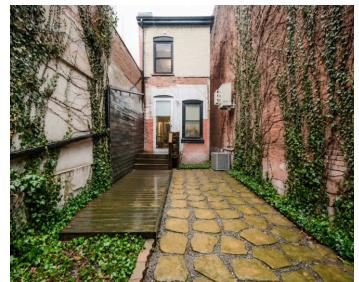
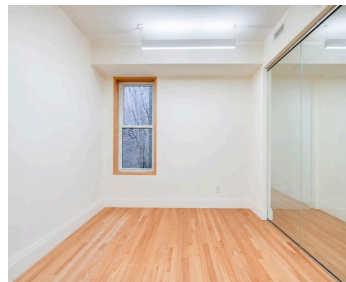
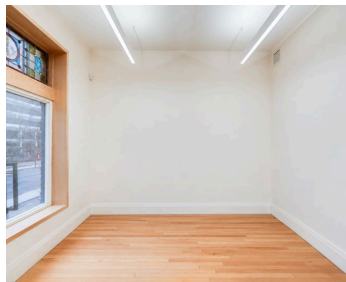


OFFICE SPACE FOR RENT • TORONTO, ONTARIO

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. Elevator, air conditioning, 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 lower level can be leased separately by a smaller practice.

NET RENT	SIZE	ROOMS	TERM
\$6,495 / month	2,799 sq ft, 4 levels	10 private	3 to 5 years

Plus additional rent and utilities. Flexible possession. Tenant to verify permitted use. MLS C13730862.

NOAM MUSCOVITCH

Salesperson

Royal LePage Real Estate Services Ltd., Brokerage

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

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