



FOR LEASE

500
Macpherson Ave

BUILDING OVERVIEW

SIZE:	2nd Floor - 9,306 SF
	Ground Floor - 9,158 SF
	<u>Lower Level - 5,493 SF</u>
	Total - 23,957 SF

SEMI GROSS RENT:	\$35.00 PSF (Excluding utilities + in-suite janitorial)
------------------	--

AVAILABLE:	Immediately
------------	-------------

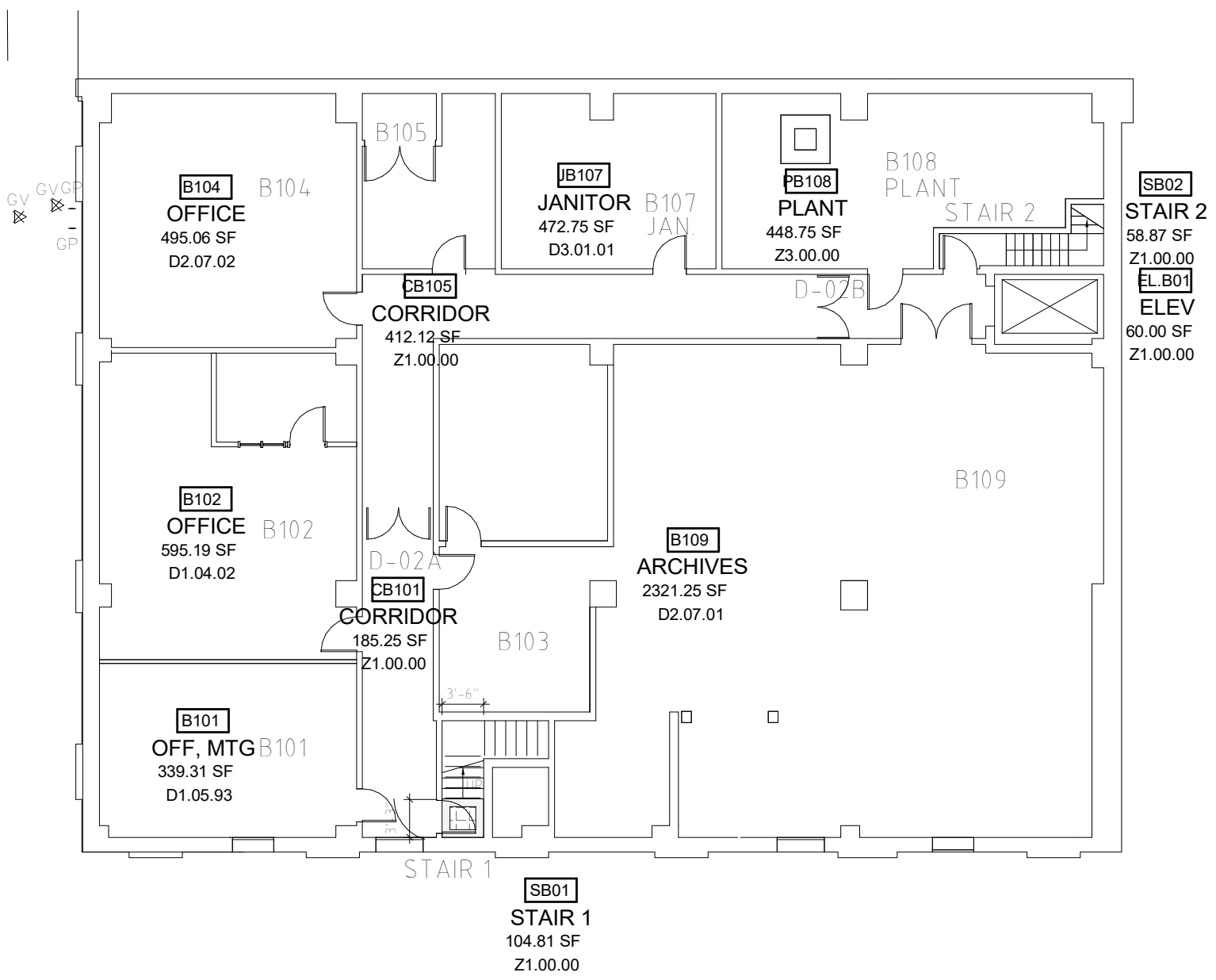
PROPERTY HIGHLIGHTS

A rare opportunity to occupy a standalone office building in Midtown Toronto. 500 Macpherson Avenue offers private building identity, ample on-site parking, and flexible workspace, with furniture available to support a seamless move-in. Ideal for organizations seeking visibility, convenience, and control over their workspace.

- **Standalone Building** – Exclusive occupancy with full building identity and control
- **Furniture Available** – Existing furniture available upon request
- **Ample On-Site Parking** – Up to 40 parking stalls can be made available at the then prevailing monthly rate. Convenient parking for staff and visitors alike
- **Flexible Office Layout** – Well-configured space suited for a range of business uses
- **Prime Midtown Location** – Easy access to transit, major arterials, and nearby amenities
- **Outdoor Space** – Private gated outdoor space with direct access into the building

FLOOR PLAN

Lower Level - 5,493 SF



FLOOR PLAN

[illegible]

FLOOR PLAN

2nd Floor - 9,306 SF

Architectural floor plan of the 2nd floor, showing various rooms, corridors, and furniture layouts. The plan includes labels for rooms such as 202, 204, 205, 211, 212, 213A, 213B, 214A, 214B, 214C, 215, 218, 219, 220, 221, 223, 223B, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300. It also shows corridors, stairs, elevators, and furniture like desks, chairs, and tables. Dimensions are provided for some areas, such as 11'-0" and 11'-0".

INTERIOR PHOTOS





CONTACT

BRIAN OPOKU-SEREBOUR
Senior Associate
905.781.7464
brian.opokuserebour@cushwake.com

MATTHEW MCTAVISH, BROKER
Executive Vice President
416.659.0195
matthew.mctavish@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

