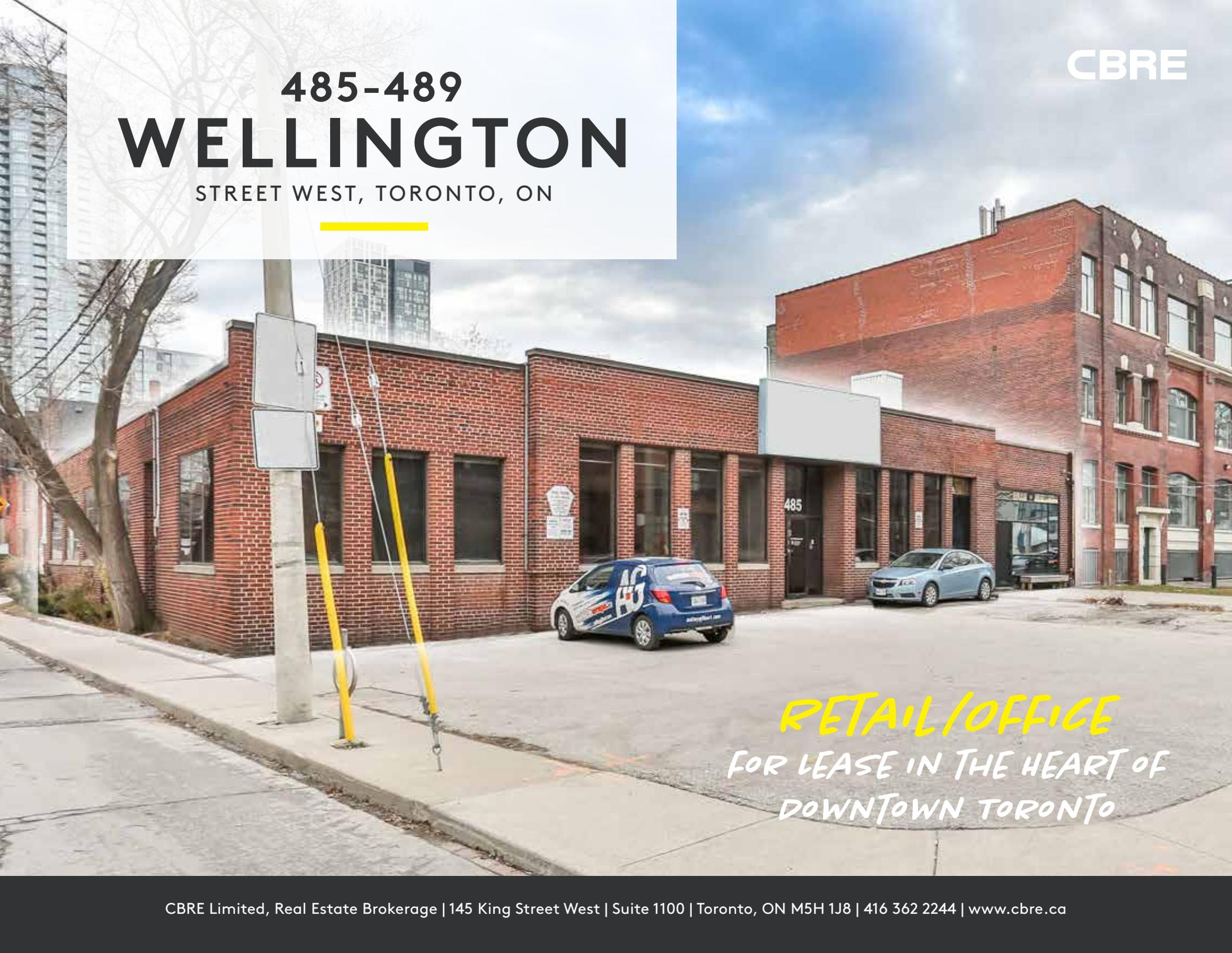


485-489  
**WELLINGTON**

STREET WEST, TORONTO, ON



**RETAIL/OFFICE**  
FOR LEASE IN THE HEART OF  
DOWNTOWN TORONTO



CREATIVE SPACE



AMPLE PARKING



HIGH CEILINGS

## 485-489 Wellington Street West

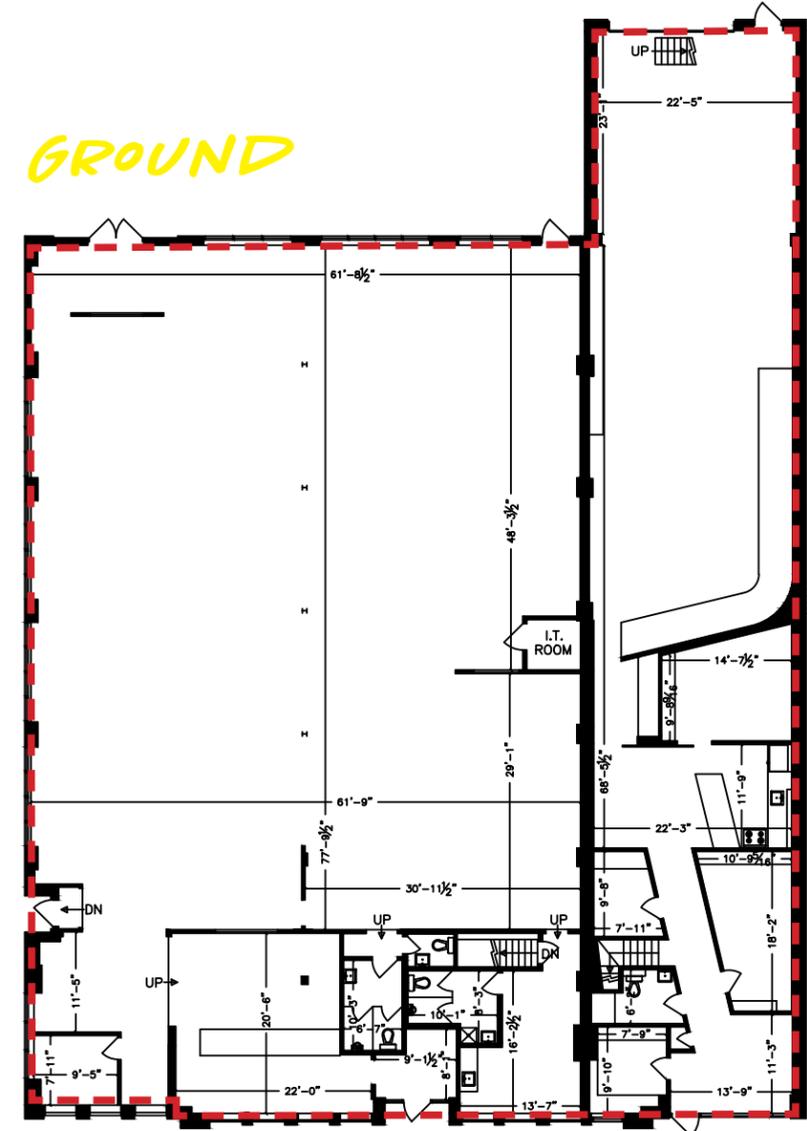
SIZE: 9,439 sq. ft.  
AVAILABLE: Immediately  
NET RENT: Please call listing agent

- Ample surface parking (approx. 15 spots in the front and an additional 5 in rear)
- 14 ft. ceiling heights (approx.)
- Includes finished basement
- Patio potential



CBRE

**GROUND**

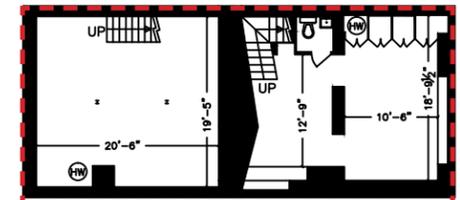


FIRST FLOOR  
GROSS AREA: 9,439 SF

TENANT 1: 6,343 SF

TENANT 2: 3,096 SF

**BASEMENT**



TENANT 1: 511 SF

TENANT 2: 544 SF

LOWER LEVEL  
GROSS AREA: 1,051 SF

WELLINGTON ST W

# LOCATION MAP



5,000 + New Units Under Construction/Pre-Construction in the Area

**485-489 Wellington St West**

The Well Development Site



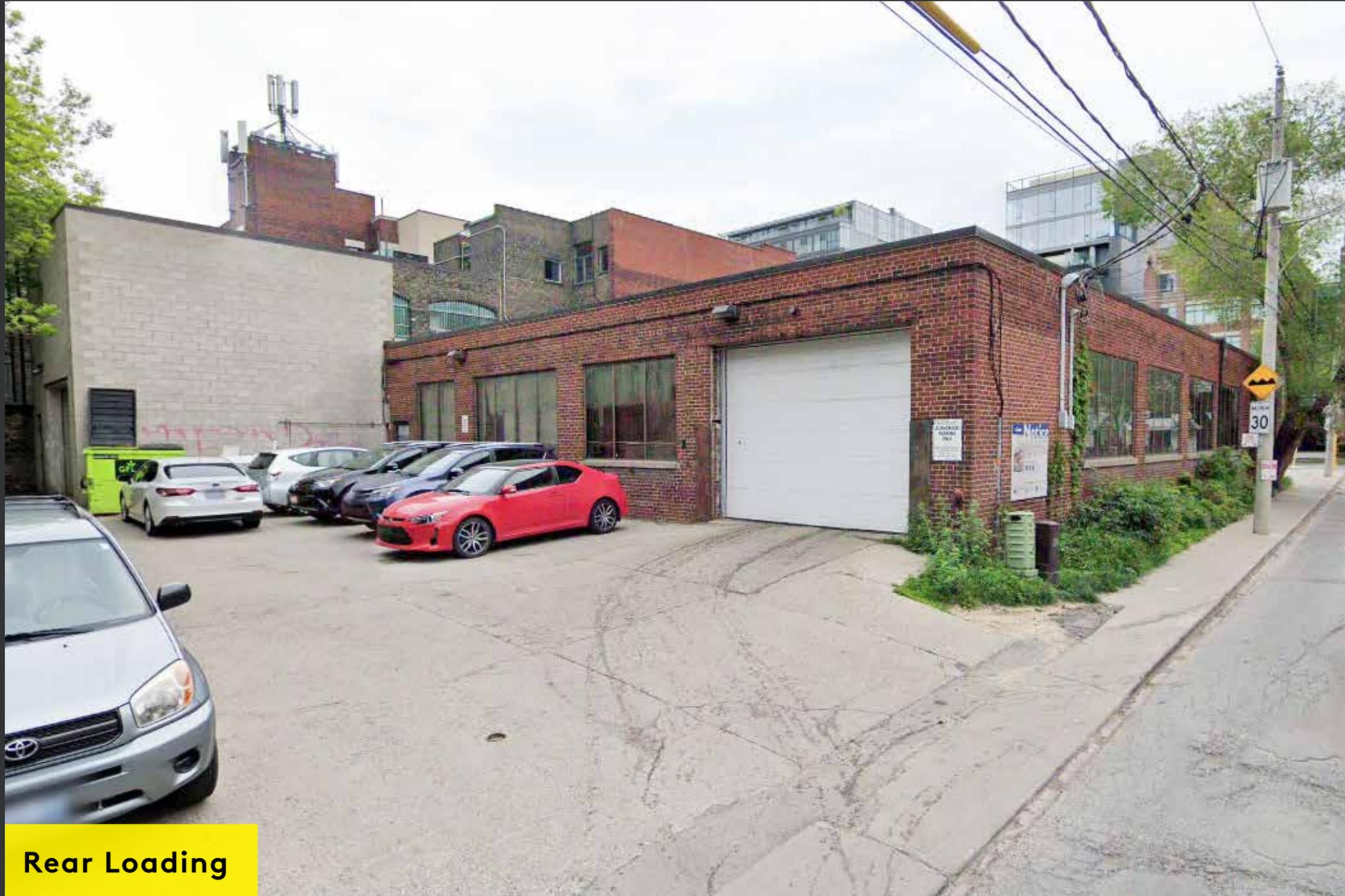
The Well Development Site



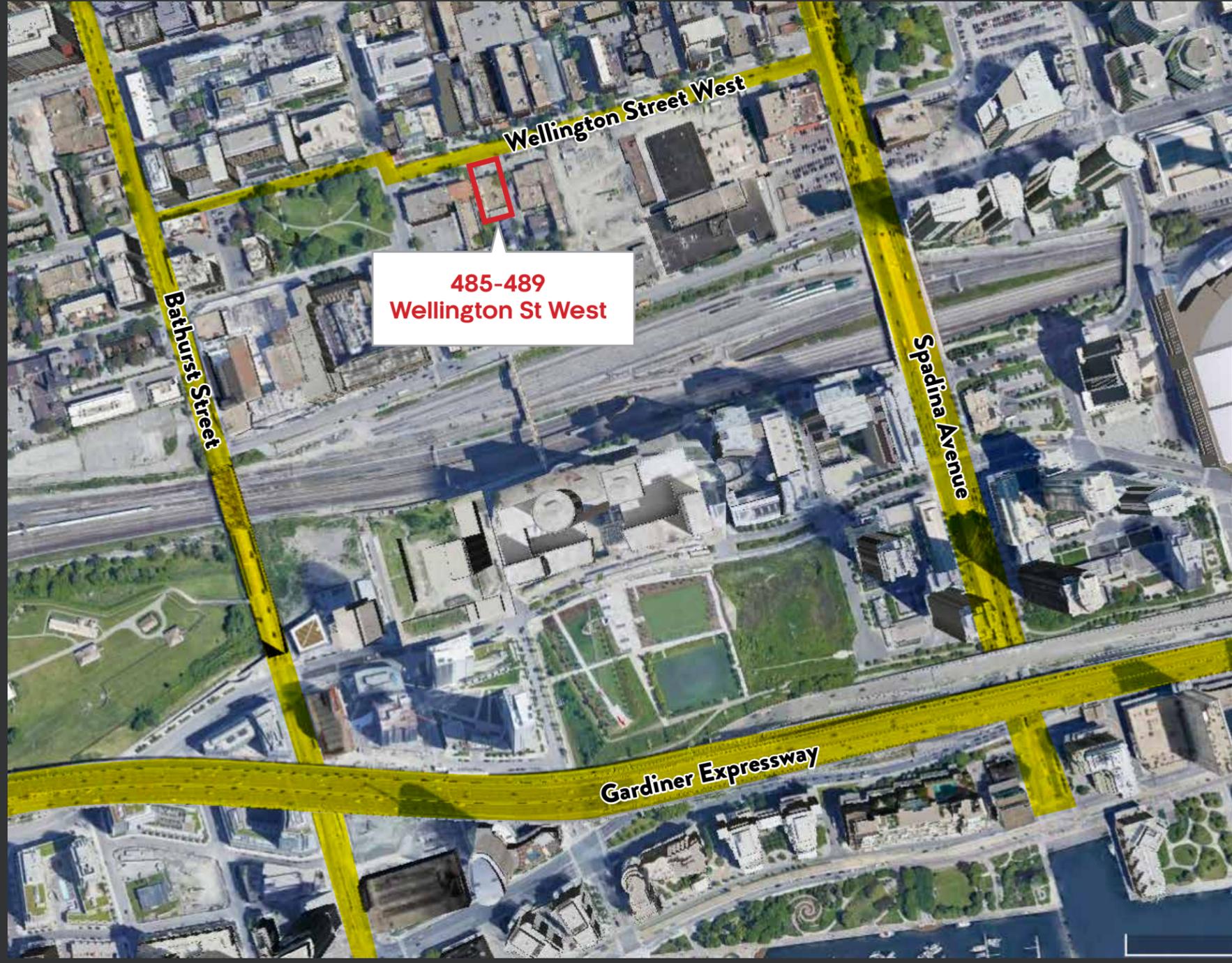
485-489 Wellington St West

## LOCATION

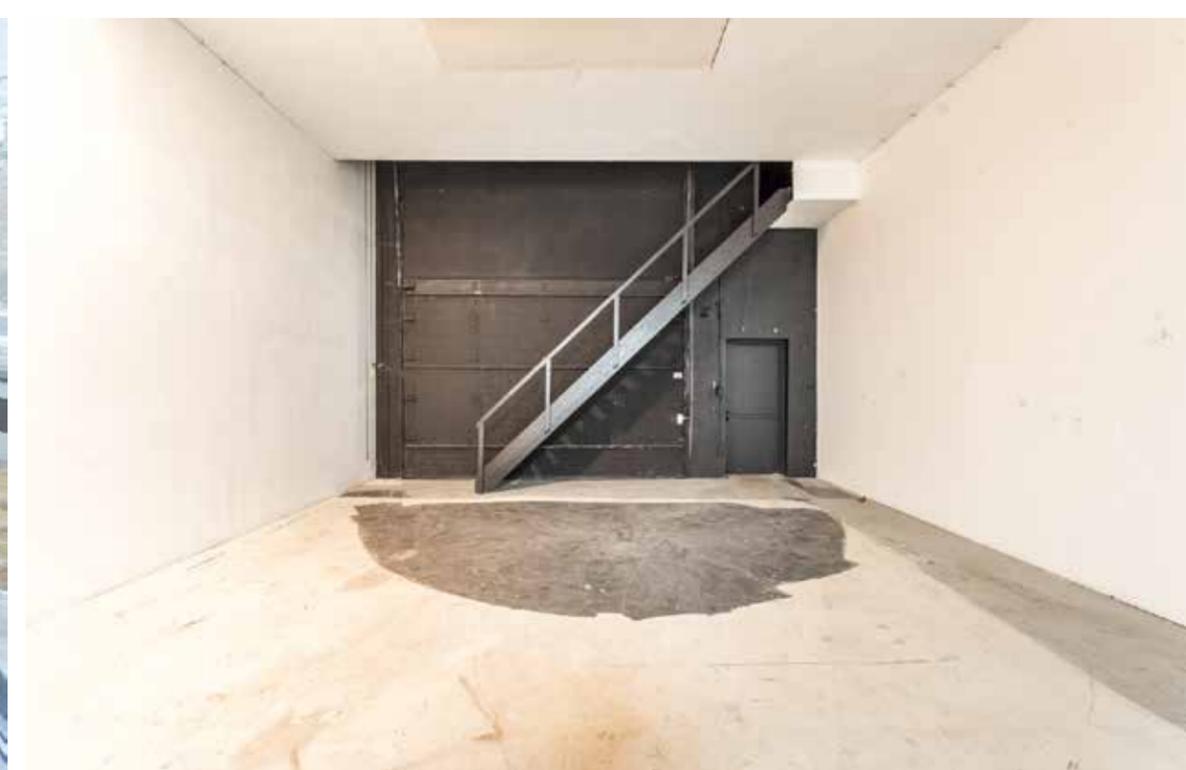
485-489 Wellington Street West is located in the heart of the entertainment district, just steps off of the best stretch of King Street West. The King West entertainment district is Toronto's most dynamic retail environment, known for the city's largest concentration of restaurants, theatres and nightlife.



Rear Loading



485-489  
Wellington St West



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# CBRE

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