

FOR LEASE

245 3rd Avenue South
5th Floor

± 752 SF

$1,200

PER MONTH GROSS

Bright Downtown Office with City Views

Loft style small office with large windows and a fantastic view of the city.

± 752 SF of open space, plumbing for personal stylist or kitchenette, shared common washrooms, elevator access, ready for your custom improvements. Steps from downtown restaurants, shops, and the riverfront.

Located in the historic Glengarry Building, this space blends timeless character with modern convenience.

The Commercial Group

Melissa Newton
Client Advisor
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Features:

- Available Size: ± 752 SF
- Open concept
- Plenty of natural light
- Plumbing for sytlist or kitchenette
- Elevator access
- Shared common washrooms
- Central location
- Steps to the river

Zoning: Downtown Commercial District (B6)
Possession: Arranged
Surface Parcel: 120288719

Lease Rate: $1,200.00/month gross
(utilities are included)



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