



# For Lease

## 326 Adelaide Street West



Lots of  
NATURAL LIGHT



### Contact Information

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# LENNARD

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[lennard.com](http://lennard.com)

### Location

Adelaide Street, just east of Peter Street

### Building Description

"C" Class Office Building

### Availability

3<sup>rd</sup> Floor - Immediate  
2<sup>nd</sup> Floor - January 1<sup>st</sup>, 2009

### Commission

\$1.00 p.s.f. per annum  
Subject to our exclusive listing agreement

### Comments

- Currently clean, open space
- Landlord will turnkey space
- Very secure building
- Great natural light

### Term

3 - 5 years

### Available Space

2 <sup>nd</sup> Floor	1,497 r.s.f.
3 <sup>rd</sup> Floor:	3,020 r.s.f.

### Rent

Net Rent:	\$14.75 p.s.f./yr
Additional Rent:	<u>\$10.25 p.s.f./yr*</u>
Gross Rent:	\$25.00 p.s.f./yr

\*plus hydro - separately metered

- Located in the heart of the Entertainment District
- Recent renovations completed, including new elevator, roof, and air conditioning units
- Onsite property management