



# RETAIL/OFFICE FOR LEASE 201 FREDERICK STREET

## OVERVIEW

Located in the heart of the King St East Design District, steps from George Brown's campus. Offers excellent exposure from King St E, Adelaide St E, and is situated in close proximity to the Financial Core. Modern open design with great frontage and impressive signage potential. No food or pet uses. Limited medical uses - please inquire. Private washroom. One parking space for rent - extra.







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## DETAILS

<b>Space:</b>	1,598 SF
<b>Available:</b>	Immediately
<b>Asking Rate:</b>	\$29.00 PSF
<b>Additional Rent:</b>	\$25.04 PSF (2025 Est.) plus utilities
<b>Term:</b>	5 to 10 years

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## HIGHLIGHTS

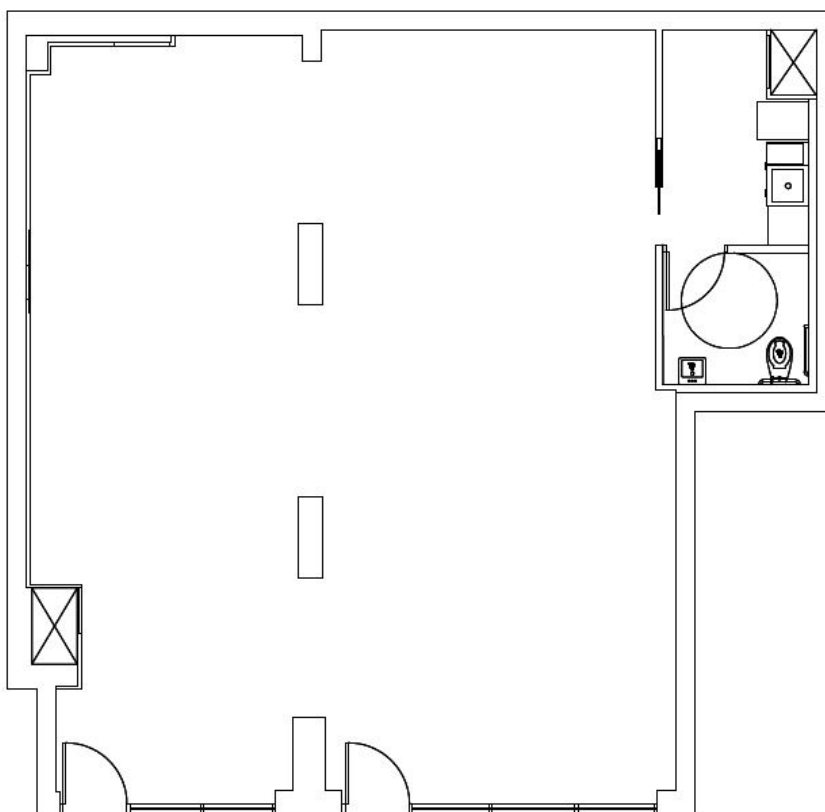
- Over 30 feet of frontage
- Close to the historic St. Lawrence Market
- In the heart of George Brown College's Downtown East Campus, steps away from all the amenities of King Street East
- Easy access to the Downtown Core via the 504 King Street Streetcar
- One parking spot available





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## GROUND FLOOR | 1,598 SF



FOR MORE INFORMATION, PLEASE CONTACT:

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\* Sales Representative