

# FOR LEASE

**Forest Hill Medical & Professional Building**  
491 Eglinton Avenue West  
Toronto, Ontario



## Professional/ Office Space

|                         |  |
|-------------------------|--|
| <b>Location:</b>        | On Southeast corner of Eglinton Avenue West and Tarlton Road |
| <b>Asking Rate:</b>     | \$12.00 per square foot NET                                  |
| <b>Space Available:</b> | 15,000 SF (up to 8,000 SF Contiguous)                        |
| <b>TMI:</b>             | \$15.00 per SF (includes Heat & Hydro)                       |
| <b>Parking:</b>         | Green P (across street)                                      |
| <b>Possession:</b>      | Immediate/ TBA   |
| <b>Lease Term:</b>      | 5 Years + 5 Year Option                                      |

## **Features:**

- **On Prime Eglinton Way, one of Toronto's premier street front retail neighborhoods servicing Forest Hill, Allenby and Chaplin Estates featuring upscale restaurants, boutiques, banks (RBC, TD, B of M and Scotiabank) gourmet food stores, and a wide variety of other upscale retail**
- **Highly visible corner Building; a 5 storey, 40,000 square foot multi- tenanted Professional – Office - Retail Building featuring Medical, Pharmacy, Rehabilitation, X-ray & Ultrasound and other professional services.**
- **Building has undergone extensive recent improvements and upgrades including new windows, boilers, air handling and HVAC.**
- **Green P parking across the street.**
- **TTC at doorstep**
- **Landlord will co-operate in Tenant build-out.**
- **This is an incredible opportunity to lease space in a truly great and affluent neighborhood.**

**FOR FURTHER INFORMATION PLEASE CONTACT:**

### **HERMAN WOOD**

Vice President, Commercial Services

### **KALLES COMMERCIAL**

**HARVEY KALLES REAL ESTATE LTD., BROKERAGE**

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