

**COMPOUND SPACE
AVAILABLE**

INDUSTRIAL FOR SUBLEASE
629 ERIN STREET



PROPERTY HIGHLIGHTS

(+/-) 3,065 SF AVAILABLE

- Office/Warehouse for Sublease on Erin Street
- 10' x 10' grade loading door
- Fully sprinklered
- Open office area, washroom, server room and open warehouse space
- Headlease expiry: November 30, 2025

LEASE RENT: \$13.50 PSF

CAM & TAX: \$6.68 PSF (2025 EST.)

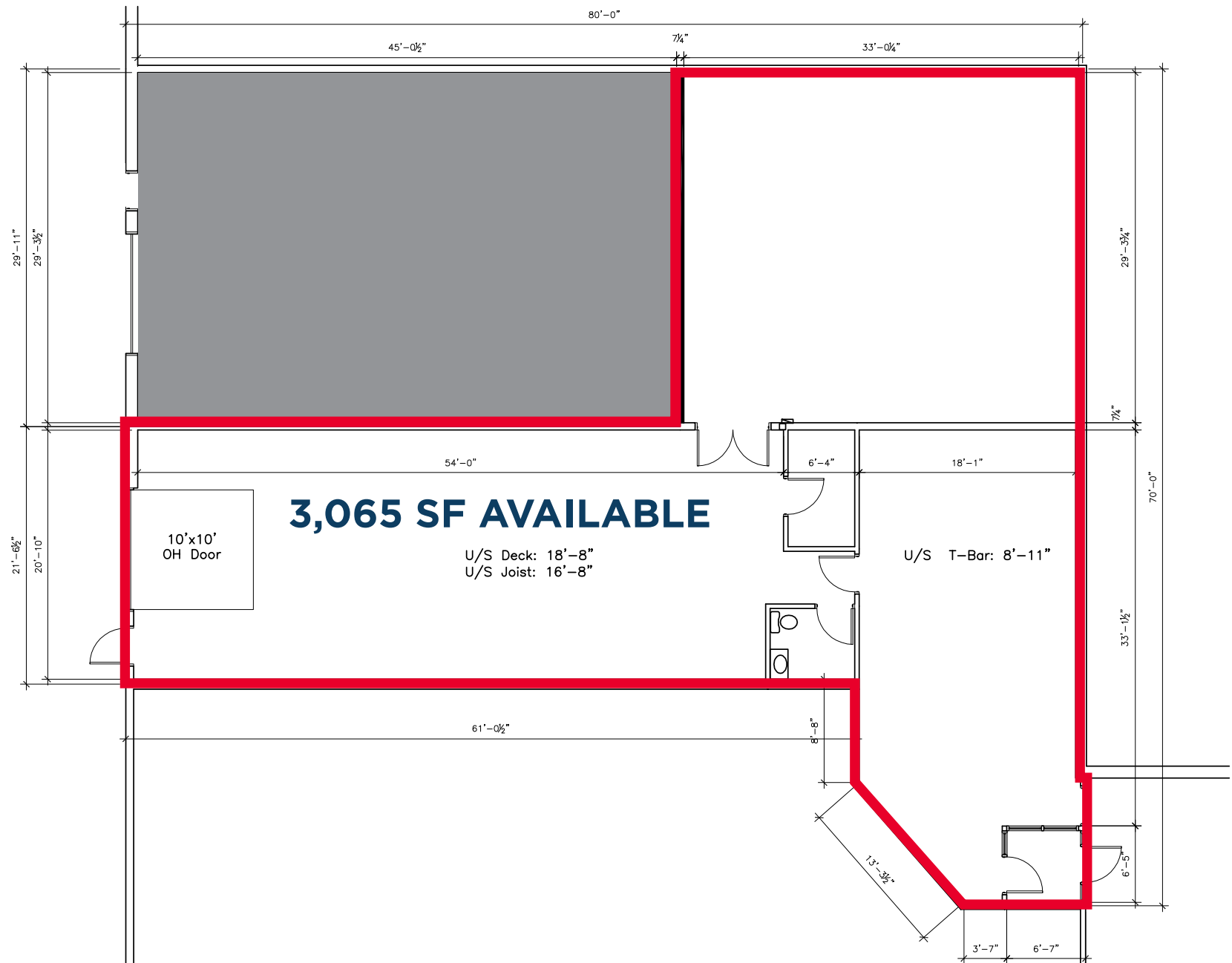
MGMT FEE: 6% OF GROSS RENT



LOCATION OVERVIEW



FLOOR PLAN



AREA MAP



Elice Ave

St. James St

Empress St

St. Matthews Ave

Erin St

Wall St

Portage Ave

Polo Park

Portage Ave

★ SITE

Logos for Cora, Burger King, The Home Depot, Mark's, and P.F. Chang's.

Logos for Wall Street Slice, Pistorino, DQ, Long & McQuade Musical Instruments, and Flea & Whiskey's.

Logos for Earls, Rae and Jerry's, Montama's, McDonald's, Subway, and Preservation Hall.

Logos for Advance, Tim Hortons, St. John's Music, and 7-Eleven.



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Stevenson

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