

FIRST GULF

ONE UNIT
REMAINING

YONGE+RICH

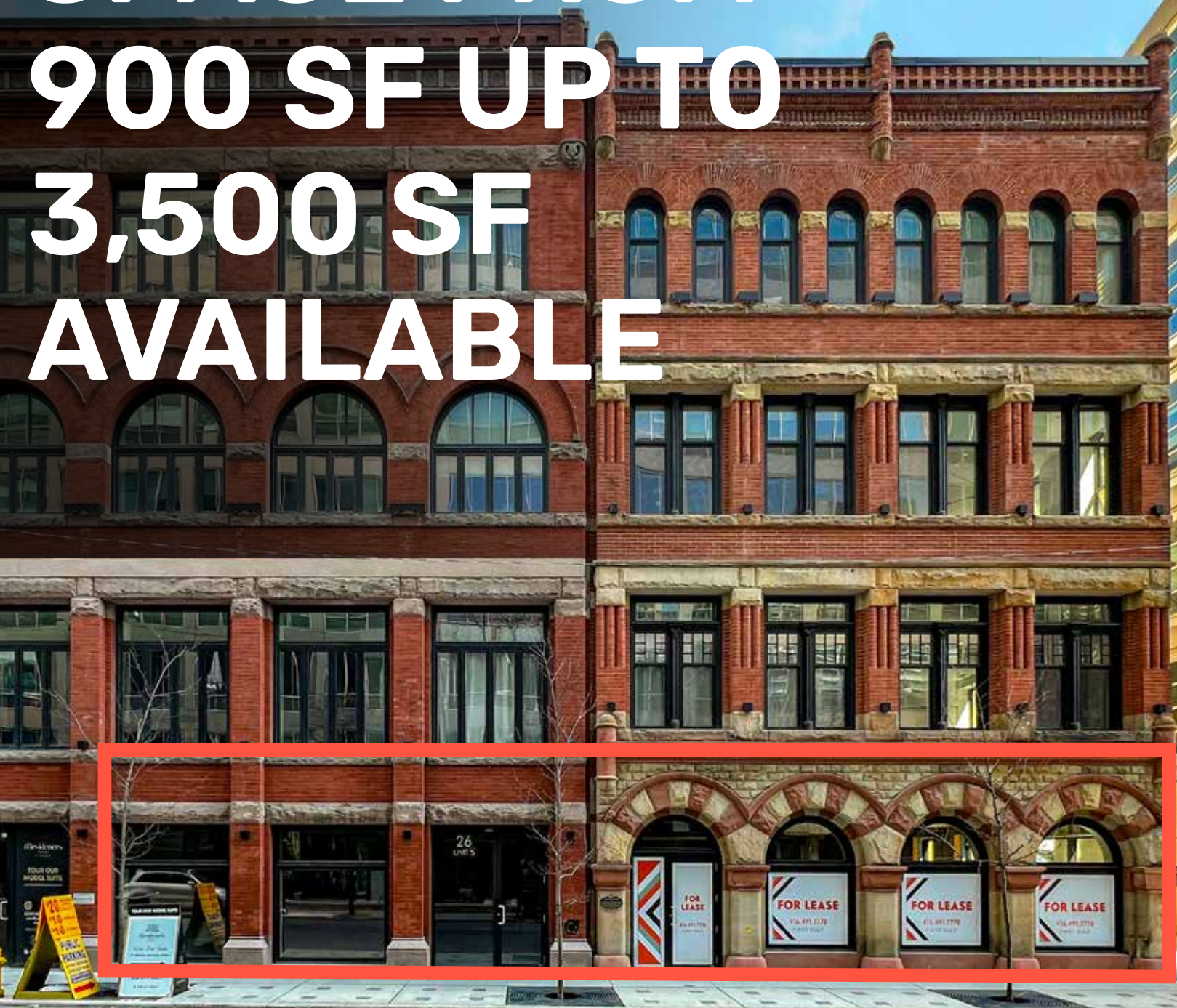
FOR LEASE

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416.491.7778
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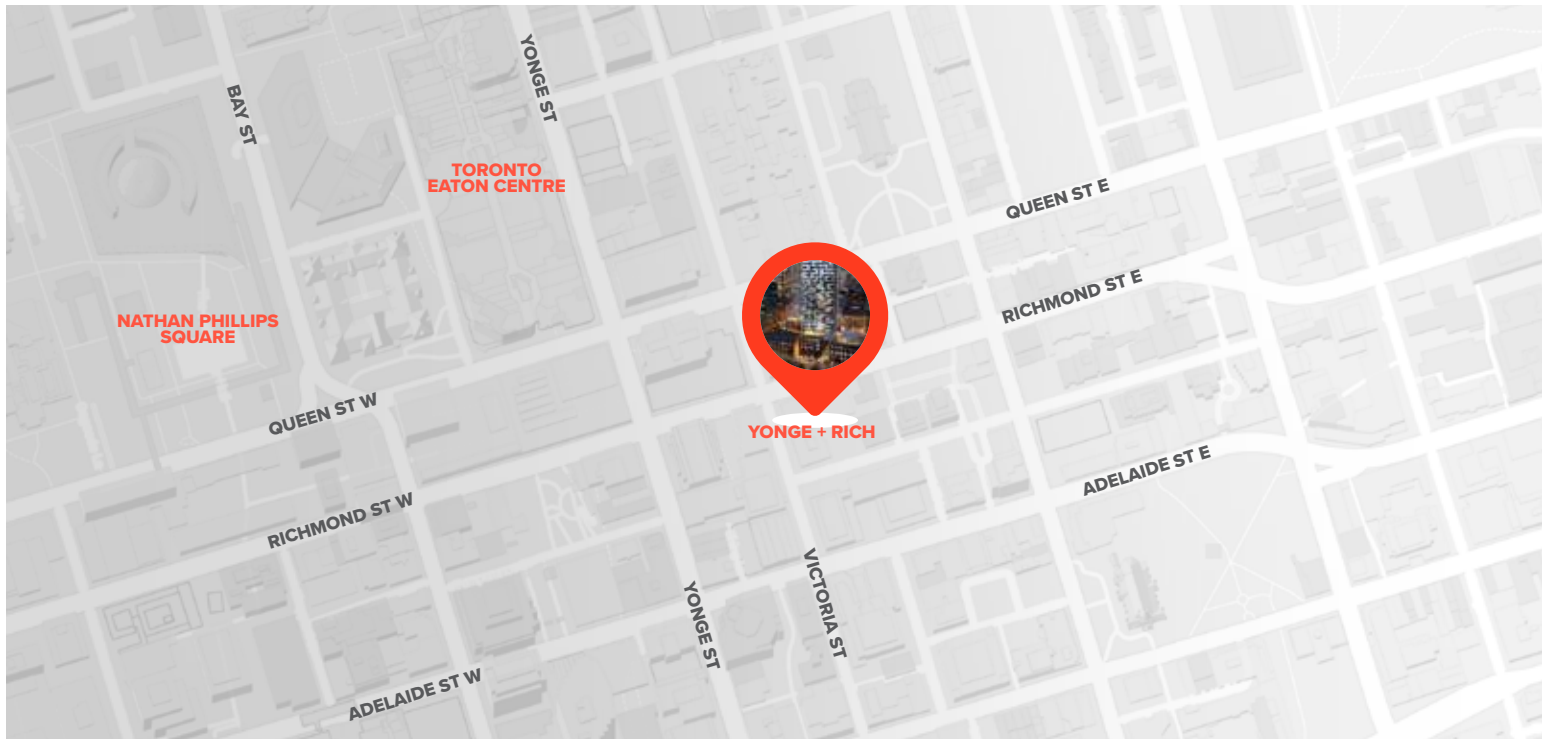
SPACE FROM 900 SF UP TO 3,500 SF AVAILABLE



AREA

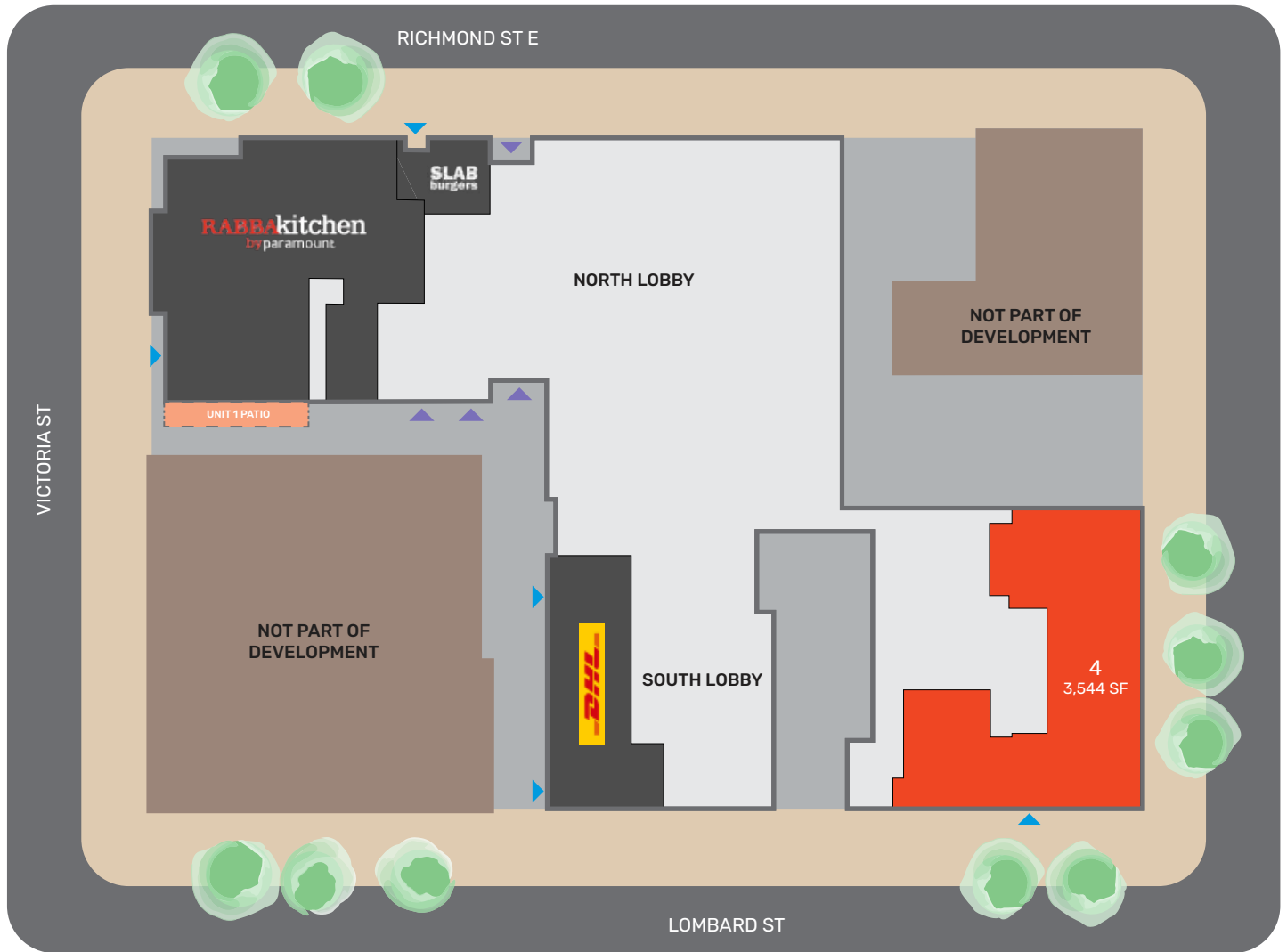
26 Lombard Street is located near Toronto's financial district, just east of vibrant Yonge Street and one block north of Adelaide Street East. One retail unit remains available in the 19th century historical building - an opportunity you don't want to miss!

Situated a short walk from excellent amenities including Toronto Eaton Centre, the Yonge Subway Line, Ryerson University, St. Michael's Hospital, great restaurants, Union Station, St. Lawrence Market, Dundas Square, and the Entertainment and Fashion Districts, this space is perfect for a range of uses including office, medical, retail, and service.



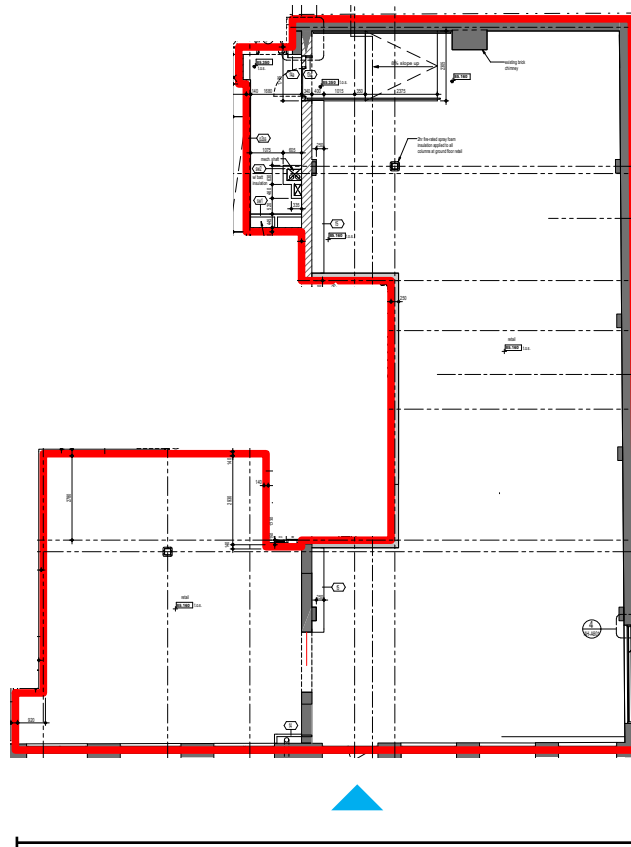
GROUND FLOOR PLAN

- UNIT ENTRANCE
- LOBBY ENTRANCE
- AVAILABLE UNIT
- LEASED



UNIT 4 PLAN

SIZE	3,544 sf
FRONTAGE	23m
CEILING HEIGHT	9' 6" to finished ceiling
SANITARY INFORMATION	100mm capped sanitary line 75mm capped vent
COOLING CAPACITY	Up to 1 ton per 195 sf
POWER	Up to x2 400 amps at 120/208V



23m FRONTAGE

LOMBARD ST

PREMIUM DOWNTOWN LOCATION

ADDITIONAL INFORMATION

CAM

\$8.93 PSF

ESTIMATE

TAXES

\$13.90 PSF / YR

ESTIMATE

OCCUPANCY

IMMEDIATE

COMMERCIAL PARKING

68

STALLS AVAILABLE

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