

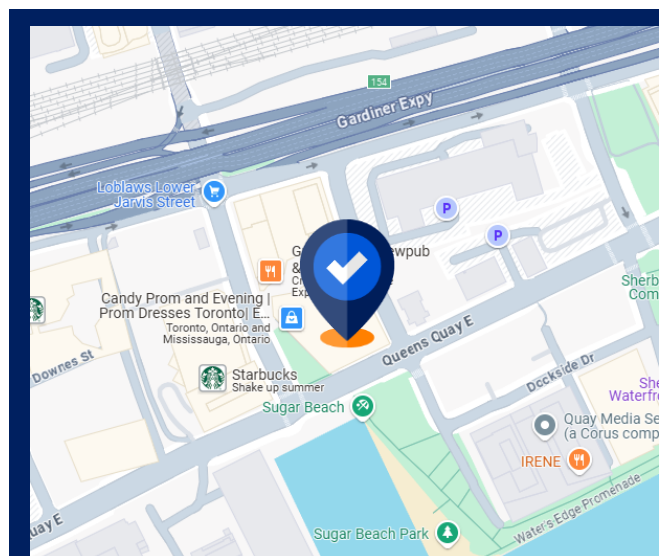
FOR SALE: Office Condo
Own Your Built Out Professional Space with Lake Views
Lakefront Purchase Opportunity – Investor or User Occupier

Space Profile

Premises	Suites 1008, 1010, 1012 (West Tower)
Total Rentable Area	4,100 SF
Asking Price	\$3,300,000
Taxes	\$67,726/annual (2025 est.)
Condo Fees	\$3,107 / Month
Available	Flexible – Speak to Agent
Purchase Type	Both investor or user occupier options available

Features

- Fully built-out, modern office space ready for occupancy
- East and south-facing views of Lake Ontario
- Functional layout with 7 private offices, open work area, kitchenette, and boardroom
- High-end finishes and turnkey condition
- Furniture can be made available
- Dedicated storage unit available for separate purchase
- Building amenities: common area meeting rooms, outdoor patio overlooking Lake Ontario, 24-hour concierge, end-of-trip facilities (shower and bike storage), underground parking
- Very accessible location: quick access to Gardiner Expressway & Lakeshore Blvd, steps to TTC bus and streetcars, short walk to PATH system and Union station



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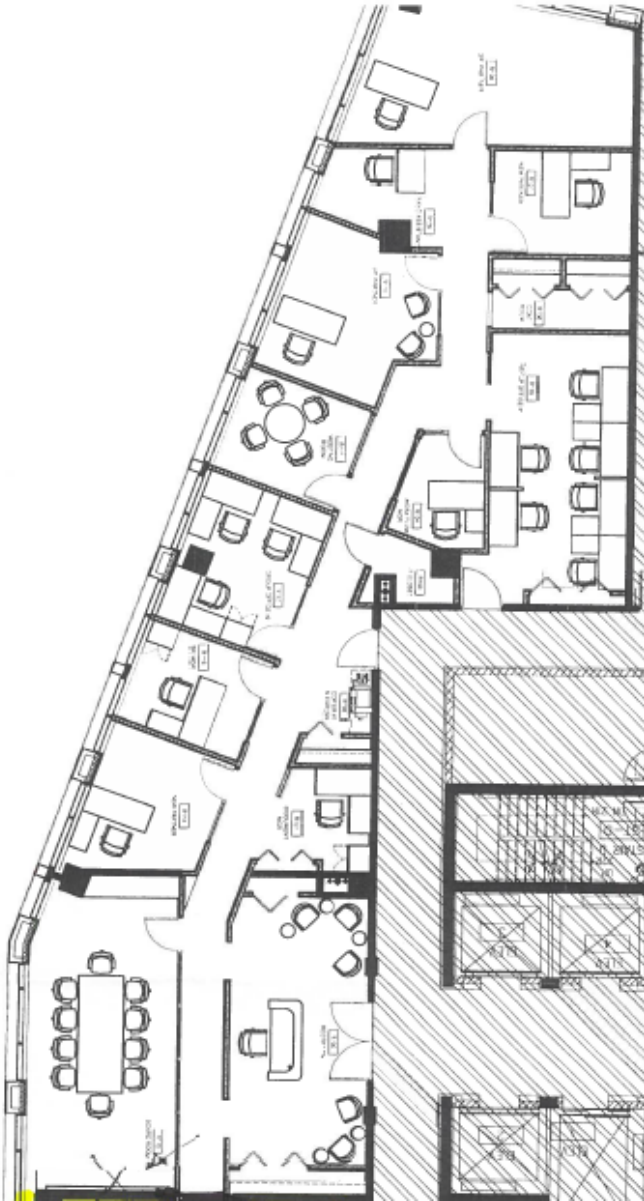


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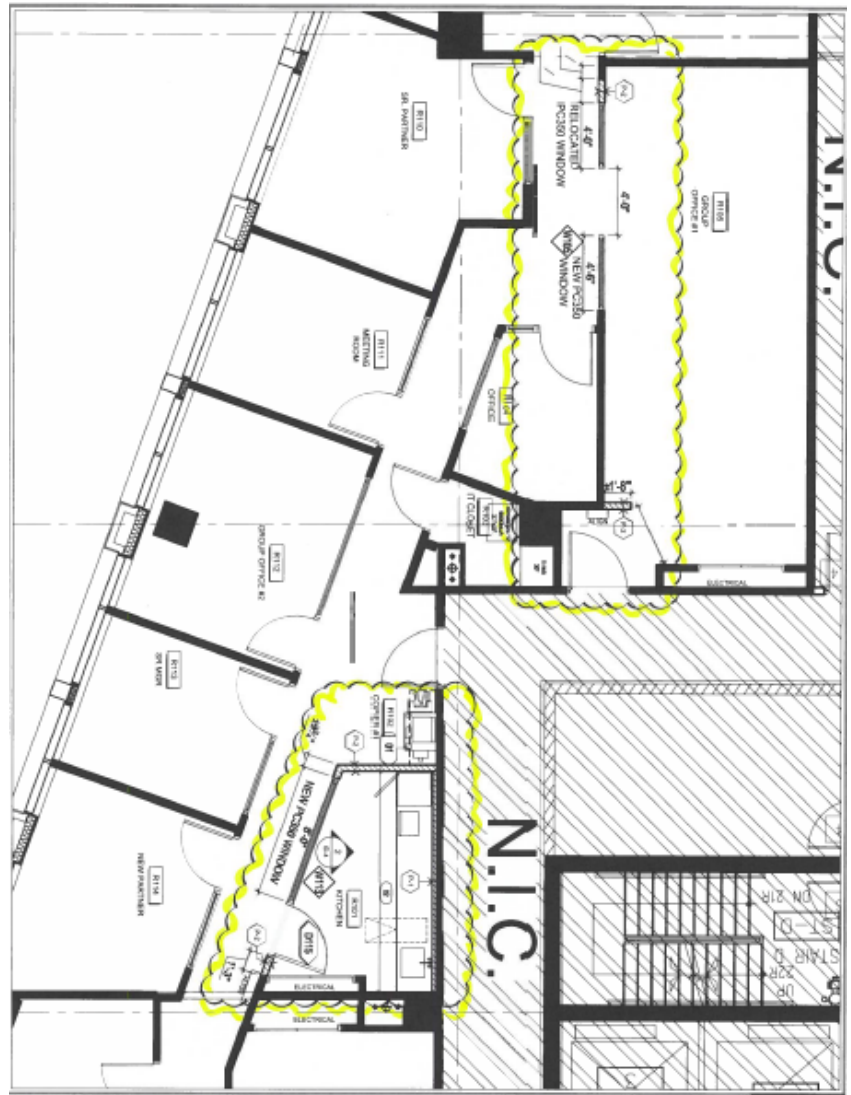
VIEW THE **360°**
VIRTUAL TOUR

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VIEW THE
VIRTUAL TOUR **360°**



Original Build Out



Recent Renovations

- New kitchenette
- Larger open work area

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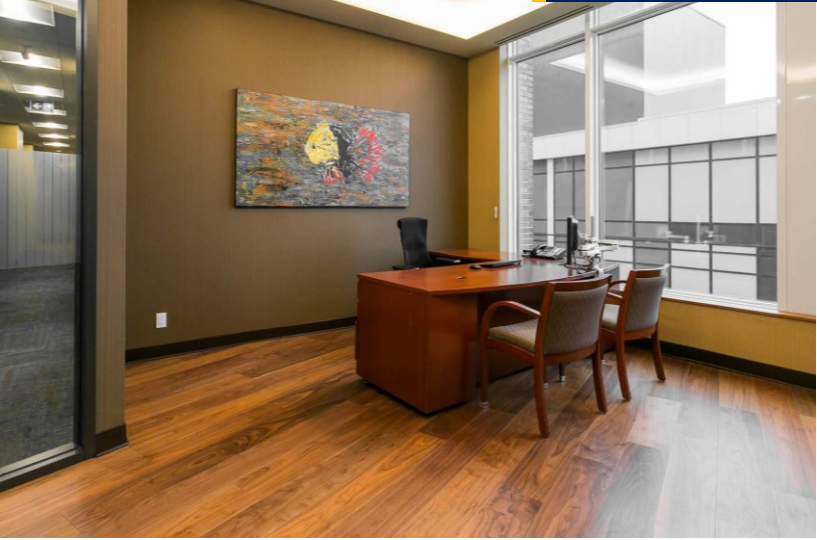


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