

53 Fraser Avenue  
Toronto, Ontario

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## PROPERTY HIGHLIGHTS

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

- Open Concept Brick-and-Beam Space
- Soaring 16' 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	COMMENT	VIRTUAL TOUR
100	21,271	Office	Immediate		<a href="#">Click Here</a>
200	16,809	Office	Immediate		<a href="#">Click Here</a>
300	13,716	Office	Immediate	Divisible	<a href="#">Click here</a>
300-1	3,000*	Office	TBD		
300-2	3,000*	Office	TBD		
300-3	3,000*	Office	Immediate		<a href="#">Click here</a>
300-4	3,000*	Office	TBD		

\* Approximate Size

Excludes Utilities & Janitorial

### NET RENT

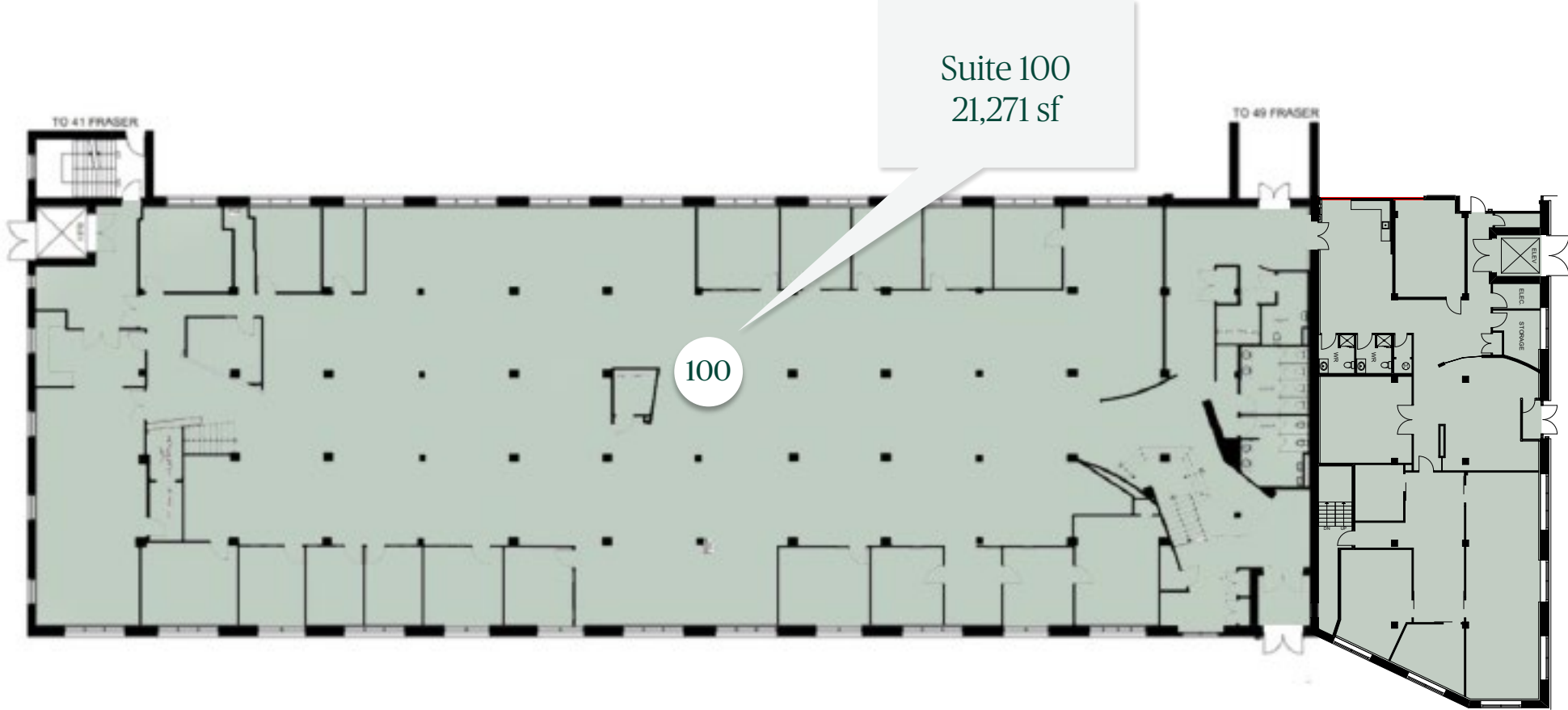
Call leasing agent



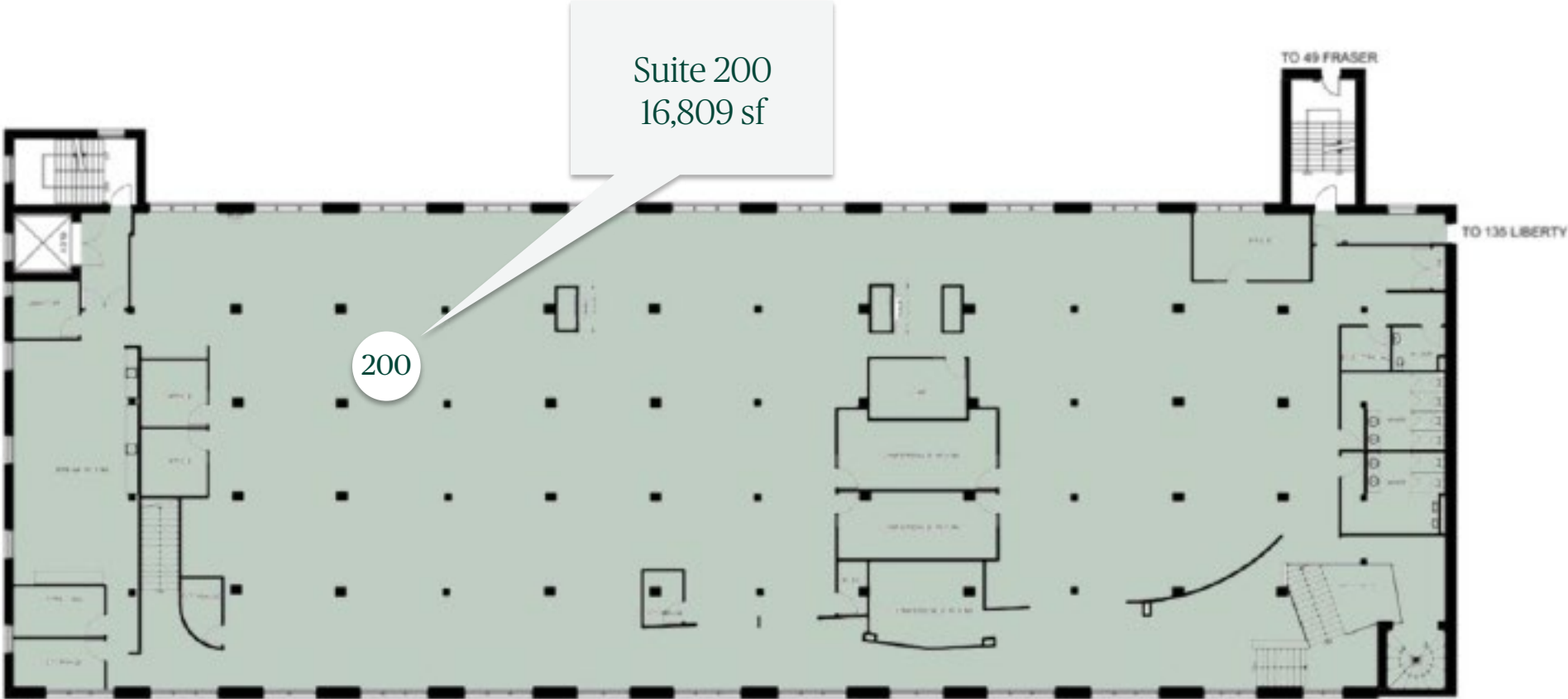
### ADDITIONAL RENT

\$15.36 PSF

53 Fraser Avenue  
First Level Floor Floorplan



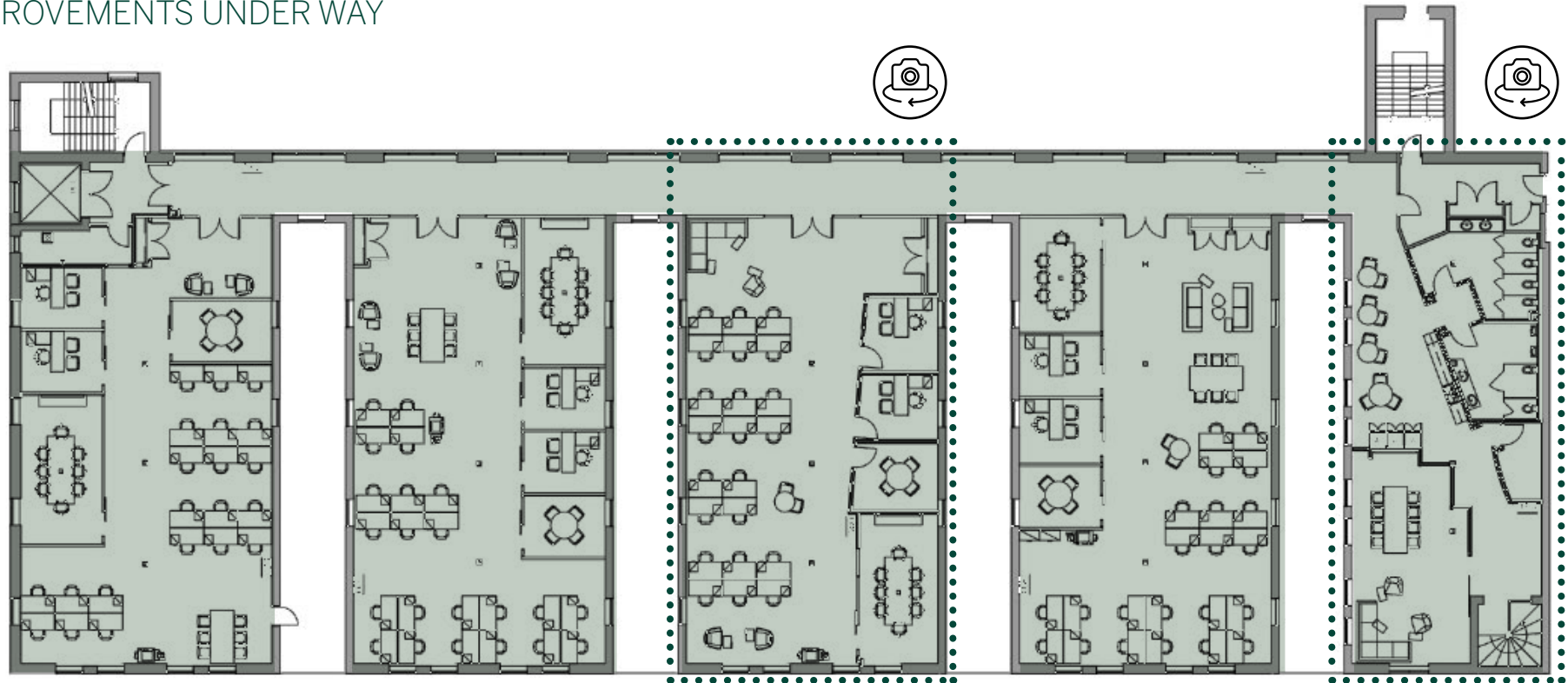
# 53 Fraser Avenue Second Level Floor Floorplan



53 Fraser Avenue  
Third Level Floor Floorplan

Suite 300 - 13,716 sf

IMPROVEMENTS UNDER WAY



**UNIT 1**

Workstations	21
Meeting Room	1
Boardroom	1
Private Office	2
Coat Closet	1
Open Collab	2
Print Area	1

**UNIT 2**

Workstations	22
Meeting Room	1
Boardroom	2
Private Office	1
Coat Closet	1
Open Collab	3
Print Area	1

**UNIT 3**

Workstations	22
Meeting Room	1
Boardroom	1
Private Office	2
Coat Closet	1
Open Collab	3
Print Area	1

**UNIT 4**

Workstations	22
Meeting Room	1
Boardroom	2
Private Office	1
Coat Closet	2
Open Collab	3
Print Area	1

**KITCHEN - COMMON AREA**

Kitchenette
Lounge Area

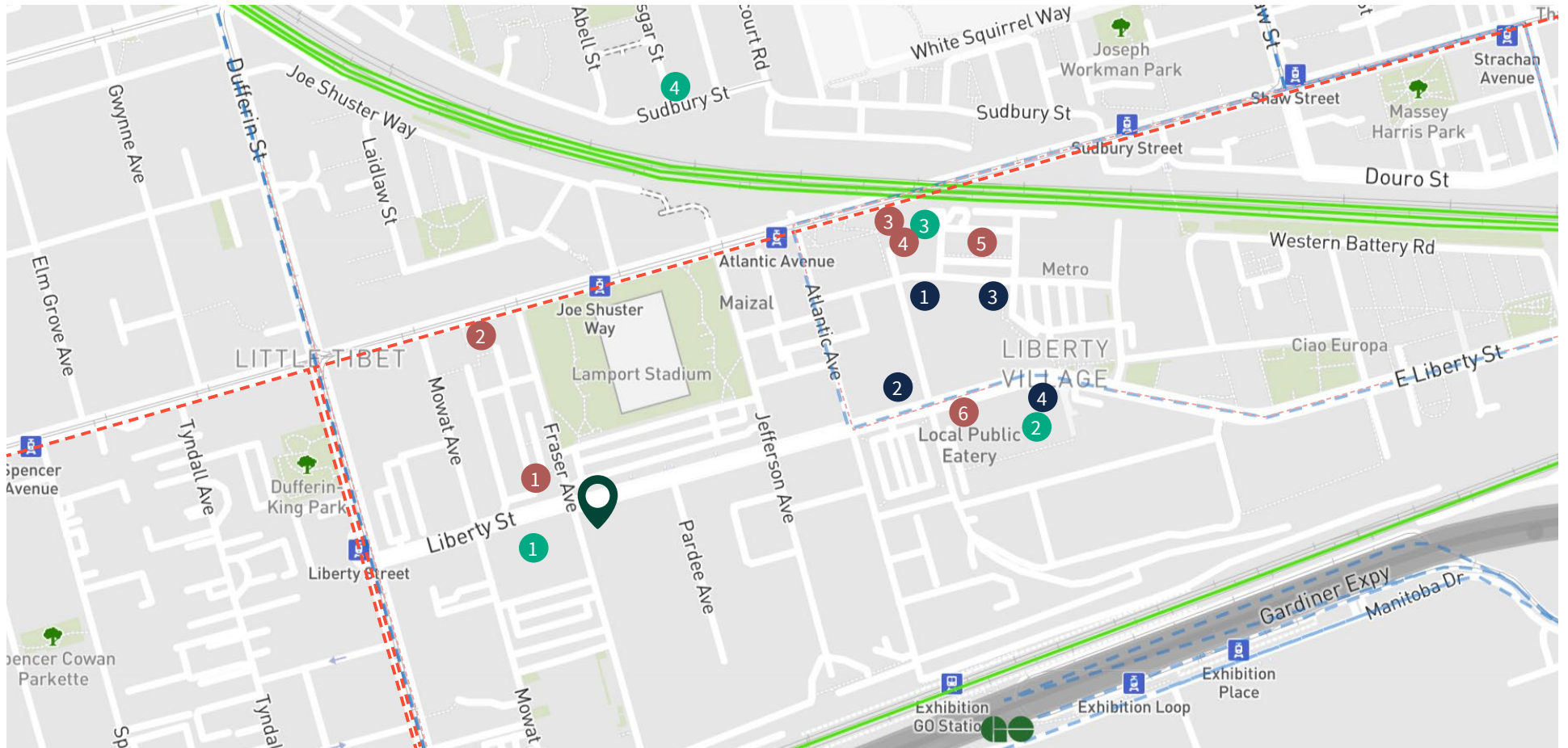
Available Immediately





# 53 Fraser Avenue

## Amenities Map



### LOCATION

Walk Score® | 79  
 Transit Score® | 92  
 Bike Score® | 79

### 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

- GO Transit
- - - Toronto Bus Route
- - - 504 King Streetcar
- 📍 53 Fraser Avenue

## ALLIED

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