CUSHMAN & WAKEFIELD



OFFICE SPACE FOR LEASE

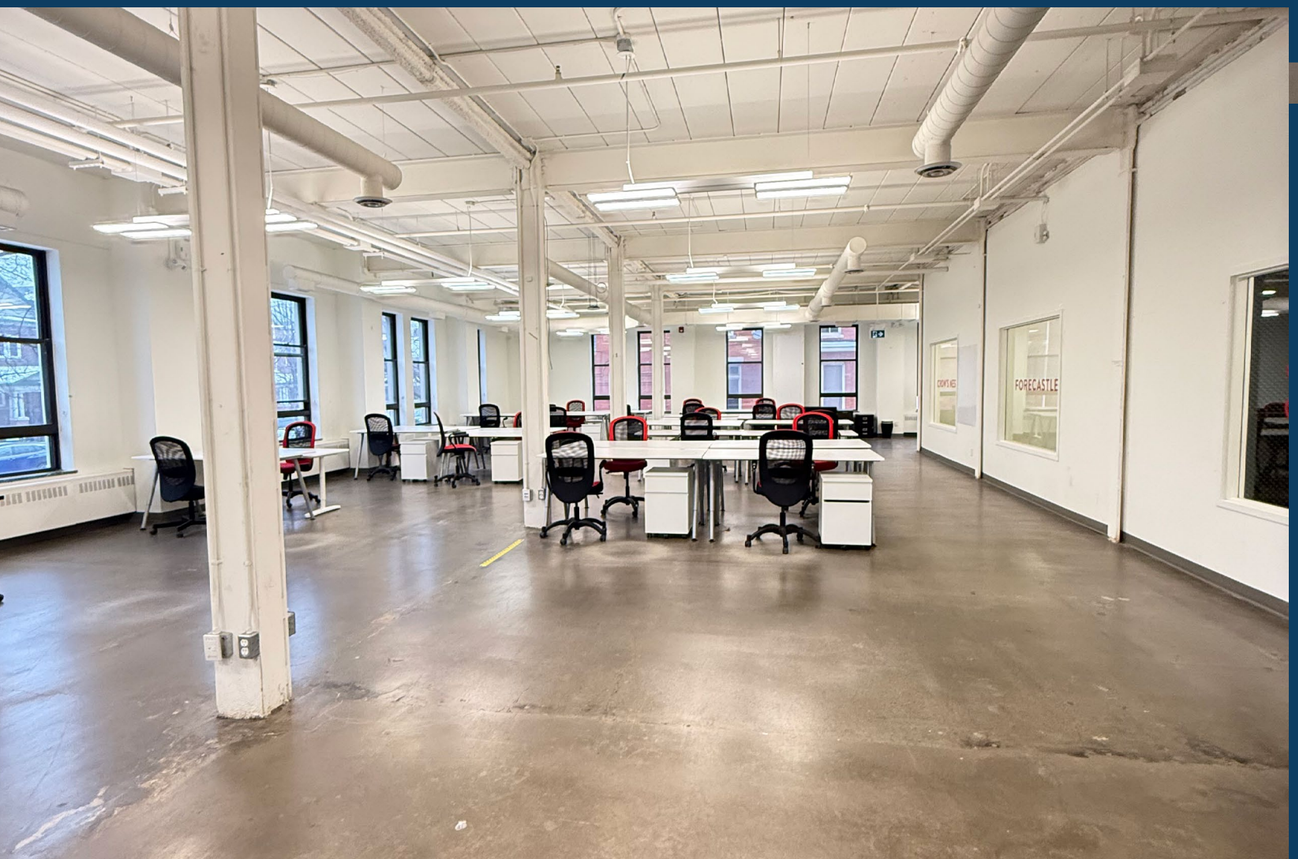
455 DOVERCOURT ROAD

DETAILS

Available Space:	**Main Floor -** 5,878 SF Second Floor - 3,706 SF
Net Asking Rate:	Contact listing agents
Additional Rent:	$11.35 (includes utilities)
Occupancy:	Main Floor - Immediately 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

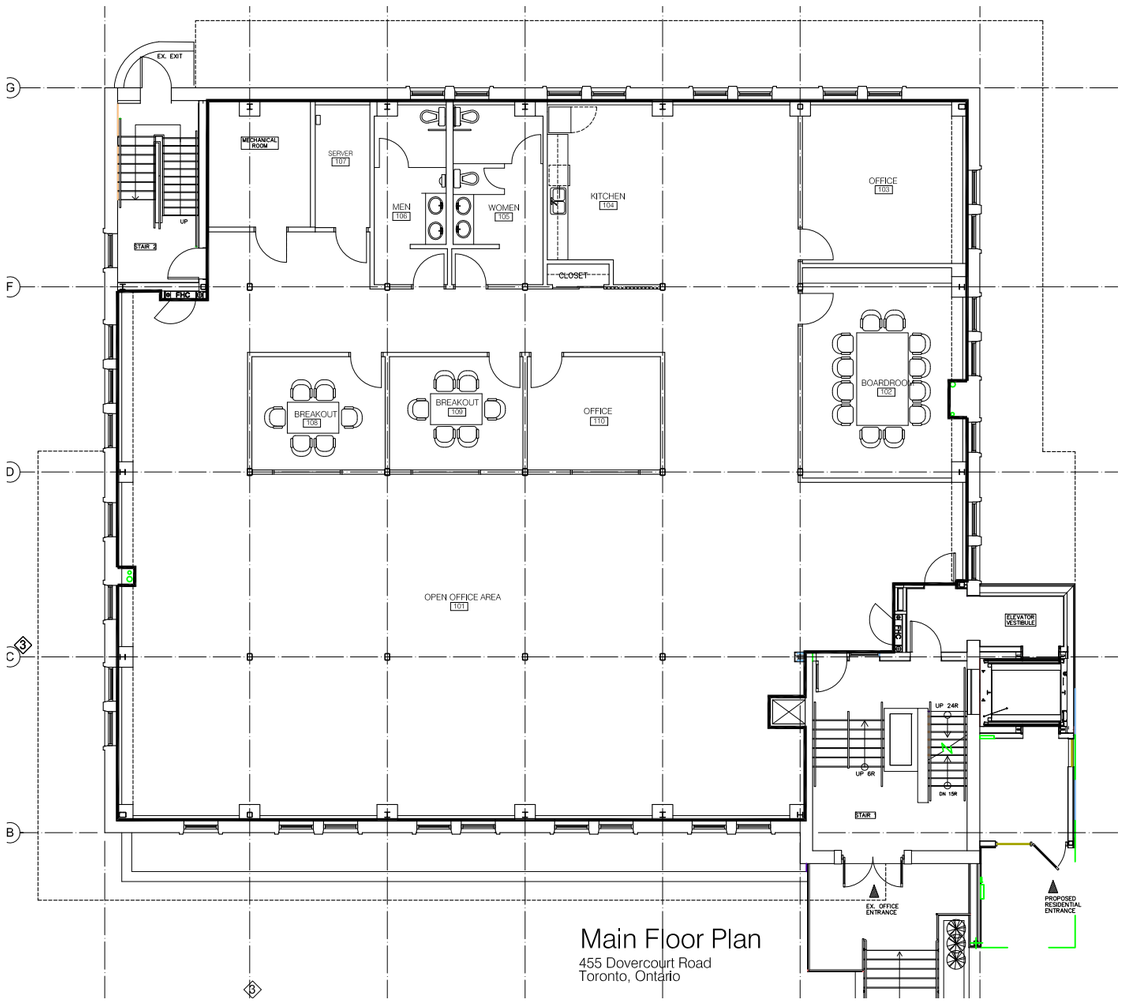
455 Dovercourt Road is a unique boutique office building comprised of a newly retrofitted office building and 12 private townhome residences perched boldly atop the existing structure. The building was designed by award winning RAW Design and is a noteworthy example of adaptive reuse and is a rare offering 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.



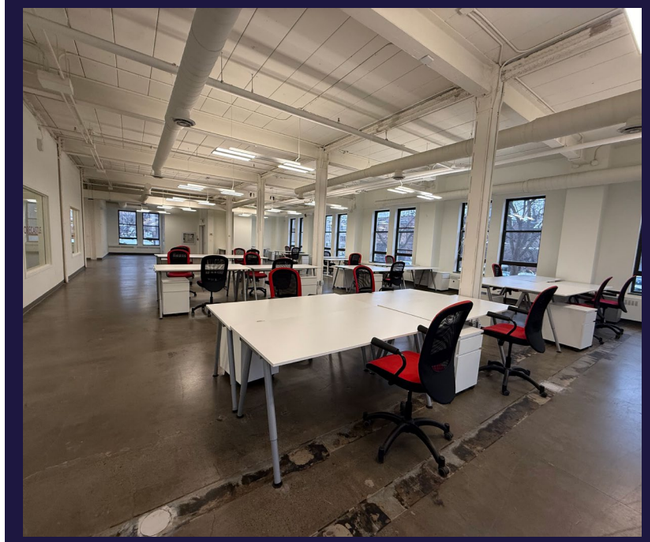
MAIN FLOOR

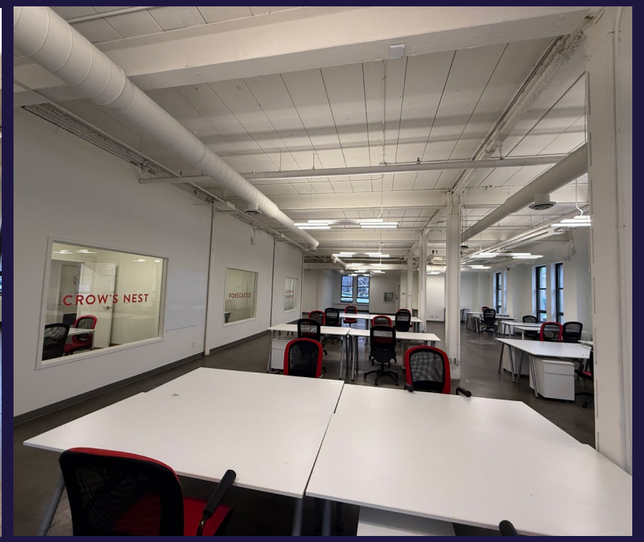
5,878 SF

- 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









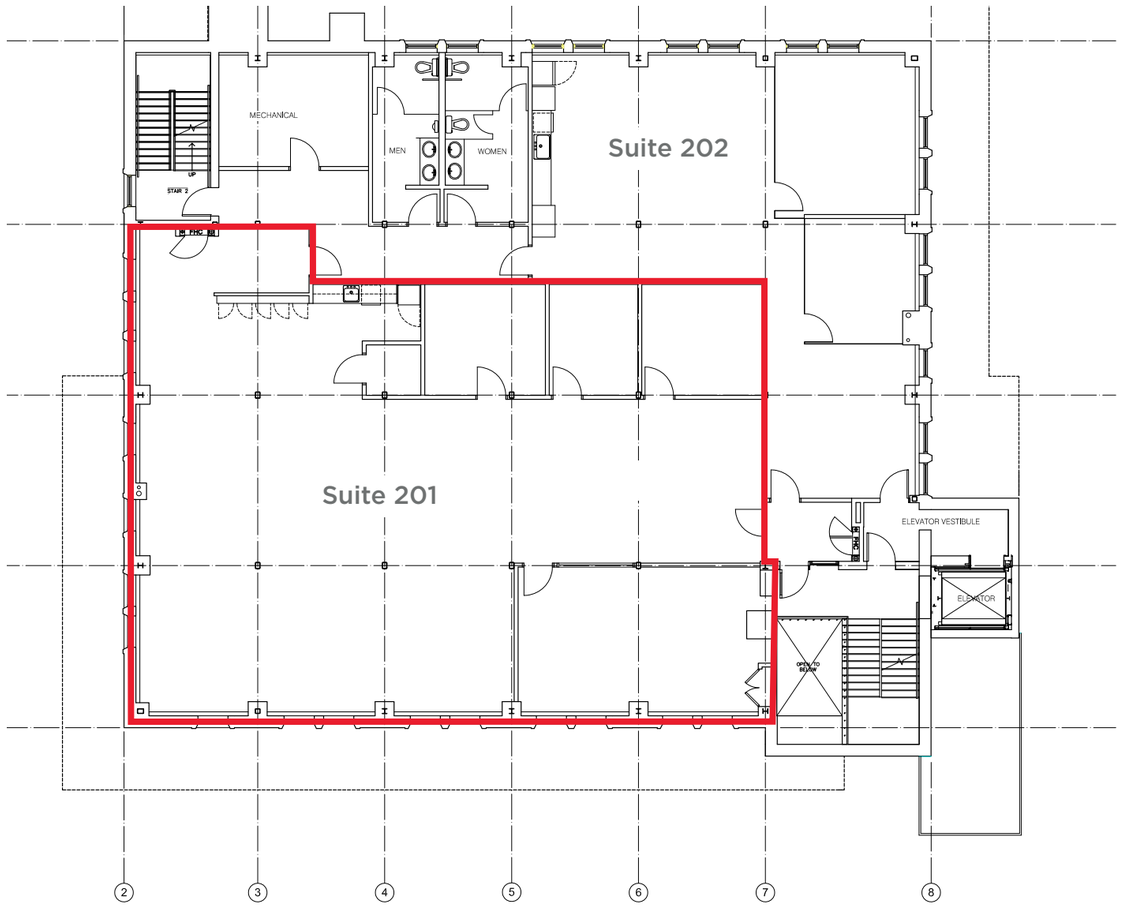




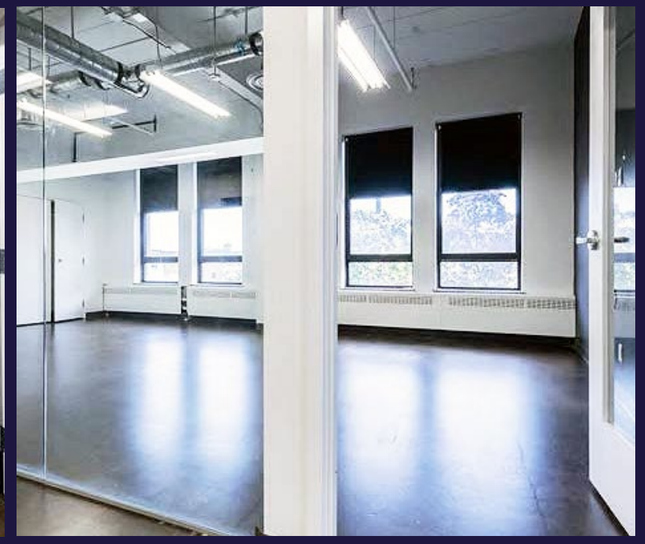
SECOND FLOOR

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

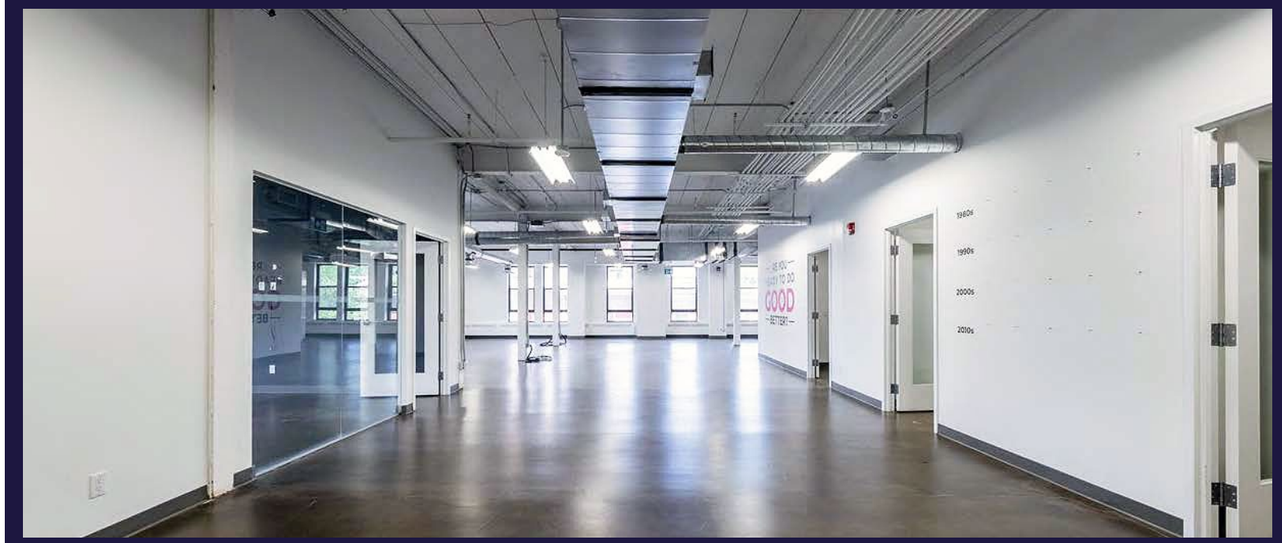














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*Sales Representative

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