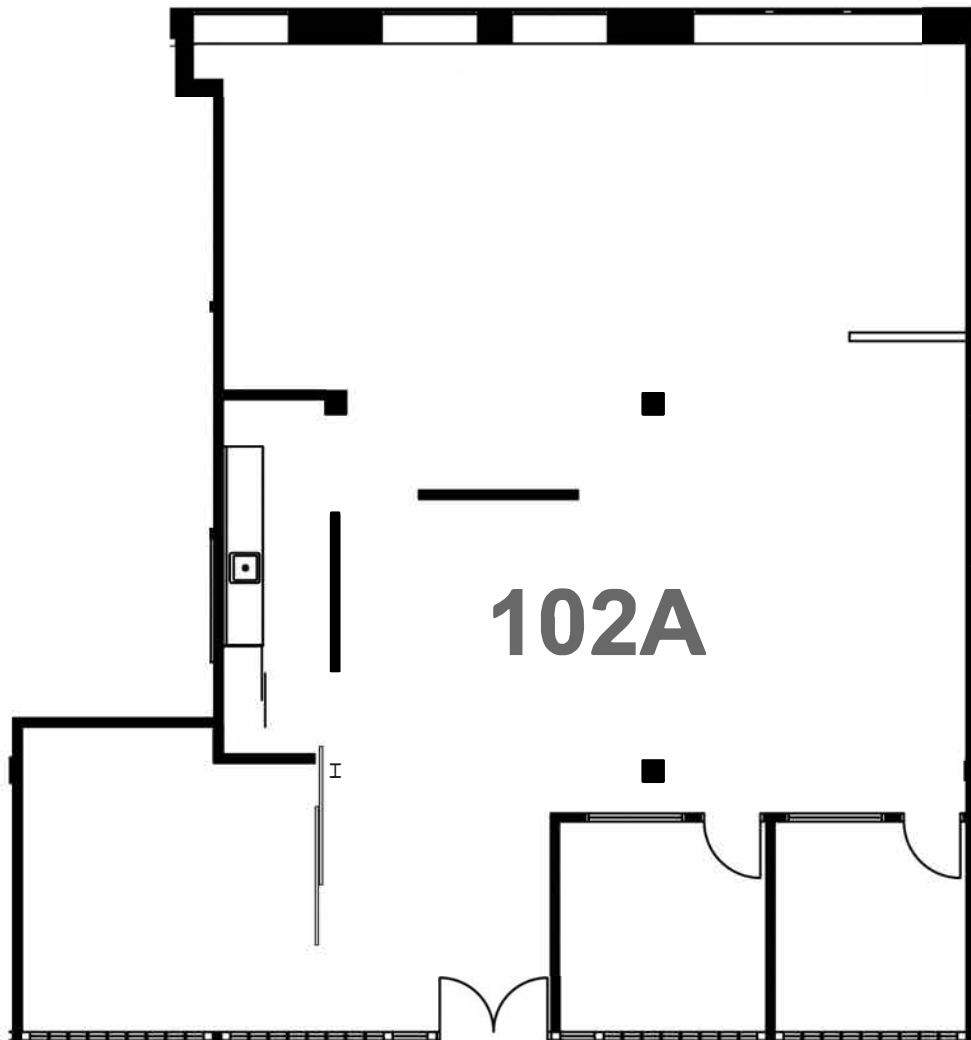
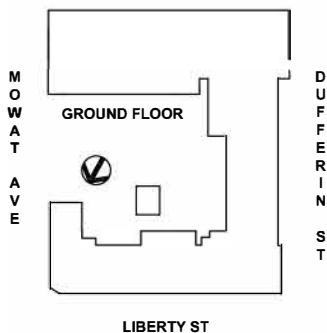
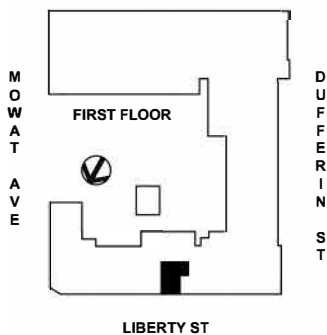
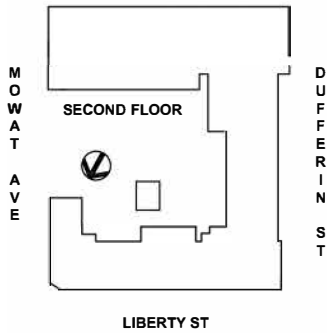
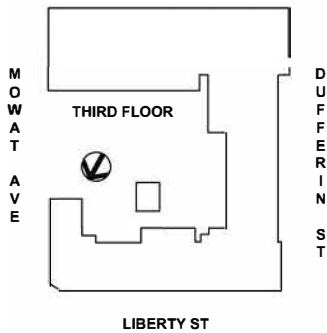




SCHEDULE A

SUITE 102A

2,524 RENTABLE SQ FT

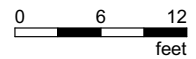
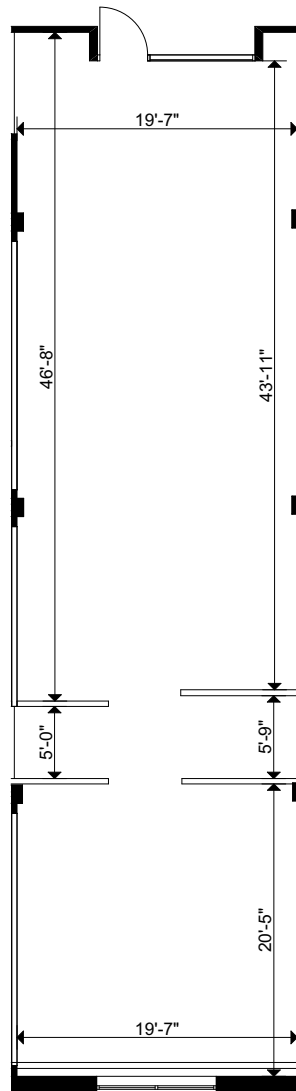
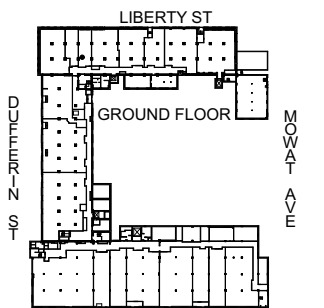
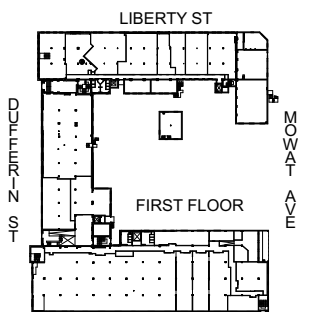
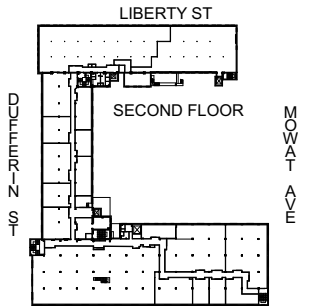
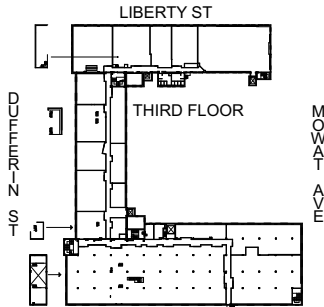




SCHEDULE A

UNIT 108C

1,760 RENTABLE SQ FT

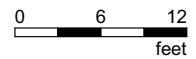
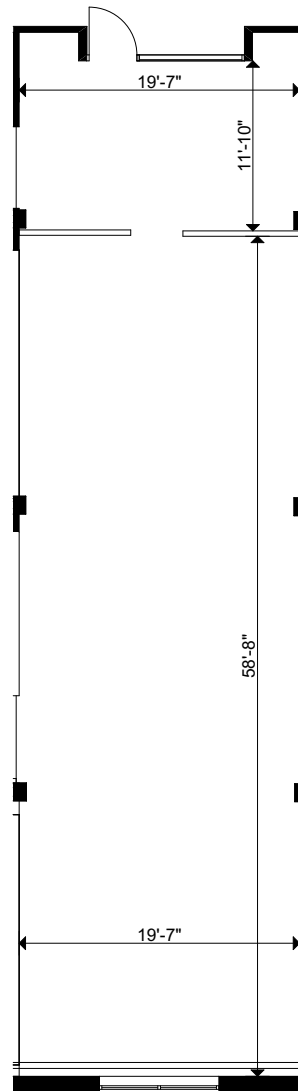
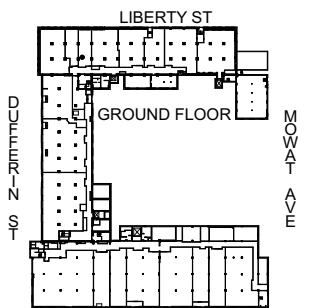
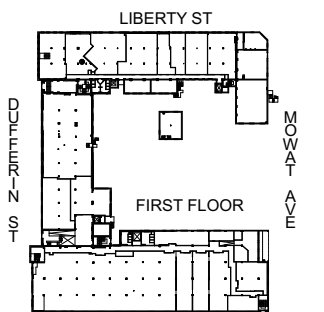
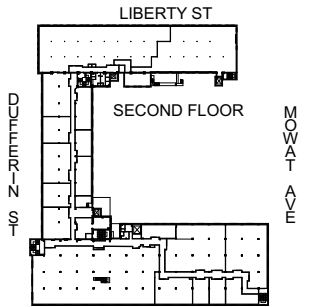
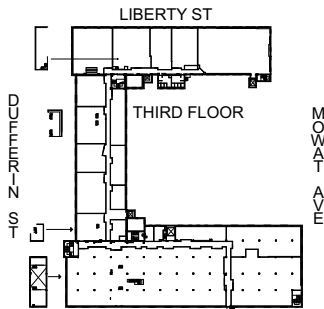




SCHEDULE A

UNIT 110C

1,763 RENTABLE SQ FT

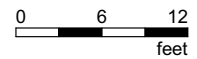
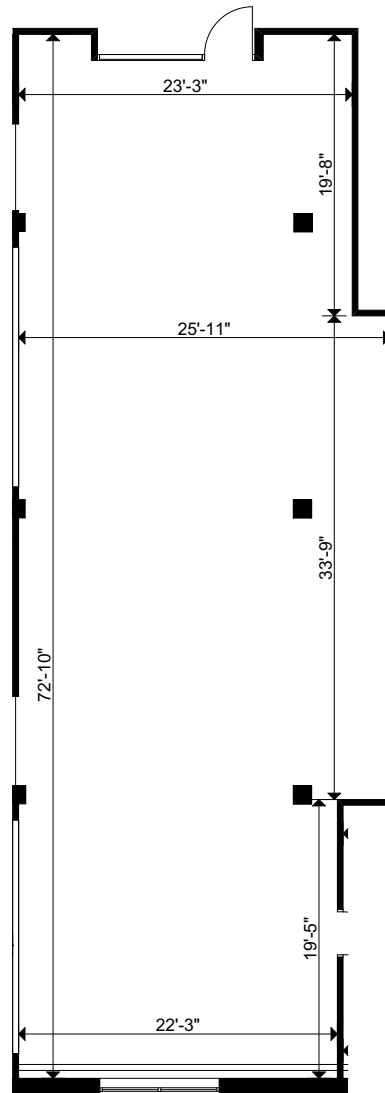
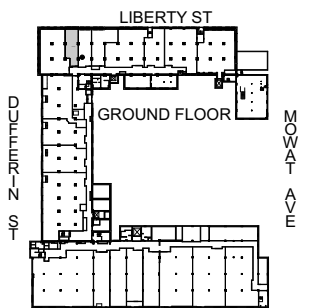
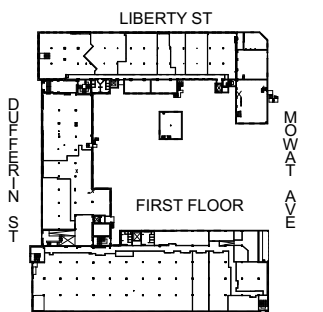
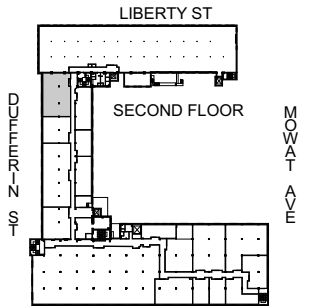
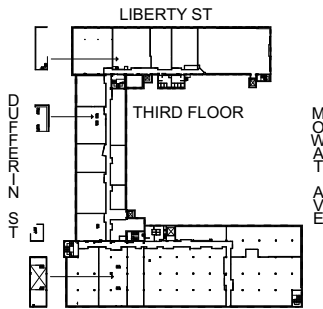




SCHEDULE A

UNIT 112C

2,158 RENTABLE SQ FT

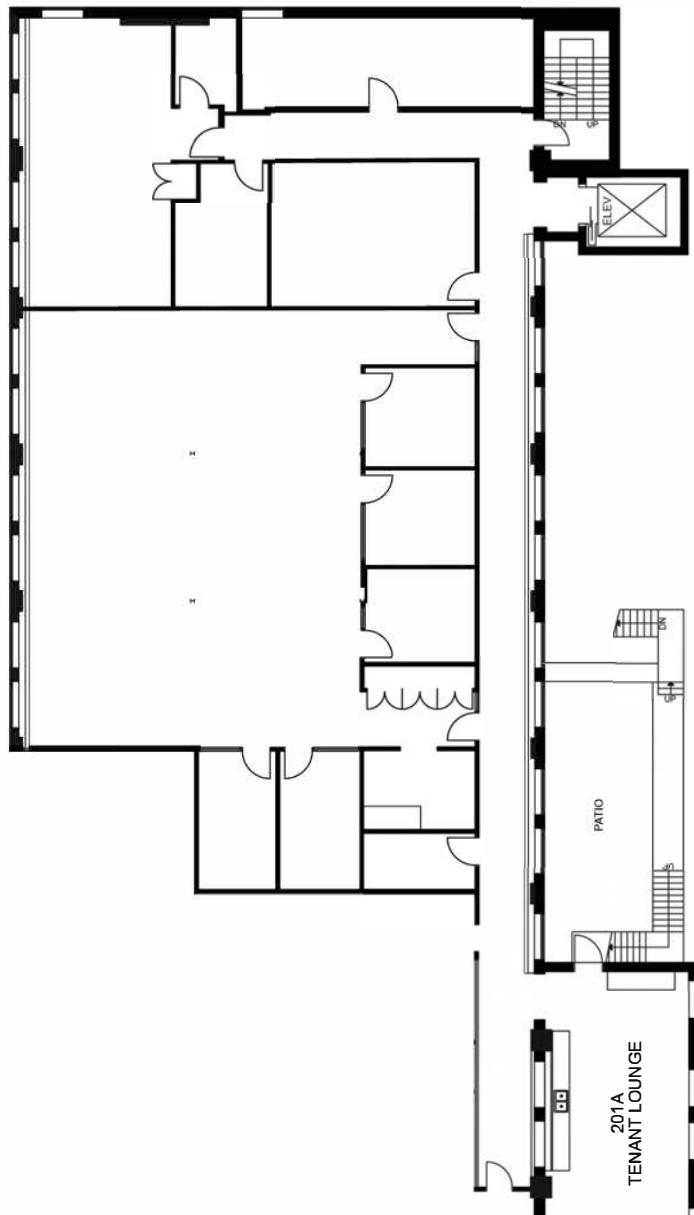
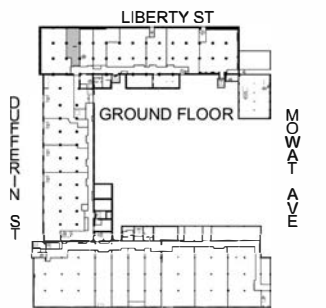
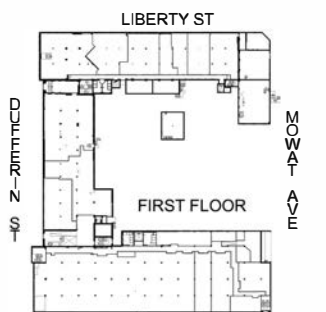
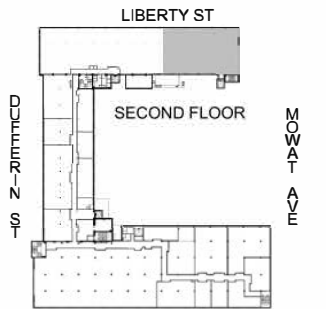




SCHEDULE A

UNIT 202A

6,836 RENTABLE SQ FT

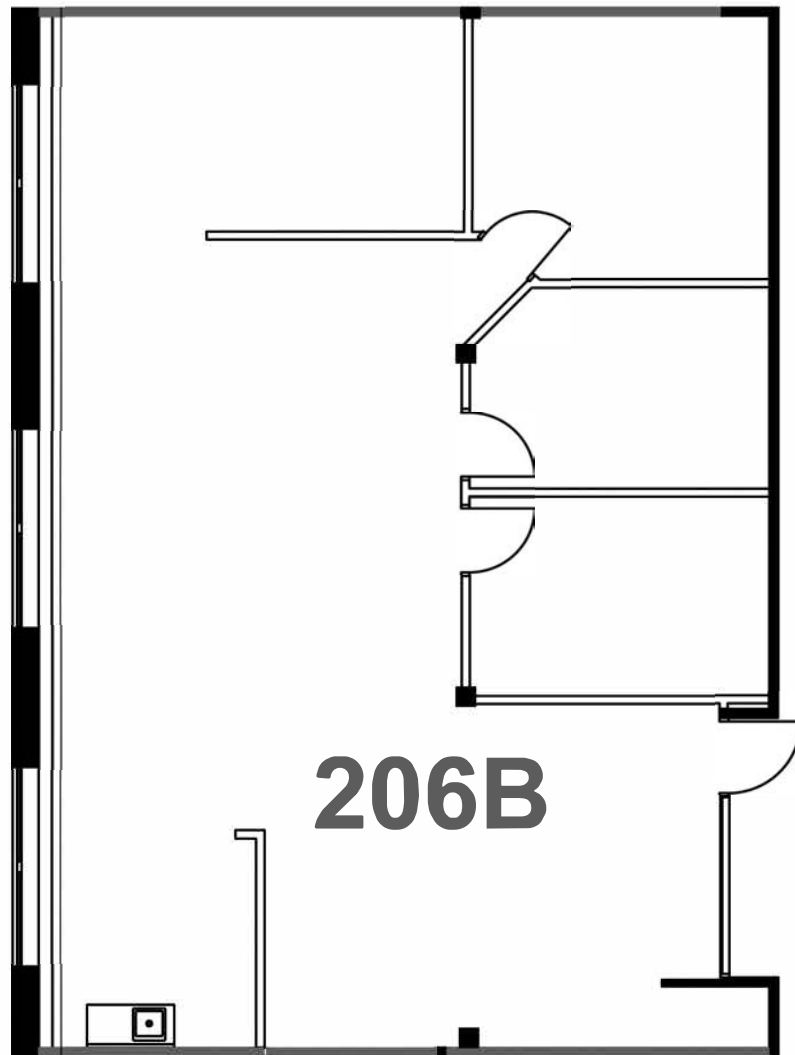
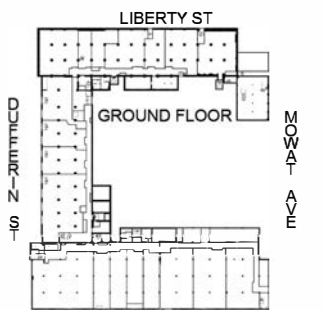
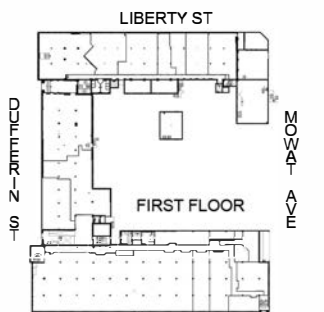
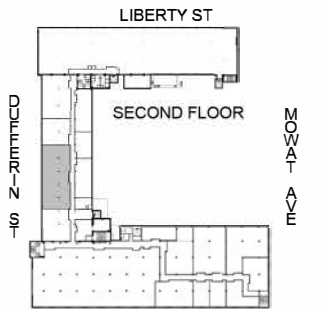




SCHEDULE A

UNIT 206B

2,076 RENTABLE SQ FT



206B

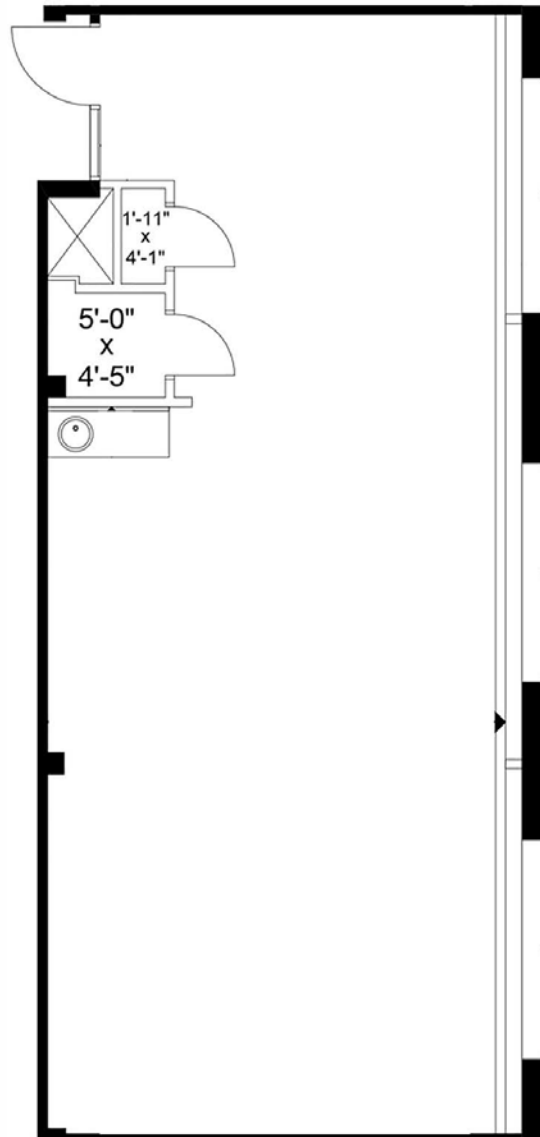
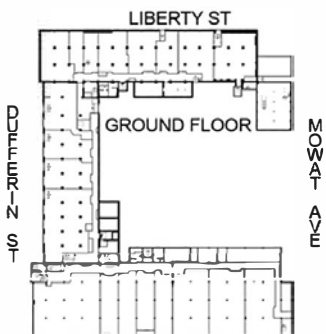
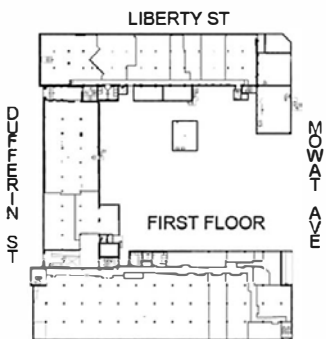
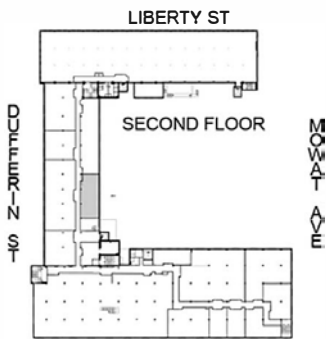
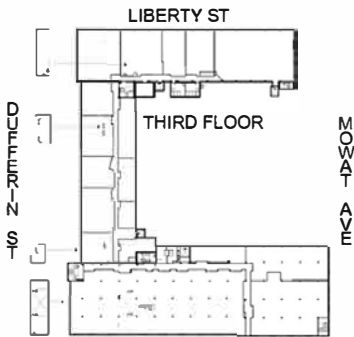




SCHEDULE A

UNIT 207B

1,245 RENTABLE SQ FT

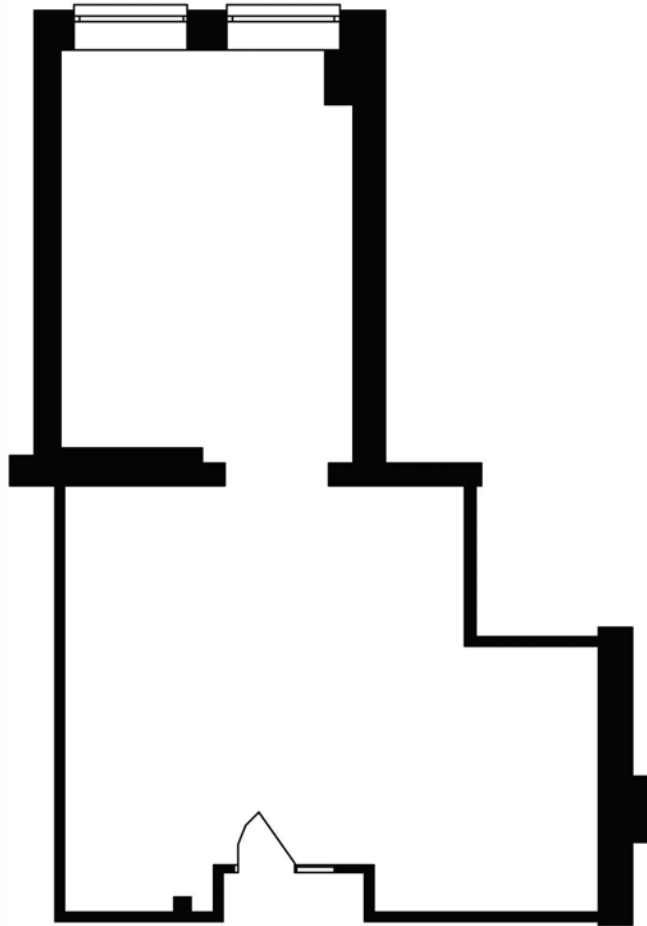
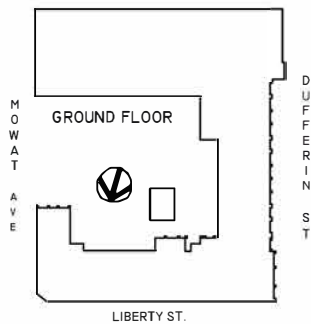
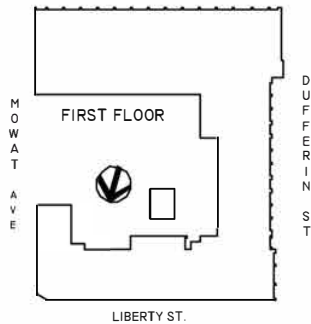
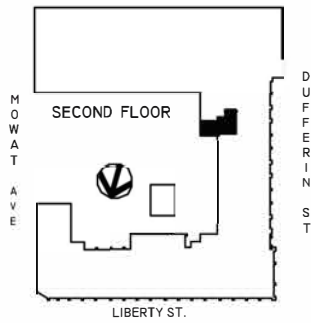
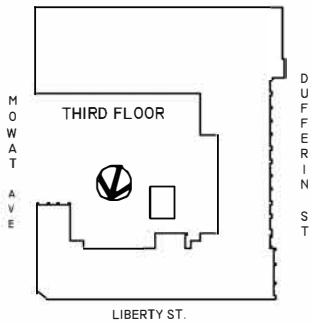




SCHEDULE A

SUITE 211B

985 RENTABLE SQ. FT.

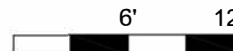
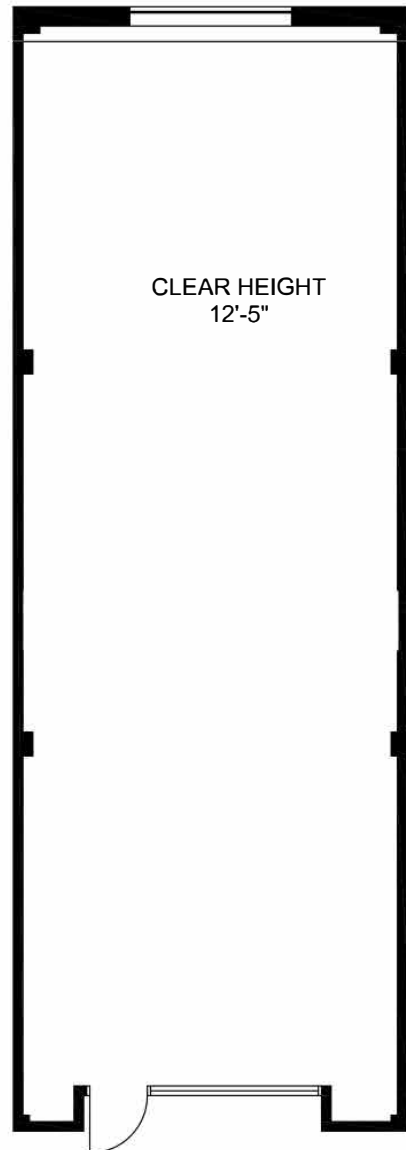
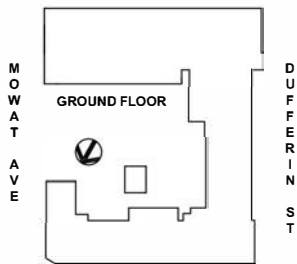
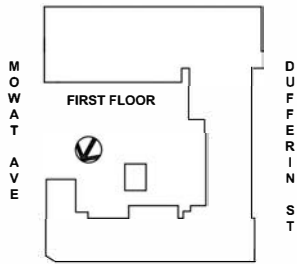
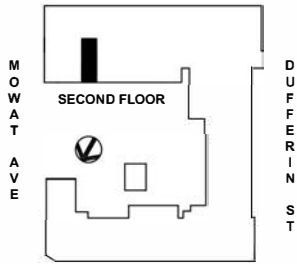
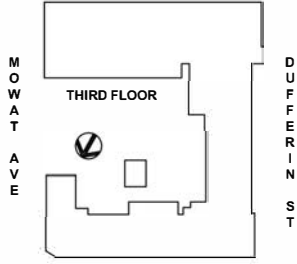




SCHEDULE A

SUITE 211C

1,366 RENTABLE SQ FT

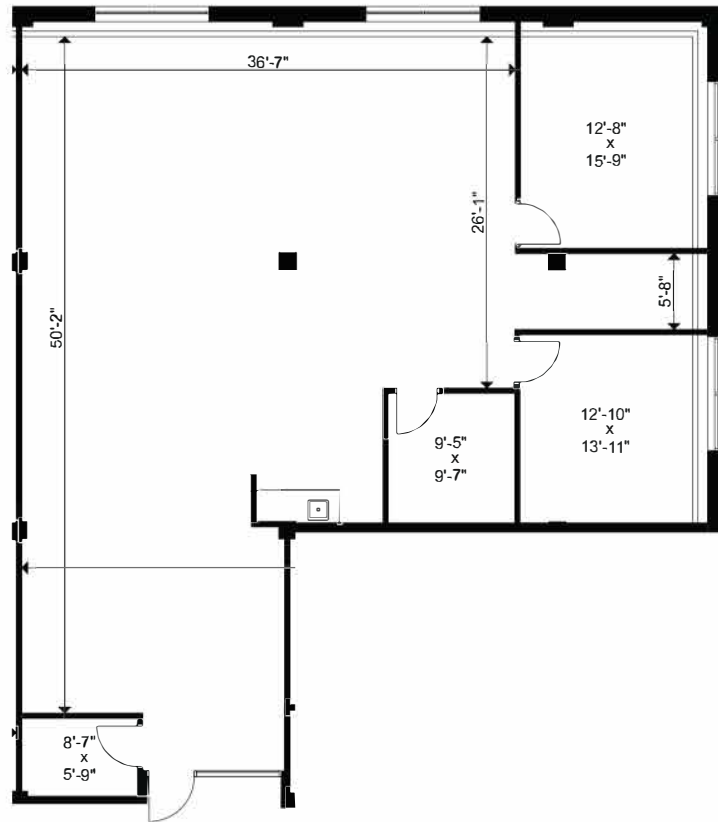
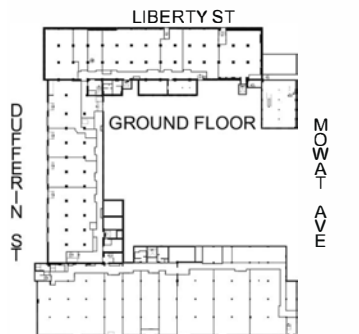
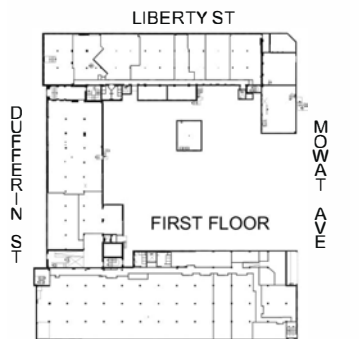
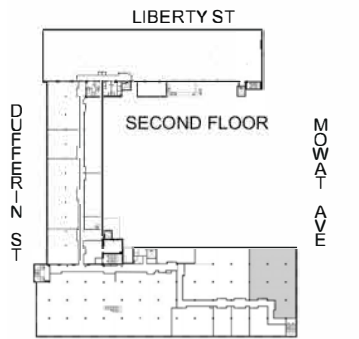
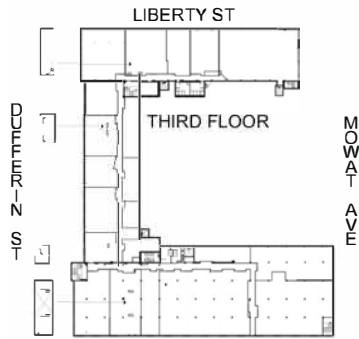




SCHEDULE A

UNIT 215C

2,977 RENTABLE SQ FT

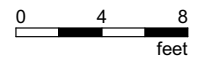
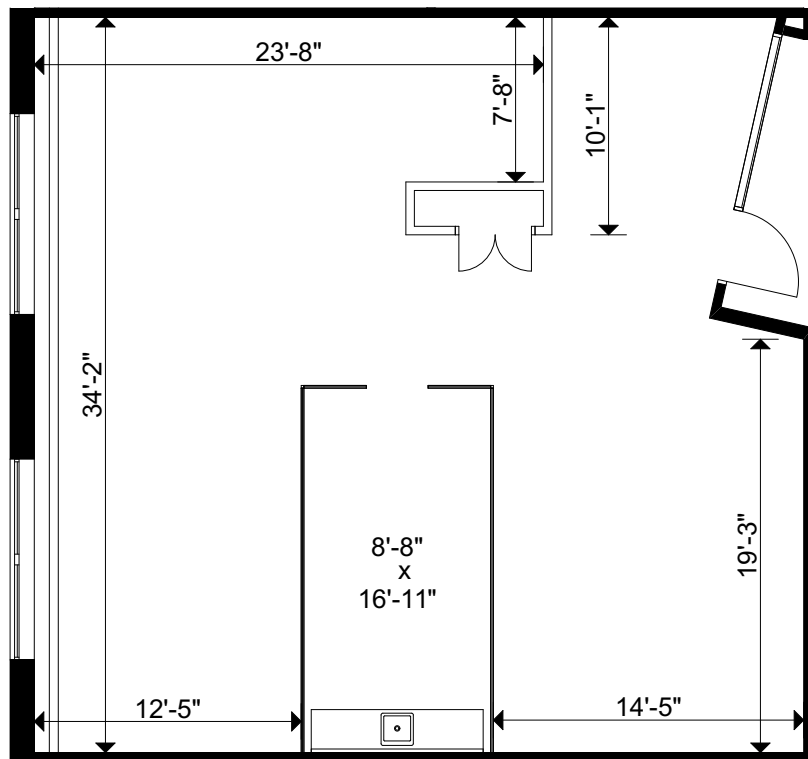
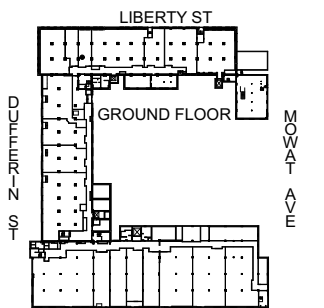
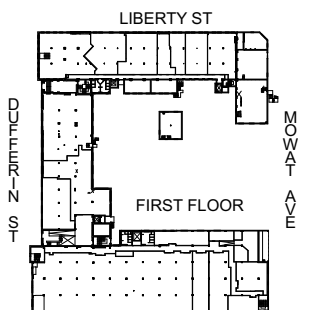
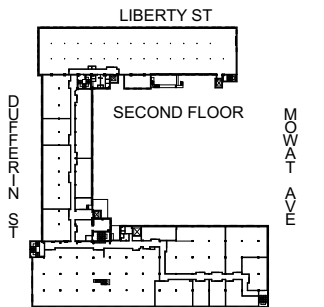
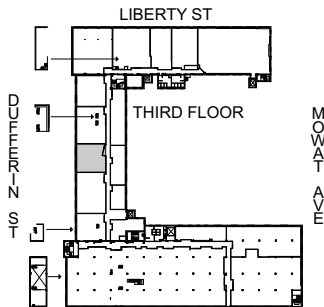




SCHEDULE A

UNIT 306B

1,539 RENTABLE SQ FT





SCHEDULE A

SUITE 308B

2,210 RENTABLE SQ. FT.

