

**FOR LEASE**

# 98 Market Avenue

## Retail/Office Space

**Colin Gratton**  
**Associate**

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(+/-) 2,400 sf Beautifully Designed Office/Retail Unit

## PROPERTY HIGHLIGHTS

- Blank canvas ready for tenant design and fit-up
- Main floor of a modern design 6 storey, 64 suite property
- Tucked away in the East Exchange District within close proximity to an array of amenities
- Amazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more
- Very accessible with multiple transit stops and parking lots nearby
- Zoned D

**Lease Rate: \$16.00 psf Net**  
**CAM & Tax: TBD**





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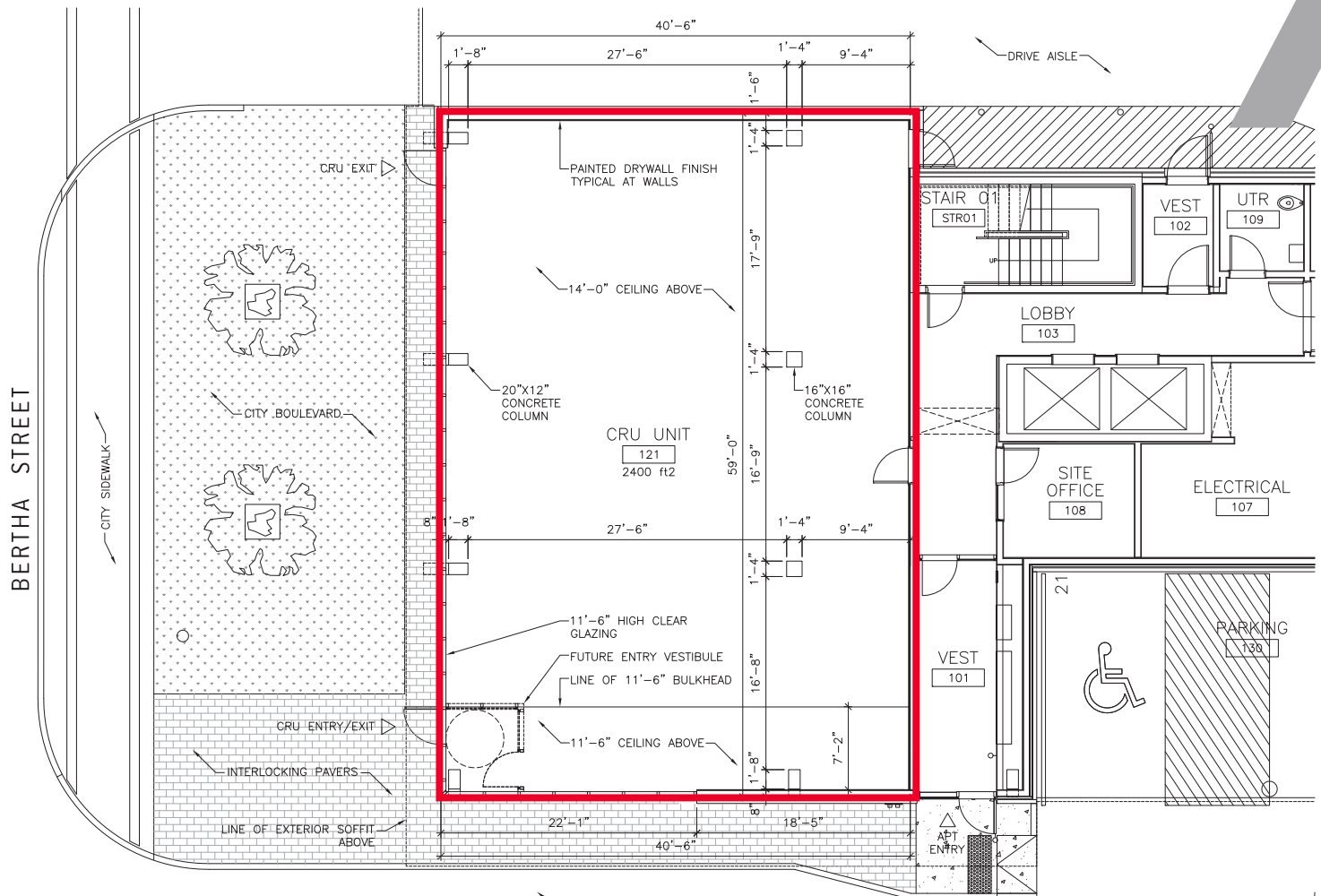
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### FLOOR PLAN





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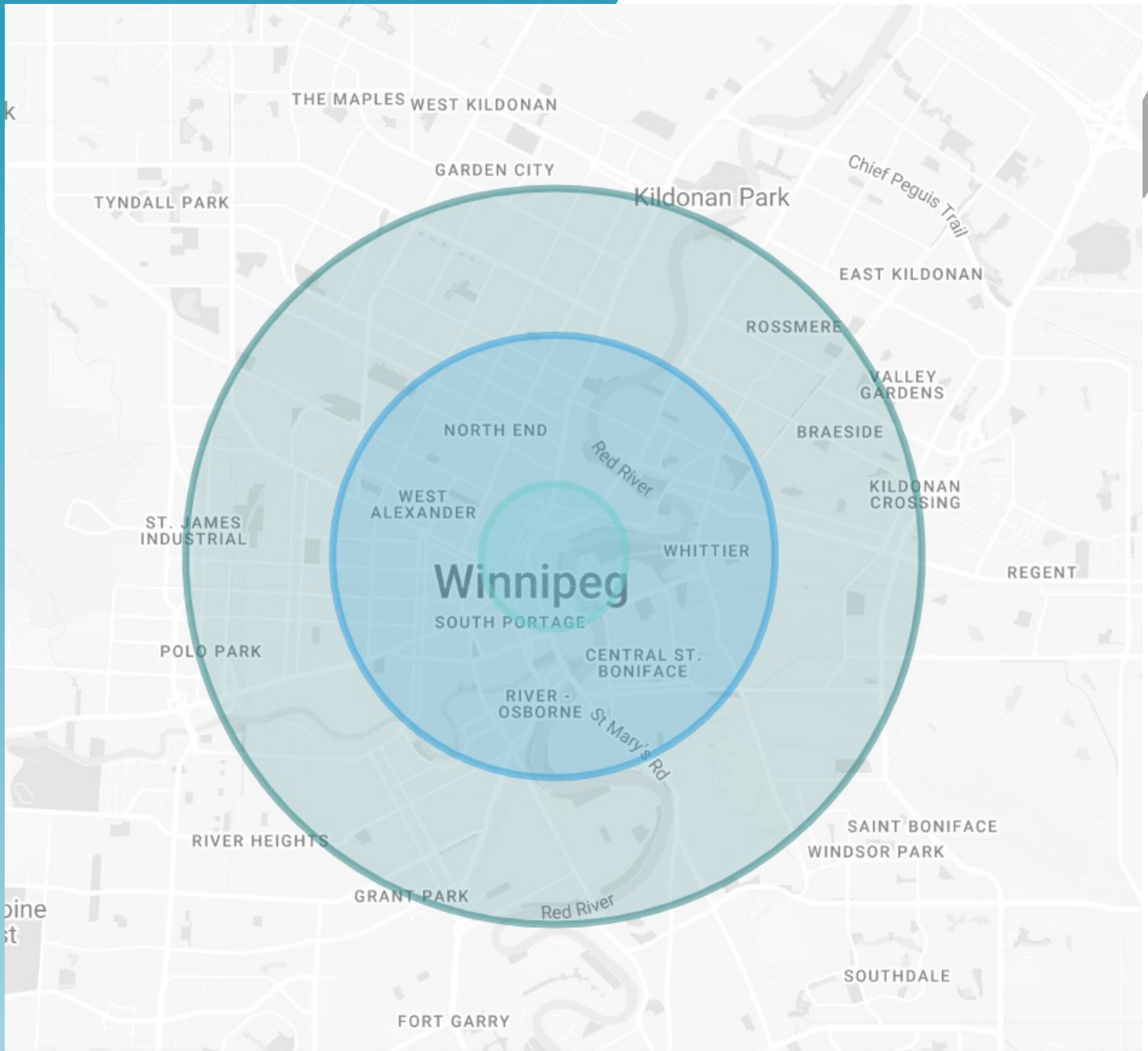
### AREA MAP



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	POPULATION	MEDIAN AGE	TOTAL HOUSEHOLDS	HOUSEHOLD INCOME
1KM	7,431	36	2,780	\$65,942.03
3KM	111,848	36	49,769	\$61,415.87
5 KM	242,131	37	102,036	\$75,863.14



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**Stevenson**