

CBRE

485-489  
**WELLINGTON**  
STREET WEST

---



***FLEX SPACE***  
*FOR LEASE IN THE HEART OF  
DOWNTOWN TORONTO*

2 YEAR TERM OR LESS • ALL USES WELCOME



CREATIVE SPACE



AMPLE PARKING



HIGH CEILINGS

## 485-489 Wellington Street West

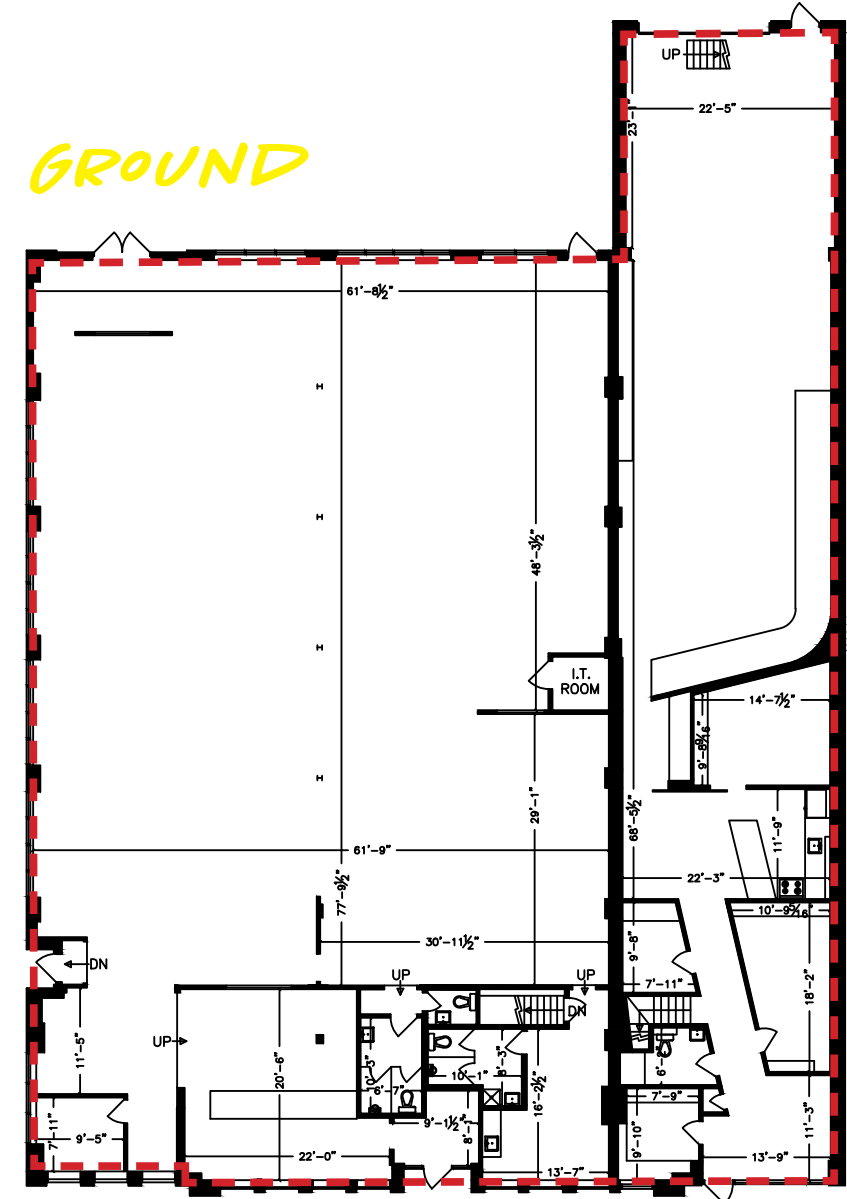
**SIZE:** 9,439 sq.ft.  
**AVAILABLE:** Immediately  
**NET RENT:** Please call listing agent

- 2 year term or less
- All uses welcome
- 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**

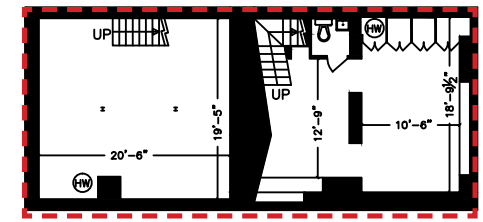


FIRST FLOOR  
GROSS AREA: 9,439 SF

TENANT 1: 6,343 SF

TENANT 2: 3,096 SF

**BASEMENT**



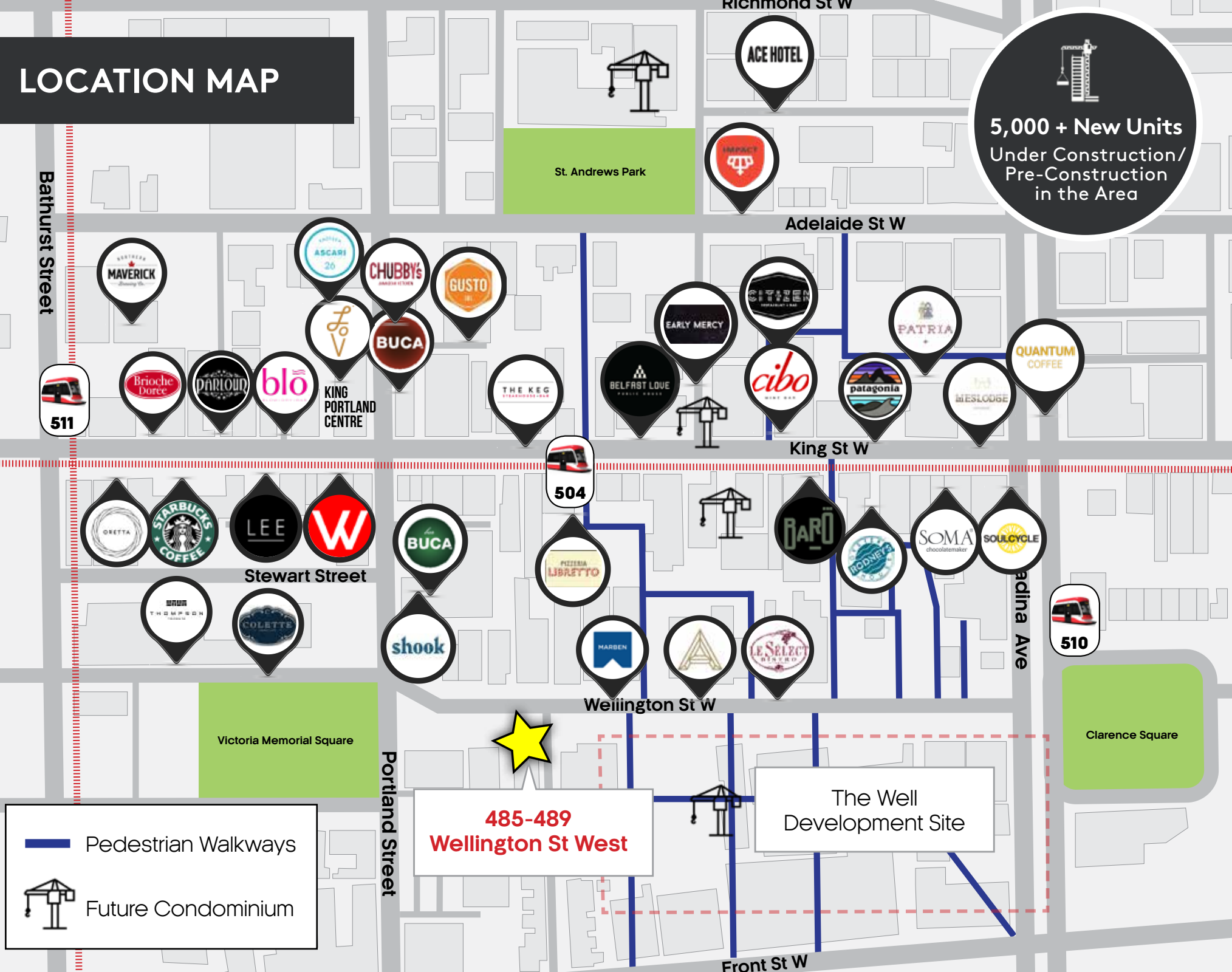
TENANT 1: 511 SF

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



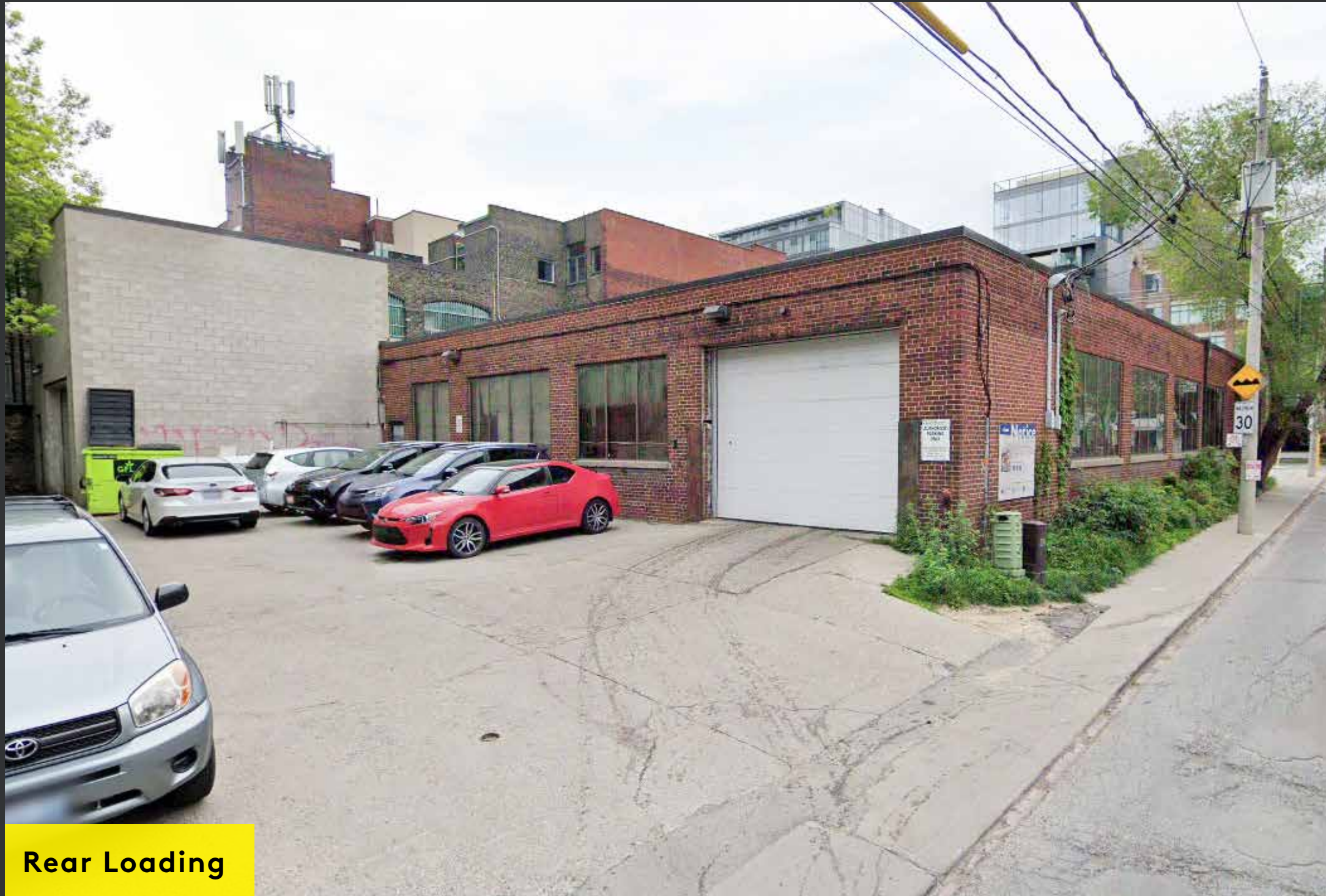
The Well  
Development Site



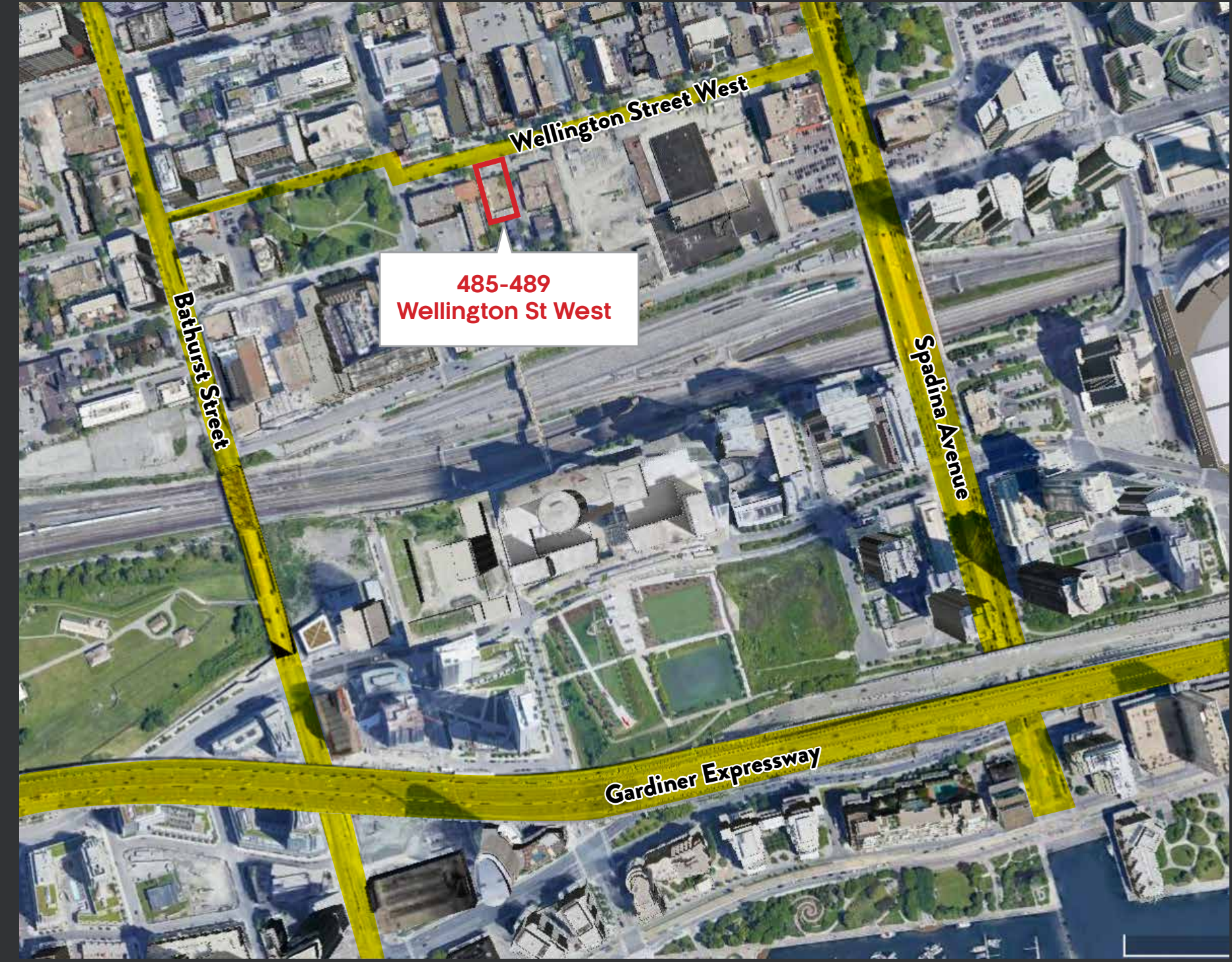
485-489  
Wellington St West

## 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



## ADVISORS

Arlin Markowitz\*  
Senior Vice President  
416 815 2374  
arlin.markowitz@cbre.com

Alex Edmison\*  
Senior Vice President  
416 874 7266  
alex.edmison@cbre.com

Jackson Turner\*\*  
Associate Vice President  
416 815 2394  
jackson.turner@cbre.com

Teddy Taggart\*  
Sales Associate  
16 847 3254  
teddy.taggart@cbre.com

\*Sales Representative

\*\*Broker

# CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.