



**OFFICE SPACE
FOR LEASE**

455

DOVERCOURT ROAD

DETAILS

Available Space: Main Floor - 5,783 SF
Second Floor - 3,706 SF

Contiguous Space
Total 9,489 SF

Net Asking Rate: Contact listing agents

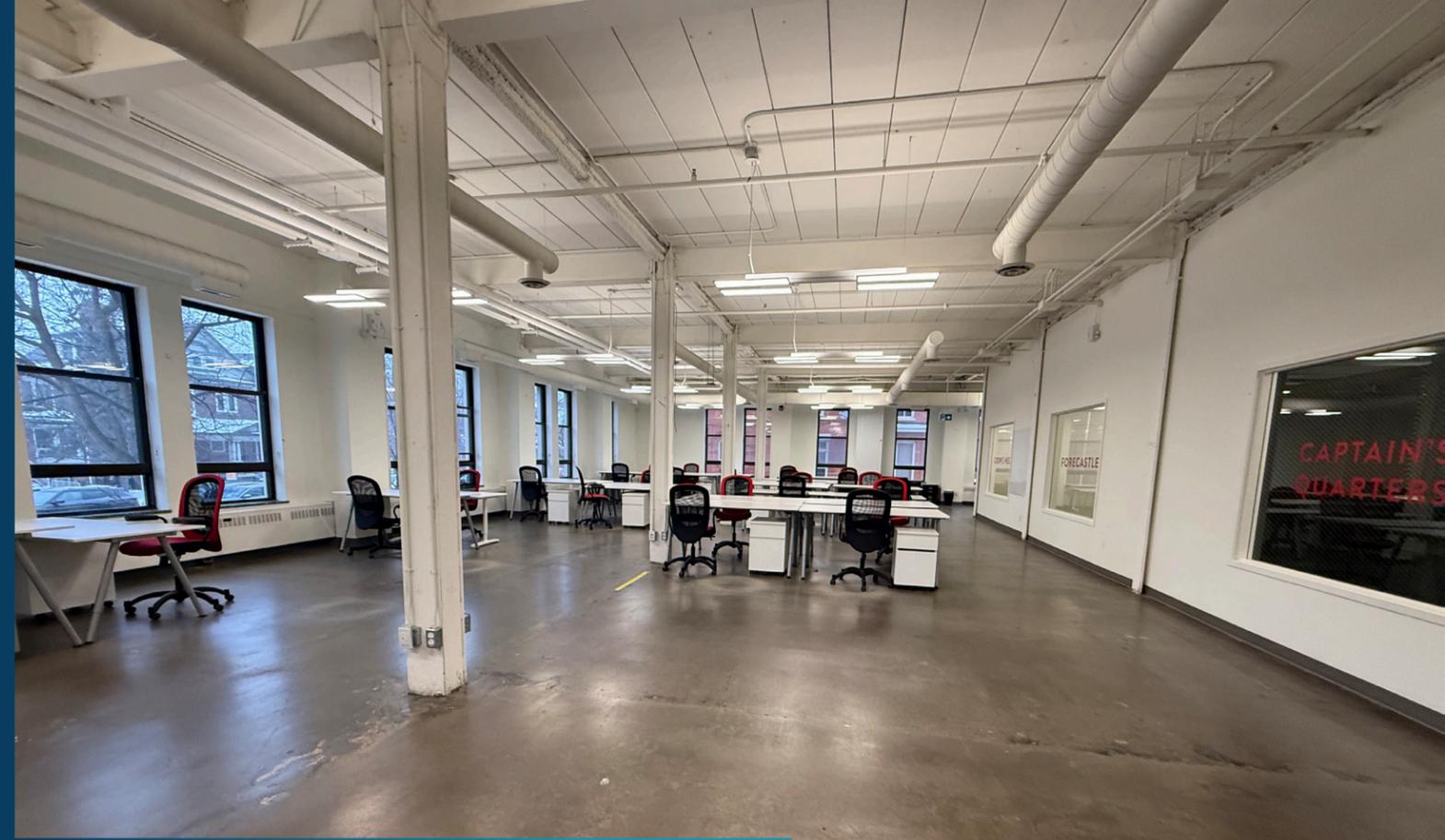
Additional Rent: \$11.35 (includes utilities)

Occupancy: Main Floor- June 1, 2026
Second Floor - August 1, 2026

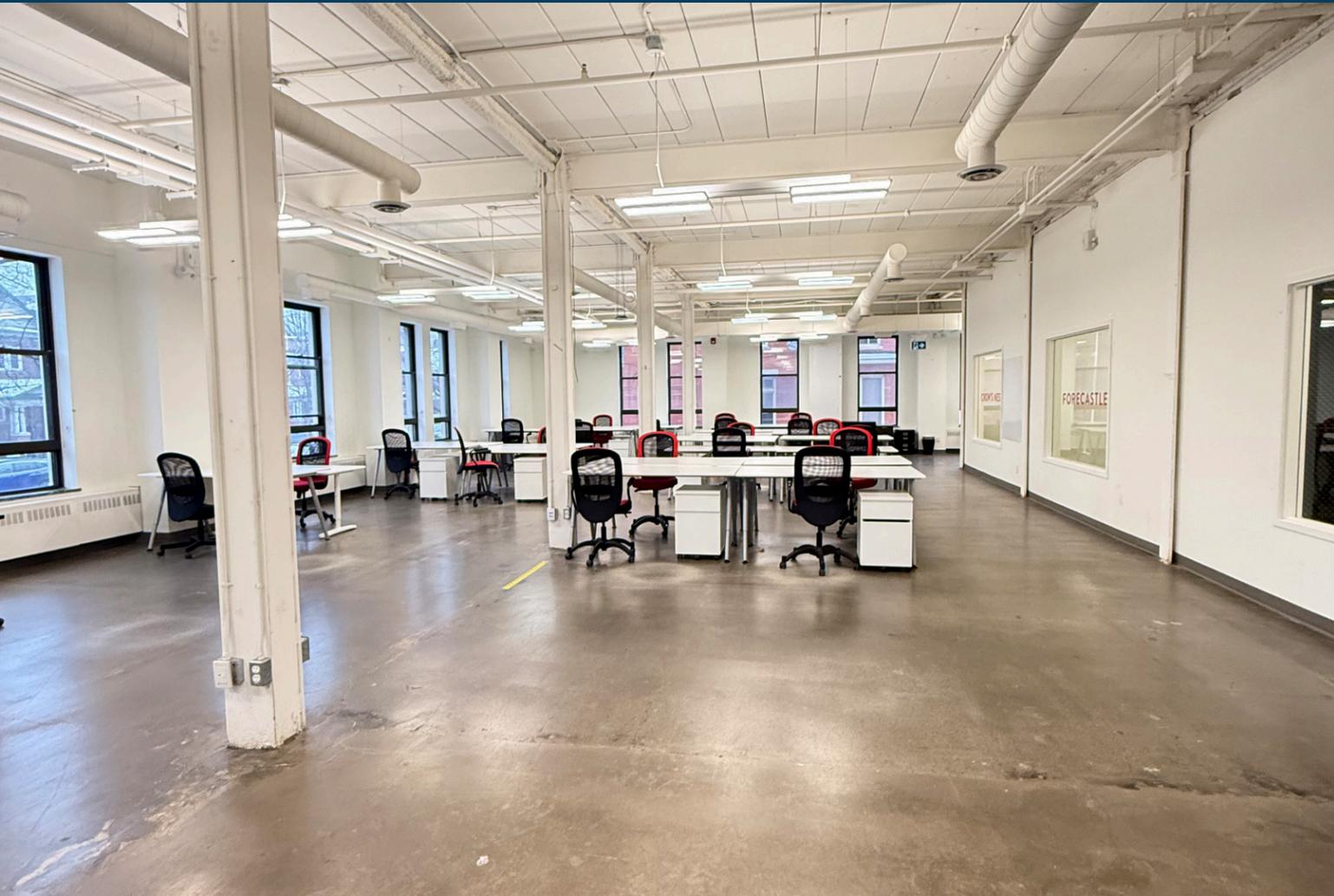
Term: 5-10 Years

HIGHLIGHTS

- Well located premium boutique building
- Low volume street level entrance with stairs or elevator access to each suite
- Located in close proximity to numerous amenities and well serviced by public transit
- Steps from several high traffic retail nodes with leading retailers, restaurant amenities and bars
- 6 parking stalls available (3 on-site & 3 off-site)
- Exterior street level signage available



MAIN FLOOR



THE NEIGHBORHOOD

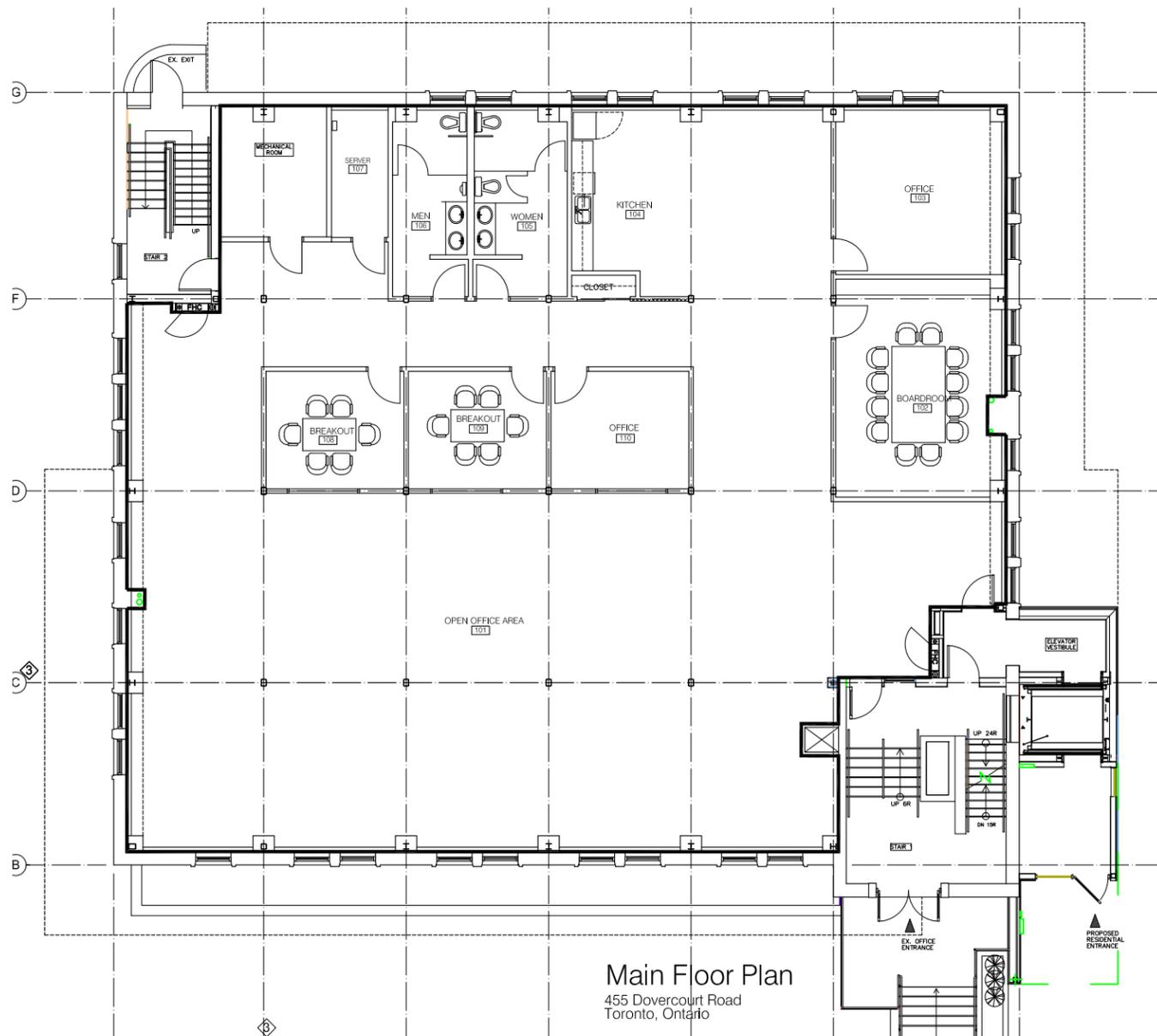
455 Dovercourt Road is a unique boutique office building comprised of a newly retrofitted office building and 12 private townhome residences perched boldly atop the existing structure. The building was designed by award winning RAW Design and is a noteworthy example of adaptive reuse and is a rare offering within Toronto's commercial office market. Located in the bustling College & Dovercourt neighbourhood, the Property is minutes away from numerous amenities, cafes and eateries, and is easily accessible via the College Street Streetcar and Ossington subway station.



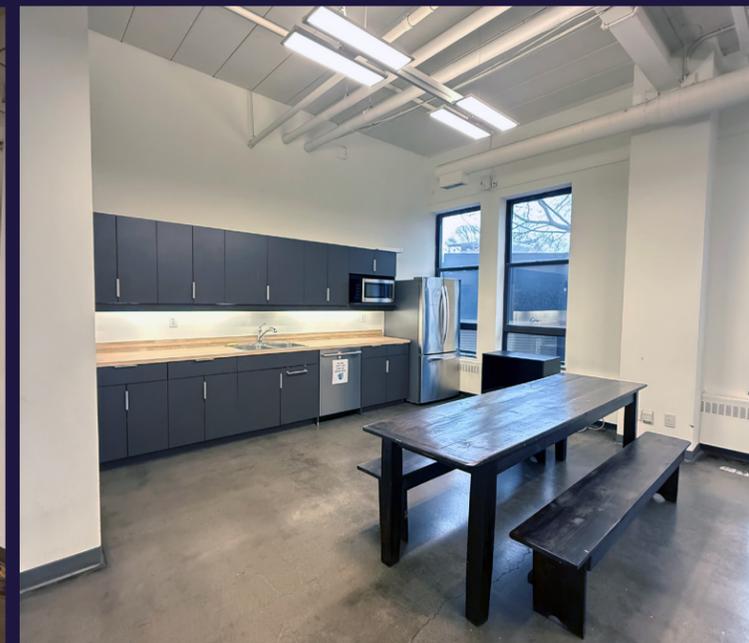
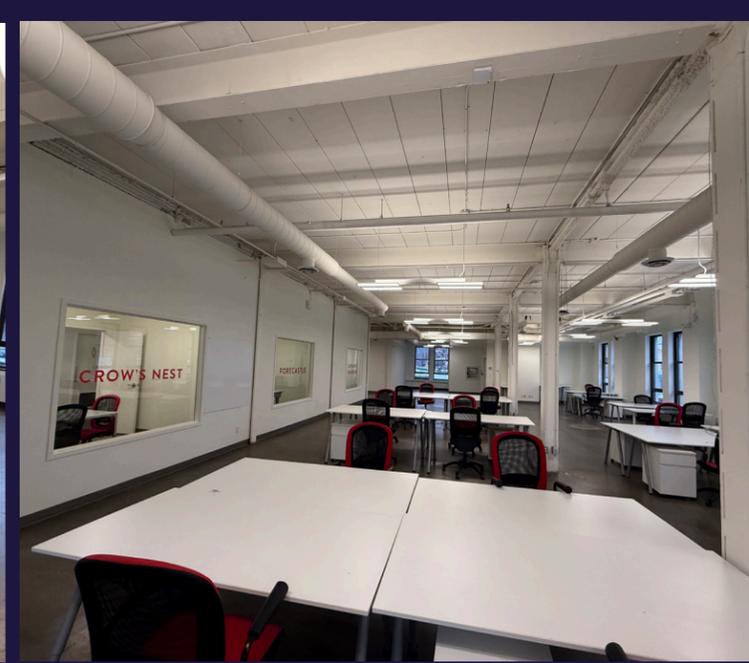
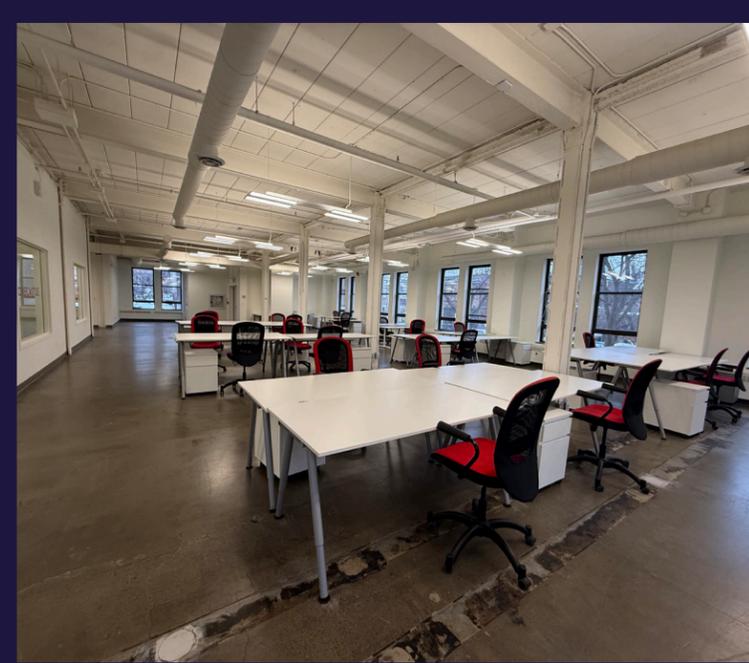
MAIN FLOOR

5,783 SF

- Full ground floor opportunity
- Exposed open soaring ceilings with ample natural light
- Built out with large boardroom and 4 offices/meeting rooms, kitchen, in-suite washrooms and open area for workstations



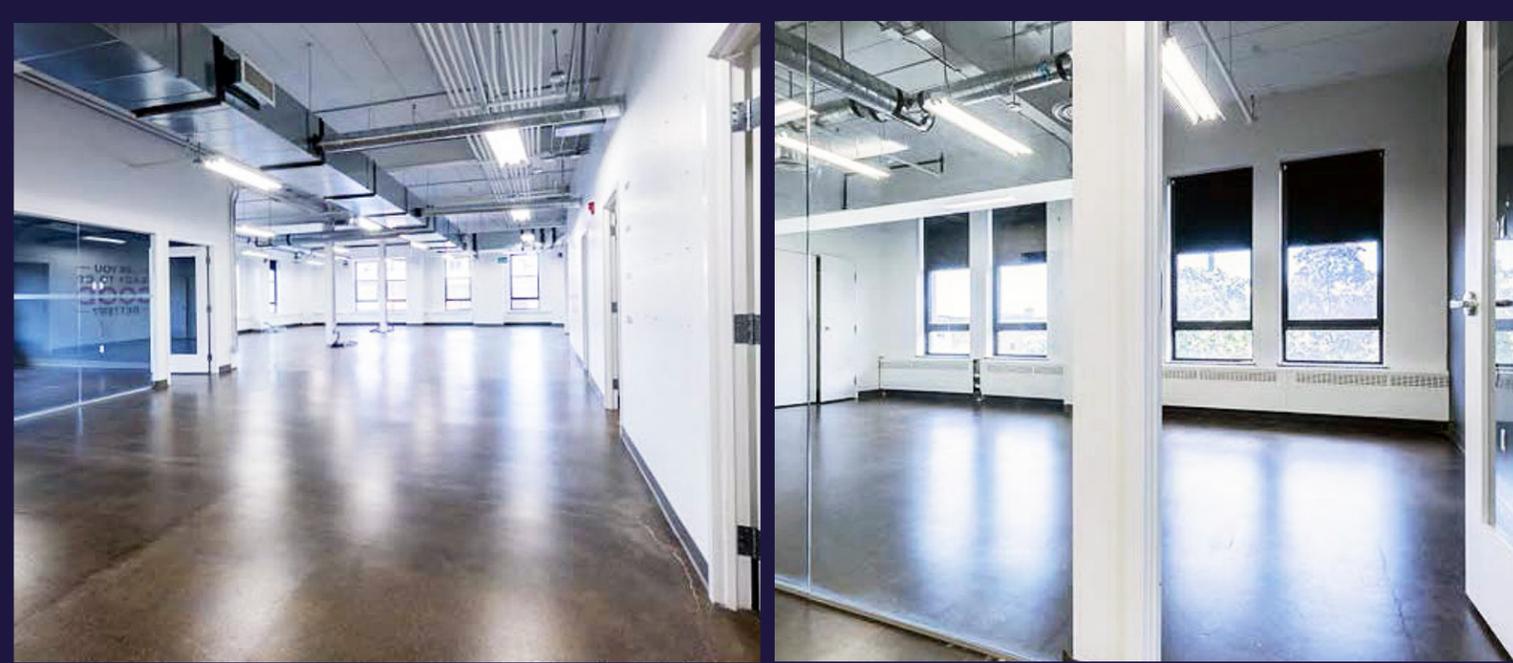
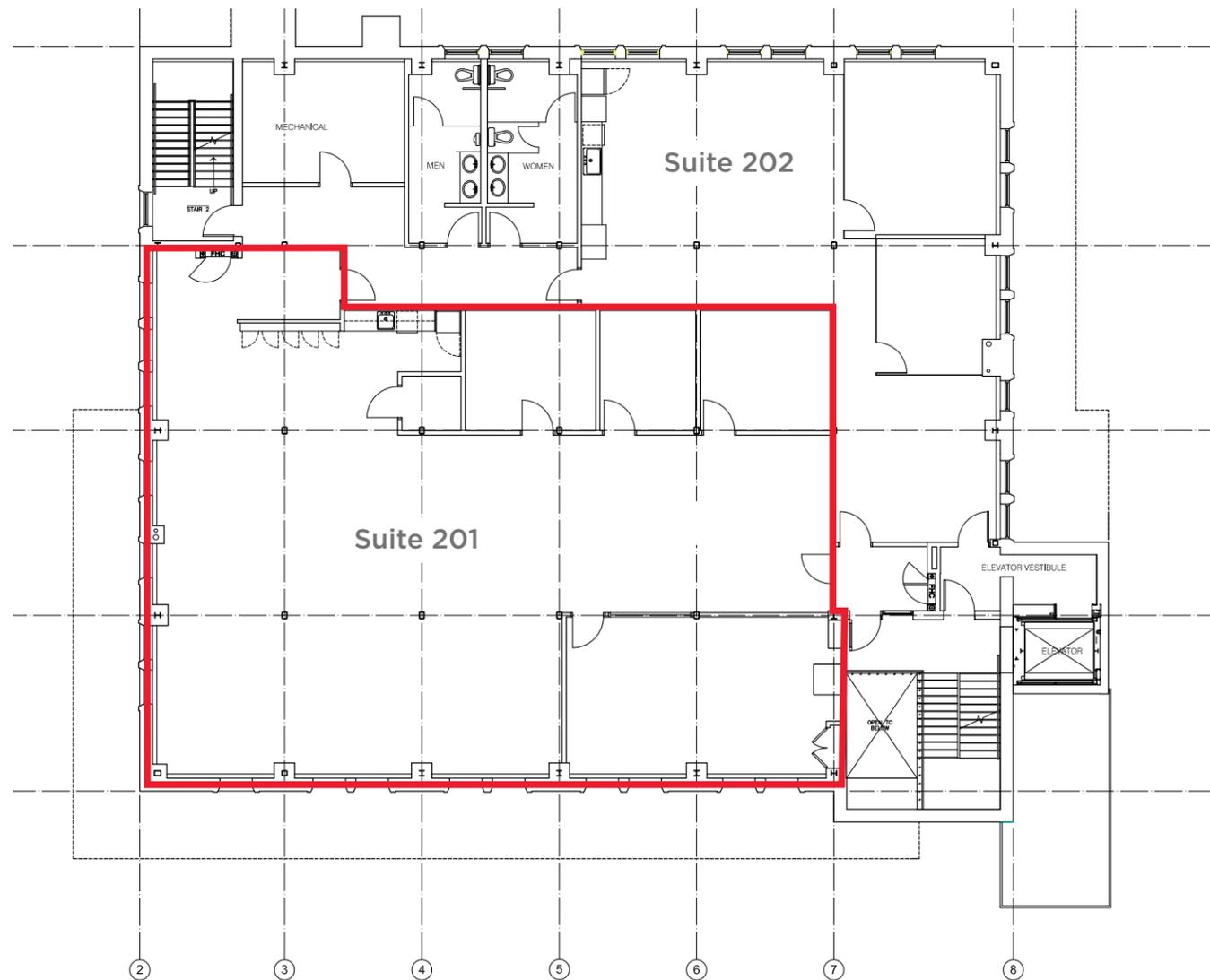
Main Floor Plan
455 Dovercourt Road
Toronto, Ontario



SECOND FLOOR

Suite 201 - 3,706 SF

- Newly retrofitted creative office space with abundant natural light and high end finishes
- Fully turnkey suite with boardroom, 3 offices, kitchenette and open area for workstations
- Efficient, open collaborative layout
- 12 FT ceiling heights





FOR MORE INFORMATION PLEASE CONTACT:

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