

30 SOUDAN AVENUE

TORONTO, ONTARIO

OFFICE | RETAIL SPACE AVAILABLE

FOR LEASE

**FULL FLOOR
AVAILABLE**

For information, contact:

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*Sales Representative

AVAILABLE

Office: 4th Floor, 5,579 SF (Full Floor)
Retail: Ground Floor, 1,120 SF

NET RENT

Office: \$12.00 psf (with \$0.50 escalations)
Retail: \$35.00 psf**

ADDITIONAL RENT

\$17.42 psf (2008 estimate)

HIGHLIGHTS

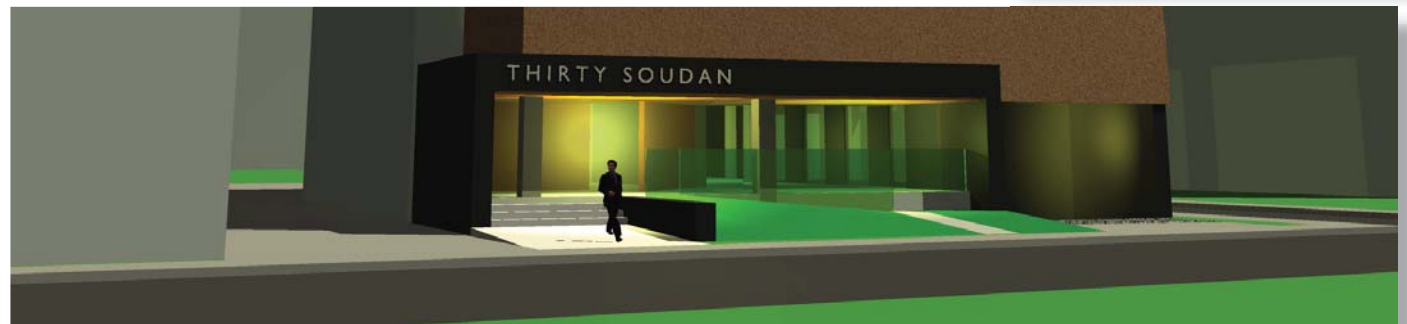
- **Ground floor retail space with good exposure
- Strategic location, one block away from Yonge/Eglinton subway station and close proximity to new residential developments
- Nearby shops, restaurants, cinemas, business services and financial institutions
- Wheelchair accessible
- Significant capital improvements have just begun; they include:
 - retrofit and expansion of front lobby and ground floor retail
 - new contemporary building facade – Spring 2008

COMMISSION

\$6.00 psf for a 5-year transaction
\$9.00 psf for a 10-year transaction

PARKING

26 underground reserved
\$150 per month
1 per 1,000 SF



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4th Floor



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