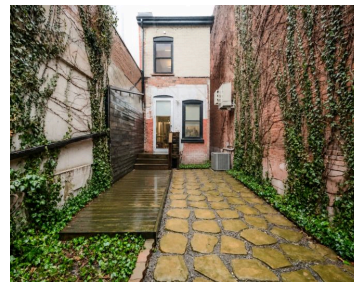
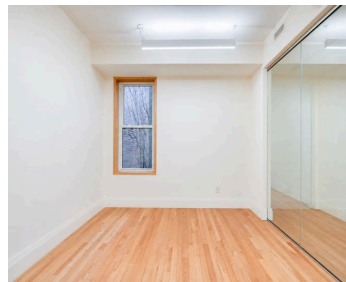
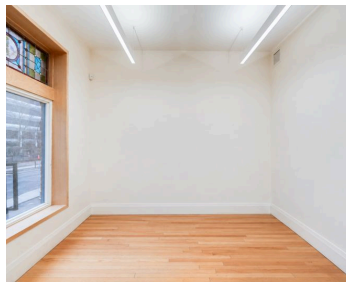


Private Practice Building at Queen and University

54½ St Patrick Street, Toronto • An entire freestanding building for lease



A whole building rather than a suite, with **ten separate private rooms** across four levels, sized for individual sessions, the largest about 20 by 13 feet. Air conditioning, a commercial fire system with fire doors, two washrooms, a waiting area at street level and a **private backyard**. Your own front door and your own hours, so evening and weekend sessions are never a landlord question.

A discreet entrance on a quiet street one block off Queen Street West, minutes from the University Avenue hospitals and St Patrick and Queen subway stations, with a Green P lot directly across the street. Well suited to a group practice or a collective sharing rooms. The building is leased as a whole, and the tenant may sublet the lower level to another practice.

RENT, INCL. REALTY TAXES

\$7,200 / month

SIZE

2,799 sq ft, 4 levels

ROOMS

10 private

TERM

1 year, renewable

Tenant pays utilities, insurance and cleaning. Flexible possession. Tenant to verify permitted use. MLS C13730862.

NOAM MUSCOVITCH

Salesperson

Royal LePage Real Estate Services Ltd., Brokerage

416 271 9305

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Areas approximate and subject to verification. Information believed accurate but not warranted. Not intended to solicit properties currently listed for lease.