



FOR LEASE | GROUND FLOOR RETAIL | SECOND FLOOR OFFICE SPACE



VICTORIA JOLY

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**Distinctive
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Flexible Leasing Options: Lease the entire building, the ground-floor retail, or the second-floor office space.

Space Breakdown:

Ground Floor Retail	5,392 SF
Second Floor Office	1,883 SF (with 287 Outdoor Patio)
Total Above Grade	7,275 SF
Basement Storage	2,231 SF
Total Space	9,873 SF

Modern Upgrades: Fully renovated systems and mechanicals, previously configured as a presentation gallery.

Net Rent: Contact Listing Broker. Estimated TMI: \$8.22 PSF (2025).





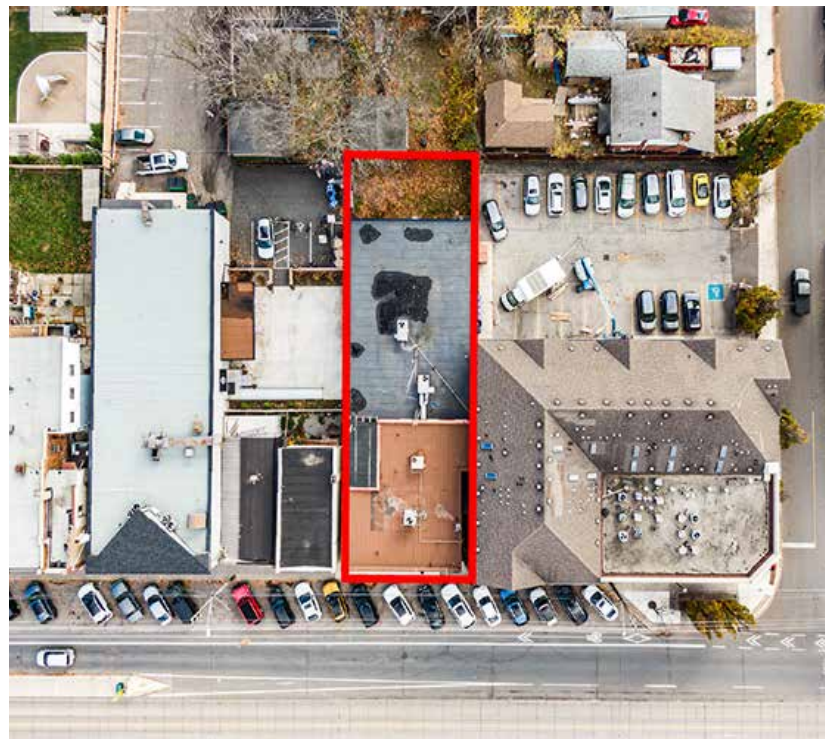
Position your business for success at 3603-3605 Lakeshore Boulevard West, a well-maintained and updated property in Toronto's vibrant Long Branch neighbourhood.

Located in a **Mixed Use Area** with **Avenue Zoning** (CI-AV) allowing for diverse commercial applications, including retail and professional offices. The property benefits from its placement in a Major Transit Station Area with robust transit connectivity.

Features & Amenities

- **Move-In Ready:** Fully furnished and chattels available for purchase.
- **Energy-Efficient Design:** Upgraded infrastructure ensuring low operational costs.
- **Parking:** Easy access to rear laneway parking for staff and customers.

Suitable For: Retailers, professional services, or other commercial applications (cannabis use not permitted).



For more information about **3603-3605 Lakeshore Boulevard West**, please contact:



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Disclaimer: The information provided herein is supplied by the seller and other reliable sources. While we consider this information to be dependable, we do not warrant its accuracy or completeness. The property listed is offered subject to errors, omissions, change of price or terms, prior sale, or withdrawal without notice. This presentation should not be deemed as legal or financial advice. It is advised to consult with legal, tax, or other professional advisors to verify any matters concerning this property and the associated transaction.



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