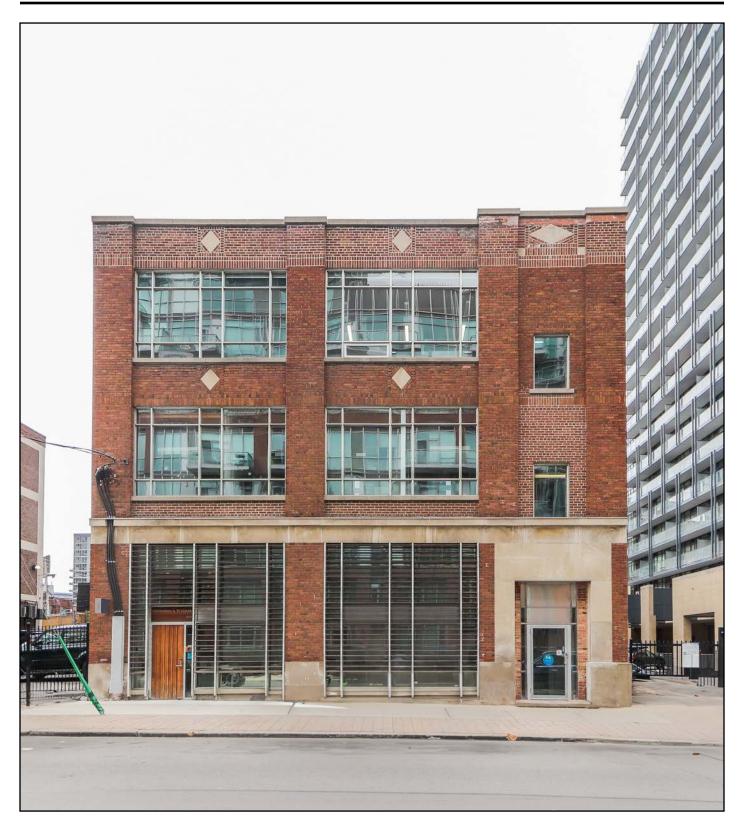


## **Building Summary**



109 George Street is a ~50,000 boutique brick-and-beam office property located on the vibrant corner of George Street and Richmond Street E. It is nestled in the heart of the lively King Street East neighbourhood.

## Highlights

- Highly accessible location in the heart of Amenity rich neighbourhood steps to • Downtown East 5-minute walk to Queen Station George Brown, St Lawrence Market and St and moments to Gardiner / DVP James Park
- Private entrance with signage opportunities suitable for a wide range of uses - studio, production, fashion design

## Offerings

Size:

- Suite 300: 12,098 sf (available June 1, 2025)
- Suite 202: 7,229 sf (available June 1, 2025)
- Suite 201: 4,622 sf (available June 1, 2025)
- Unit B02: 10,720 sf (available immediately) ٠
- Unit B01: 1,572 sf (available immediately)



Rendering of future parkette at 109-121 George Street

- Basement and common area upgrades ٠
- Building is certified BOMA Gold ٠
- Fully accessible building
- Vehicle and bike parking available on site ٠

Net Rent: To be negotiated

Additional Rent: \$14.50 PSF (est. 2025)

\*flexible pricing and short term options available



hullmark

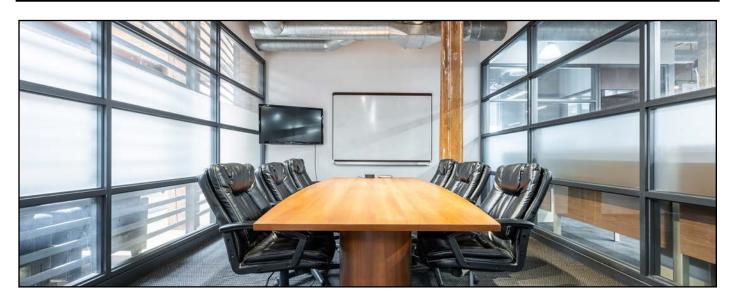
## Suite 300 - Plan

## Size: 12,098 SF

11'Ceiling Height

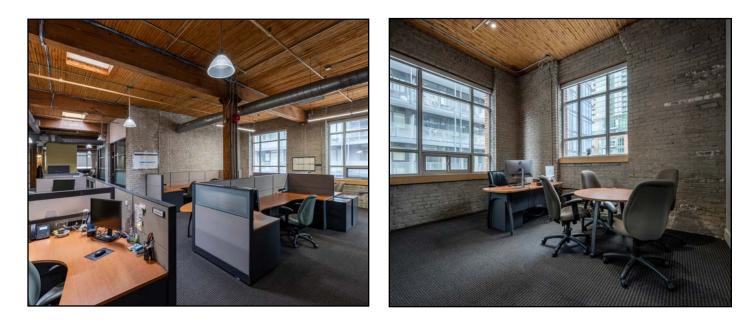


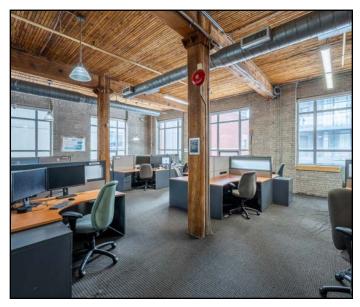
Unit 300 - Photos





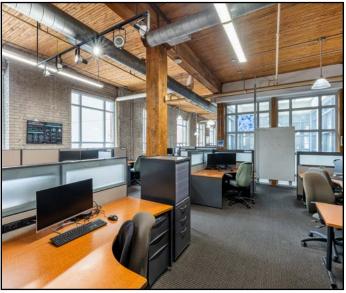
## Unit 300 - Photos





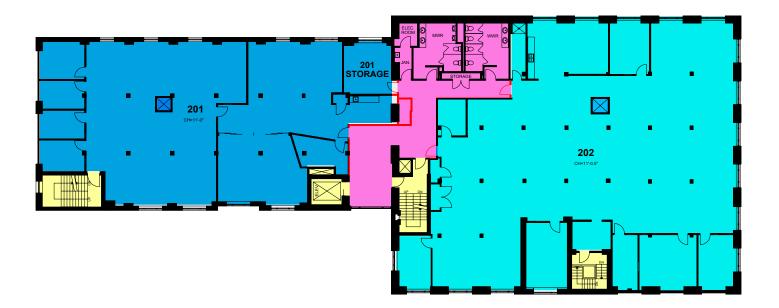




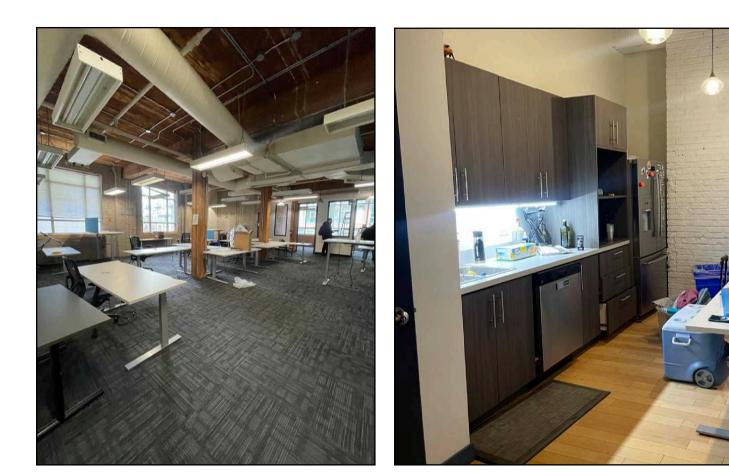


## 2<sup>nd</sup> Floor - Plan

Suite 201 Size: 4,622 SF | Suite 202 Size: 7,229 SF | Full Floor: 12,107 SF 11' Ceiling Height



Unit 201 - Photos



## Unit 202 - Photos









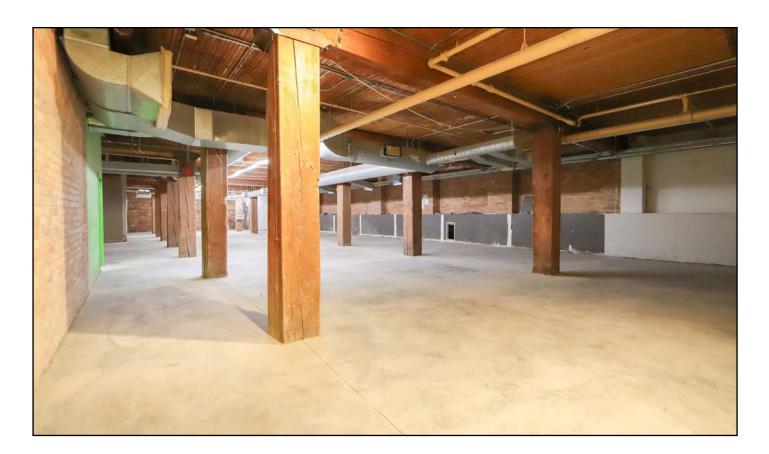


## Unit B01 & B02 - Plan

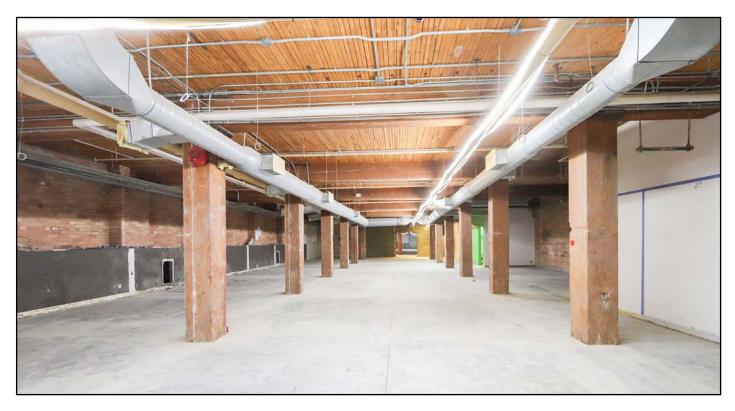
Unit B01 Size: 1,572 SF | Unit B02 Size: 10,720 SF 9.5' Ceiling Height



## Unit B01 & B02 - Photos



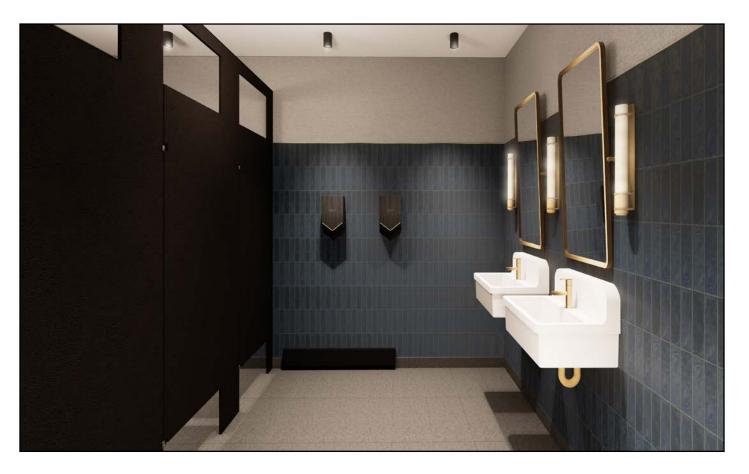
## Unit B01 & B02 - Photos





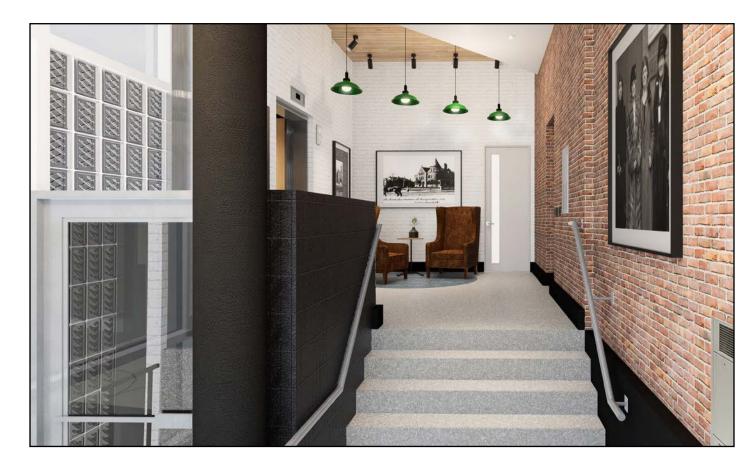








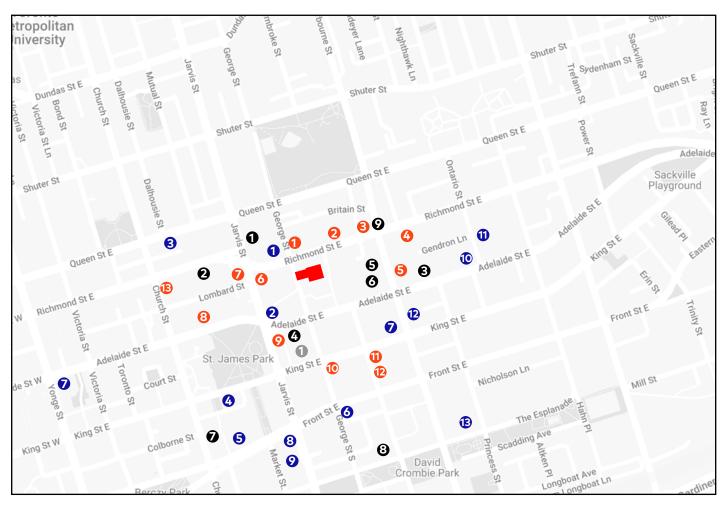








## **Amenity Map**



### **Legend**



### 109 George

### **Restaurant & Cafes**

- 1. George Street Diner 2. Aya260 Sushi 3. Fusaro's East 4. Tim Hortons 5. Ueno Market Take Out Sushi 6. Mystic Muffin 7. Fahrenheit Coffee 8. Pearl Diver 9. Cafe Oro Di Napoli 10. Petit Dejeuner 11. The Chef's House 12. Neo Coffee Bar
- 13. Gyu-Kuku Japanese BBQ
- 12. Time Convenience 13. Pet Valu

<u>Retail</u>

1. HAVEN

2. BoConcept

4. Indochino

8. LCBO

### 3. Downtown Camera

- 5. Metro Grocery Store
- 6. Pet Cuisin and Accessories
- 7. Shoppers Drug Mart

### 9. St. Lawrence Market

- 10. Neighbours Convenience Market
- 11. ROVE Concepts

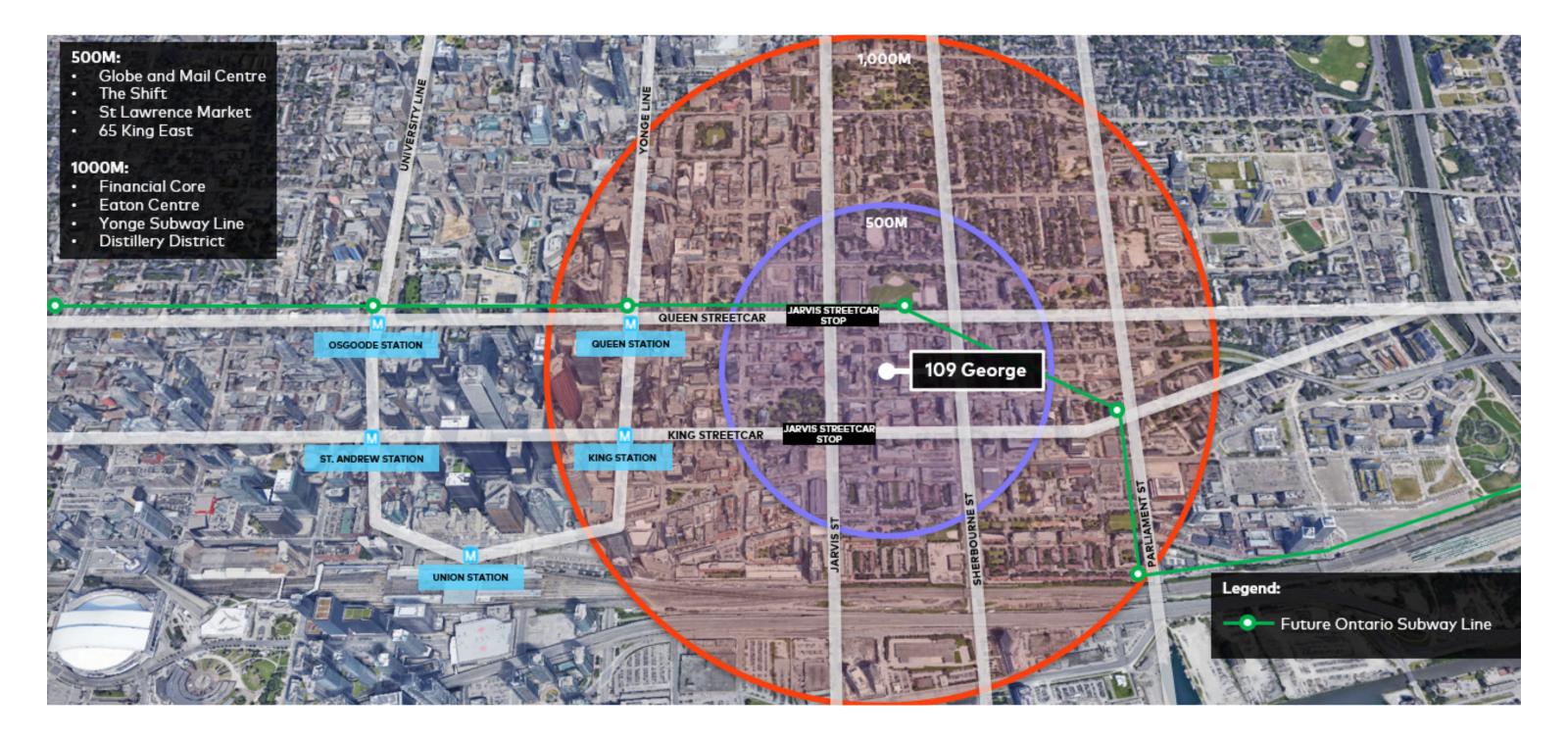
### <u>Service</u>

- 1. Petro Canada
- 2. Blitz Print House
- 3. Whole Health Pharmacy
- 4.6S Fitness+
- 5. Sekt Hair Studio
- 6. PetLand Spa
- 7. Fine Finish Auto Detail
- 8. St. Lawrence Health Centre
- 9. Richmond Dental Centre

### <u>School</u>

1. George Brown College

## Location Map





hullmark

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