

49 Fraser Avenue
Toronto, Ontario

Matt Kornmuller*

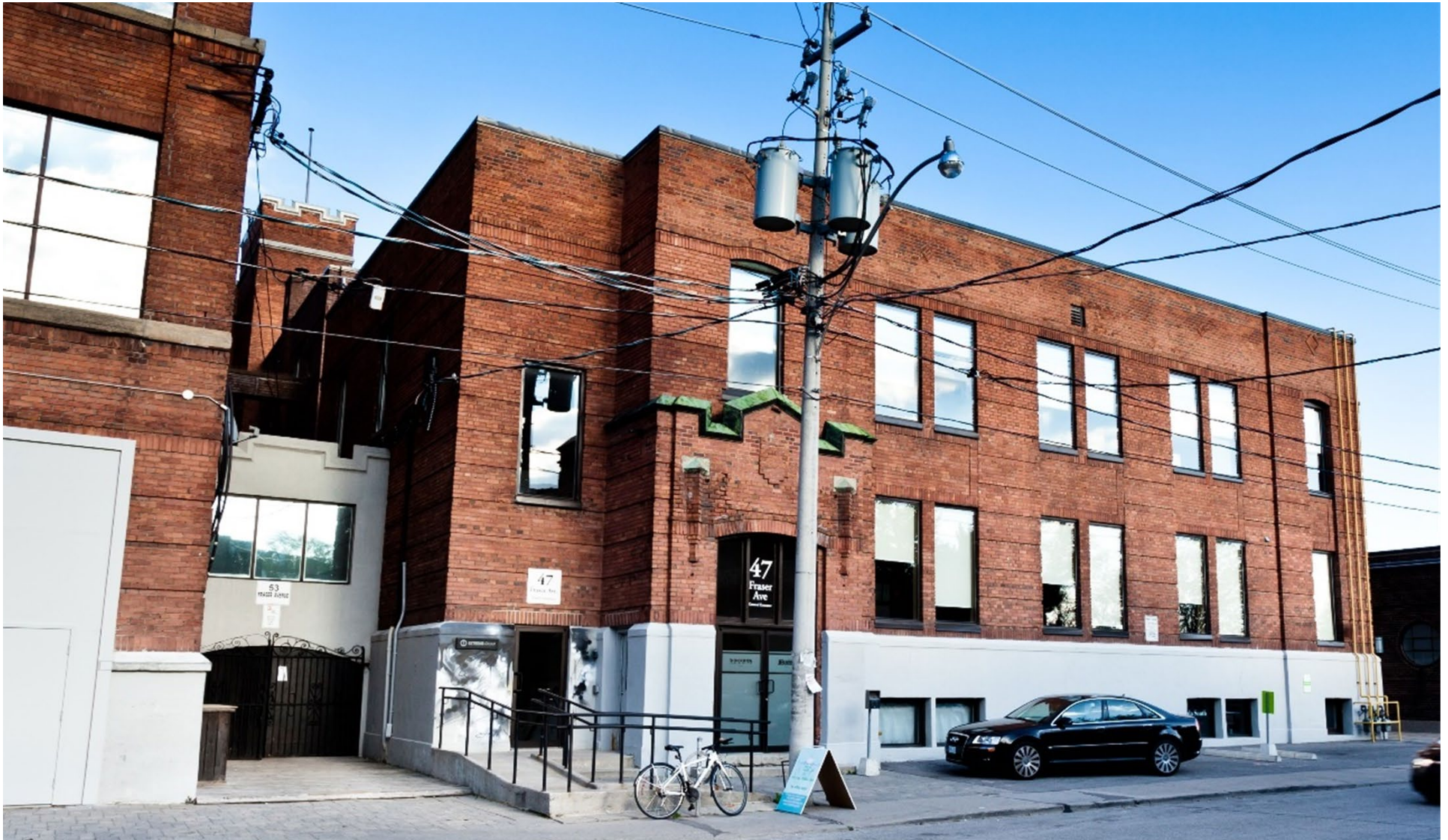
Vice President
+1 416 238 9762
Matthew.Kornmuller@jll.com

Ethan Case*

Associate Vice President
+1 647 268 0684
Ethan.Case@jll.com

Henry Stafferton*

Associate
+1 416 459 0522
Henry.Stafferton@jll.com



ALLIED

With more than 200 properties across Canada, comprising more than 15 million square feet, Allied has earned a reputation for contributing to the vitality of Canada's most vibrant urban neighbourhoods, and for developing workplaces distinguished by thoughtful, human- scale design, proactive property management, and an unsurpassed occupant experience.

PROPERTY HIGHLIGHTS

Beautiful four-storey, brick-and-beam mixed use building located on the east side of Fraser Avenue, south of Liberty Street and adjacent to 47 Fraser Avenue.

- Open Concept Brick-and-Beam Space
- High Ceilings Throughout
- Ample Natural Light
- Full Building Opportunity
- Potential Signage Opportunity
- On-site Security
- Parking Available

TRANSIT

- 4 Minute Walk to 504 King Streetcar
- 6 Minute Walk to Exhibition GO Station
- 17 Minutes from Union Station via GO Transit

SUITE INFORMATION

SUITE	SF	TYPE	AVAILABILITY	VIRTUAL TOUR
B1	3,493	Office	Immediate	Click here
200	3,433	Office	Immediate	Click here
300	3,437	Office	Immediate	Click here

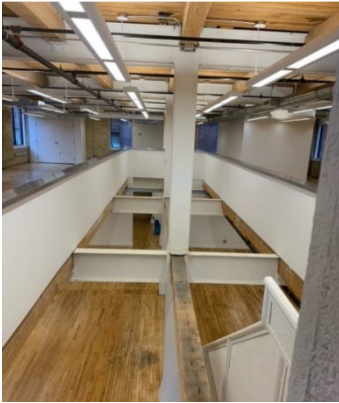
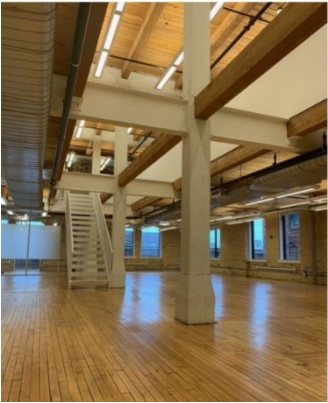
contiguous

Includes Water & In-Suite Hydro, Excludes In-Suite Janitorial

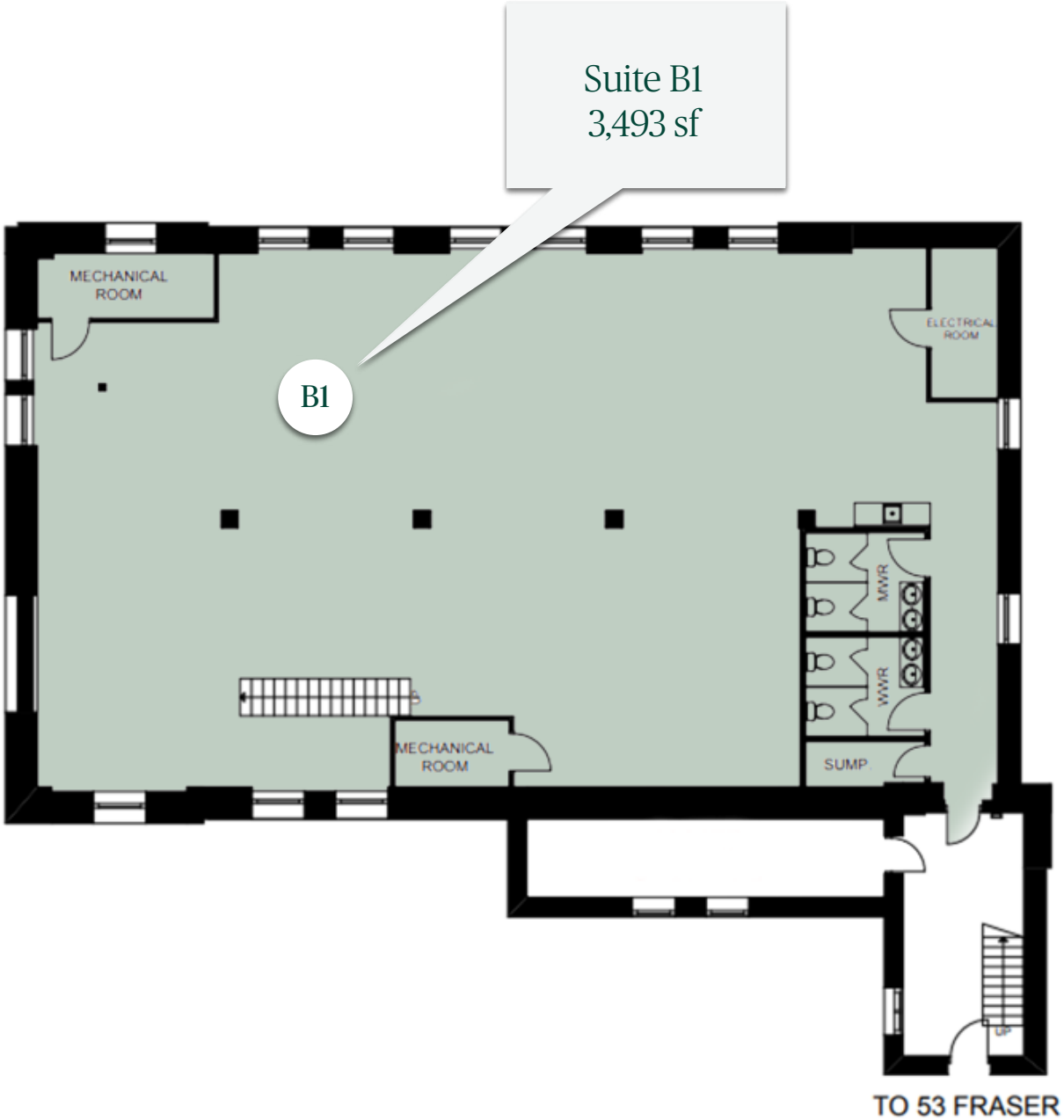
NET RENT
Call leasing agent



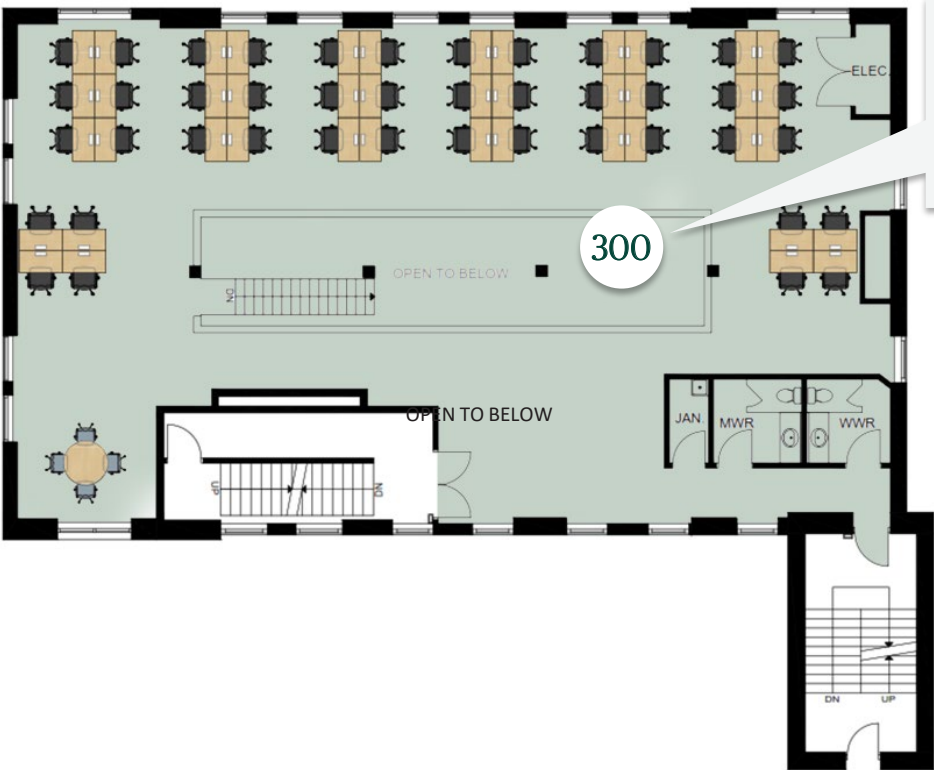
ADDITIONAL RENT
\$19.78



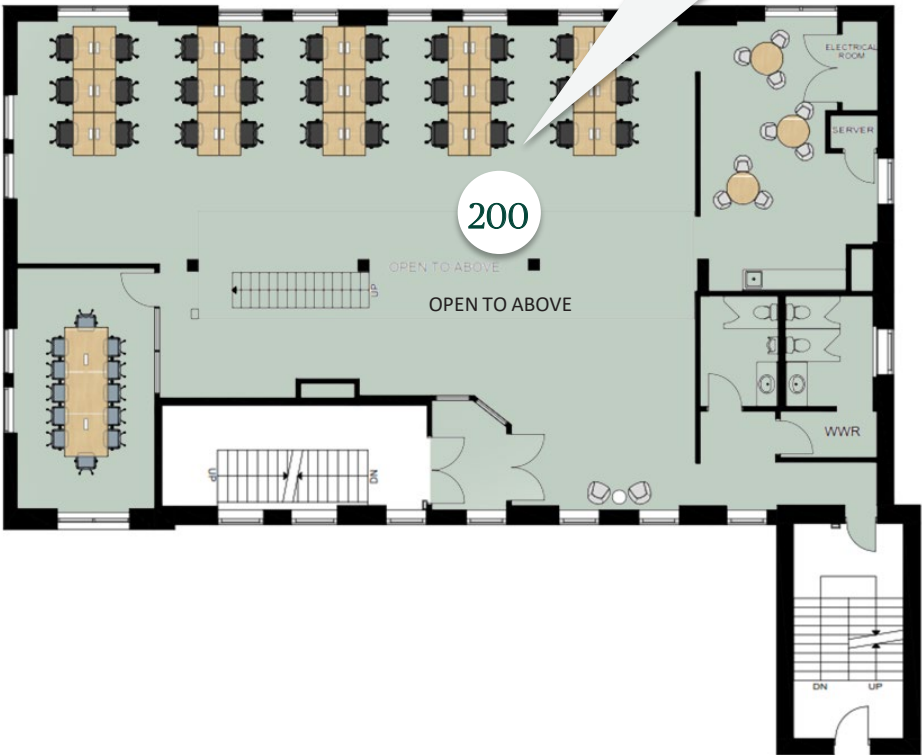
49 Fraser Avenue
Lower Level Floor Floorplan



49 Fraser Avenue
Second & Third Floor Floorplan



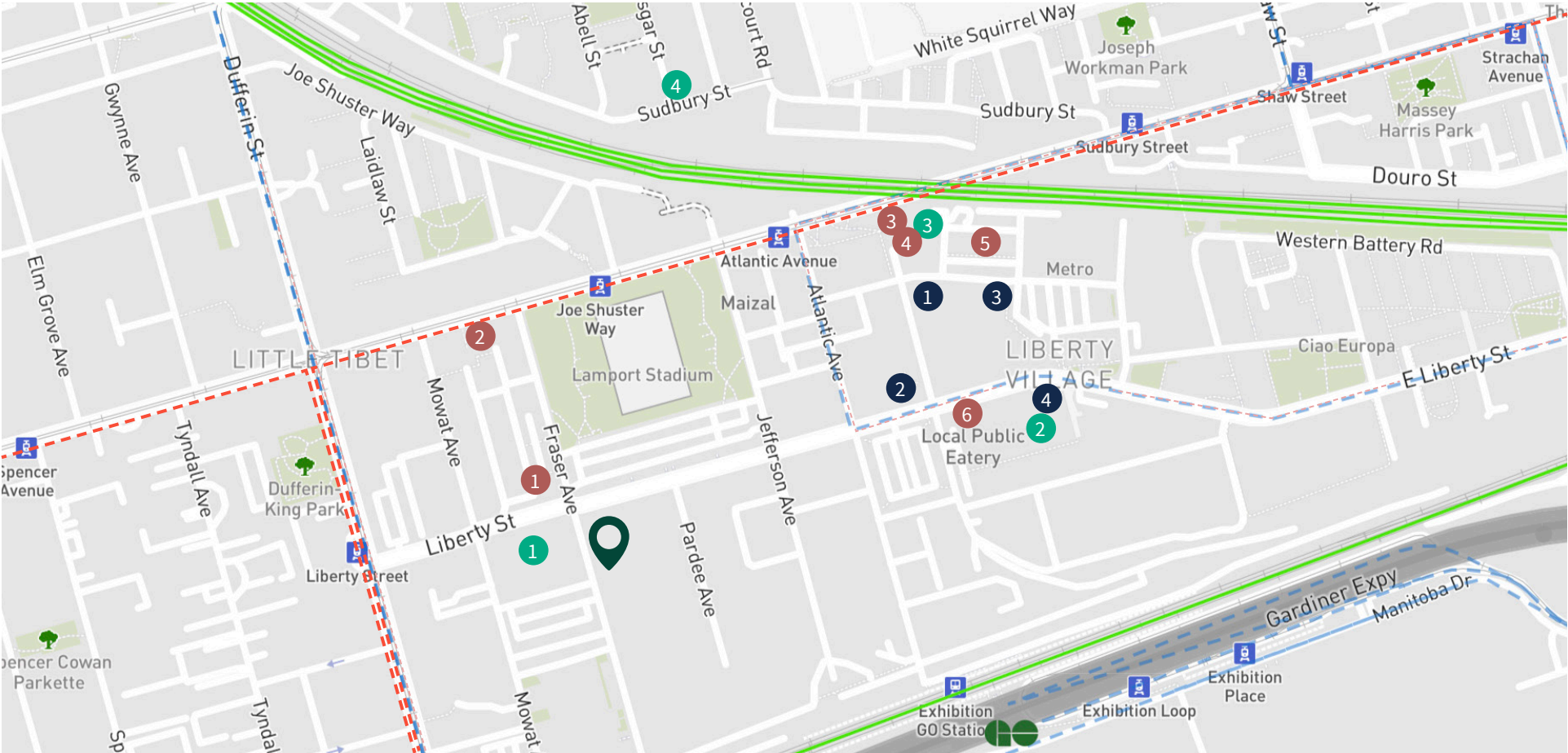
Suite 300
3,437 sf



Suite 200
3,433 sf

49 Fraser Avenue

Amenities Map



LOCATION

Walk Score® | 95
 Transit Score® | 92
 Bike Score® | 57
 Less than a four minute walk to Queen streetcars

RESTAURANTS

- 1 SCHOOL
- 2 Caffino
- 3 Mildred's Temple Kitchen
- 4 Freshii
- 5 Harvey's
- 6 Merci Mon Ami

HEALTH & WELLNESS

- 1 RCFLV
- 2 F45 Training
- 3 GoodLife Fitness
- 4 The Gym at 99 Sudbury

SERVICES

- 1 RBC Royal Bank
- 2 Scotiabank
- 3 TD Canada Trust
- 4 BMO Bank of Montreal

ALLIED
134 Peter St, Suite 1700
Toronto, ON M5V 2H2
T 416 977 9002 F 416 306 8704
alliedreit.com

LEASING CONTACT
Sam Carr
D 647 409 5454 T 416 977 9002
scarr@alliedreit.com

Matt Kornmuller* Vice President +1 416 238 9762 Matthew.Kornmuller@jll.com	Ethan Case* Associate Vice President +1 647 268 0684 Ethan.Case@jll.com	Henry Stafferton* Associate +1 416 459 0522 Henry.Stafferton@jll.com
--	---	--

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022, Jones Lang LaSalle IP, Inc. All rights reserved. *Sales Representative