

# 123 EDWARD STREET

TORONTO, ONTARIO

blackwood  
PARTNERS

## FOR LEASE

### AVAILABLE SPACE

#### 776 SF

8th floor, corner unit, medical suite with 3 examination rooms, reception and small washroom

#### 683 SF

9th floor, medical suite, 2 offices, small washroom

#### 1,911 SF

11th floor, very bright corner unit, base building condition, landlord will turnkey

### NET RENT

\$20.00 psf (includes turnkey, please call agent)

### ADDITIONAL RENT (2008 estimate)

\$17.27 psf

### HIGHLIGHTS

- Steps to St. Patrick Subway Station and the Hospital Corridor
- Pharmacy & Blood Testing Laboratory on-site
- Monthly parking, \$220/month unreserved, \$290/month reserved
- Large windows, excellent natural light, unobstructed views
- Very competitive leasehold/turnkey budget
- Direct connection to 180 Dundas Street, Java Joe's Coffee House & Bistro
- On-site conference facility/meeting room
- Fully equipped fitness centre available for tenants' use at \$18/month

### COMMISSION

\$5.00 psf for a 5 year transaction

\$8.00 psf for a 10 year transaction



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