

# 100 LOMBARD STREET

## NEW OFFERING:

Gross Rent: \$30.00 PSF &  
Flexible Lease Terms  
Between  
3 Months to 18 Months





# 100 LOMBARD STREET

## Welcome to 100 Lombard Street

100 Lombard Street is a unique four-storey brick-and-beam building ideally located in the heart of Downtown East, a rapidly changing neighbourhood, poised for significant growth. 100 Lombard combines rustic architectural elements with modern office features, ideal for tenants looking for both a creative and independent space. With convenient access to transit, highways as well as an array of lifestyle amenities, 100 Lombard is the perfect office destination offering **flexible terms** and **turnkey** options.



## Available Suites

Unit 102 : **5,342 SF**  
Available : **Immediately**

- Former private wine members club perfect for short term storage space at lower rates

~~Unit 103 : 4,222 SF~~ **LEASED**

~~Unit 104 : 3,245 SF~~ **LEASED**

Unit 105 : **2,356 SF**  
Available : **Immediately**

- Built out with a kitchenette and open area

Unit 302 : **3,842 SF**  
Available : **Immediately**

- Built-out with 14 offices, kitchenette and open area

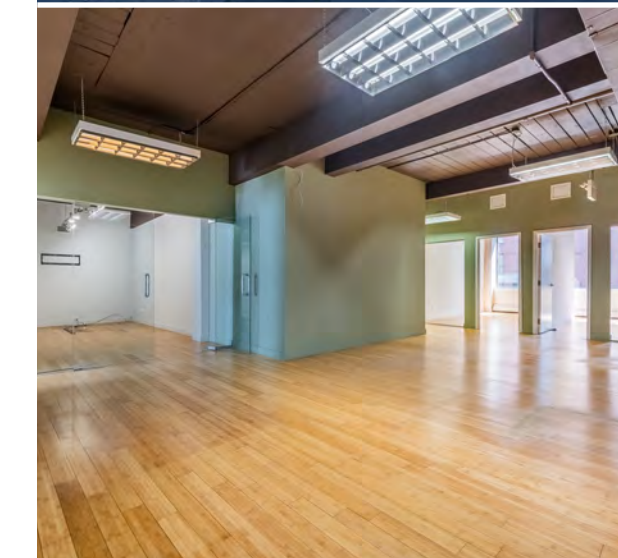
Unit B01 : **1,803 SF**  
Available : **Immediately**

- Open area lower level space currently fit-out as a private gym

Net Rent: **\$16.00 PSF**

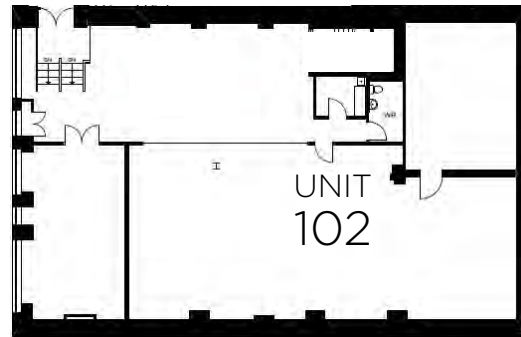
Additional Rent: **\$14.00 PSF**  
(2022 Est. Excluding in-suite Utilities and Janitorial)

Gross Rent: **\$30.00 PSF**





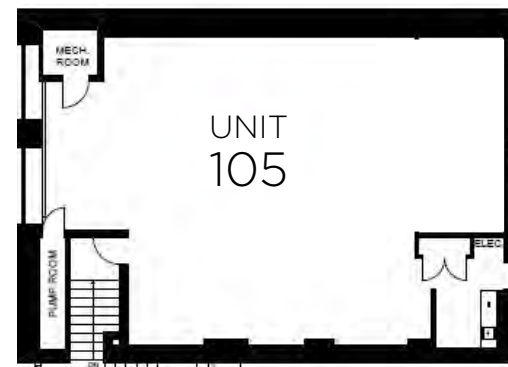
## Floor Plans



### Unit 102: 5,342 SF

**Available:** Immediately

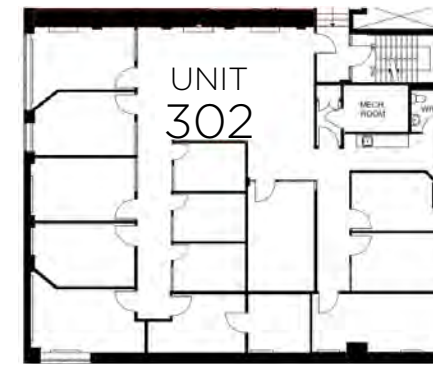
- Former private wine members club perfect for short term storage space at lower rates



### Unit 105: 2,356 SF

**Available:** Immediately

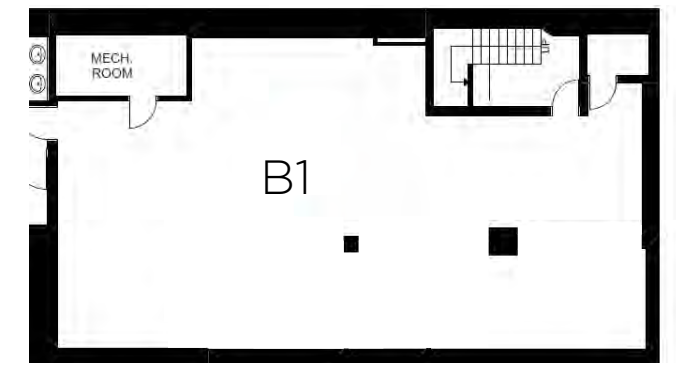
- Built out with a kitchenette and open area



### Unit 302: 3,842 SF

**Available:** Immediately

- Built-out with 14 offices, kitchenette and open area

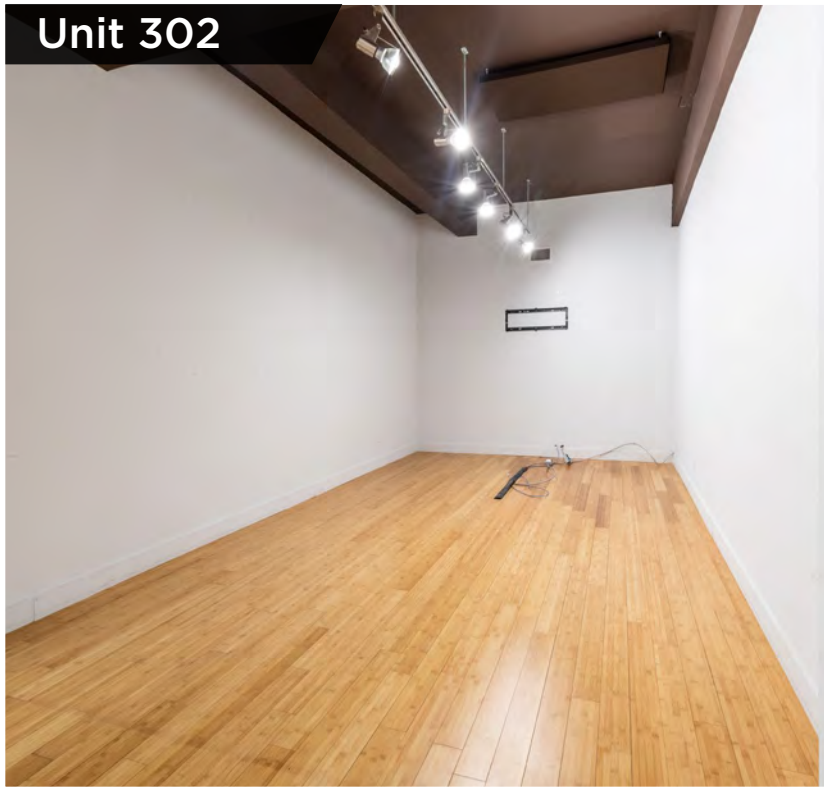
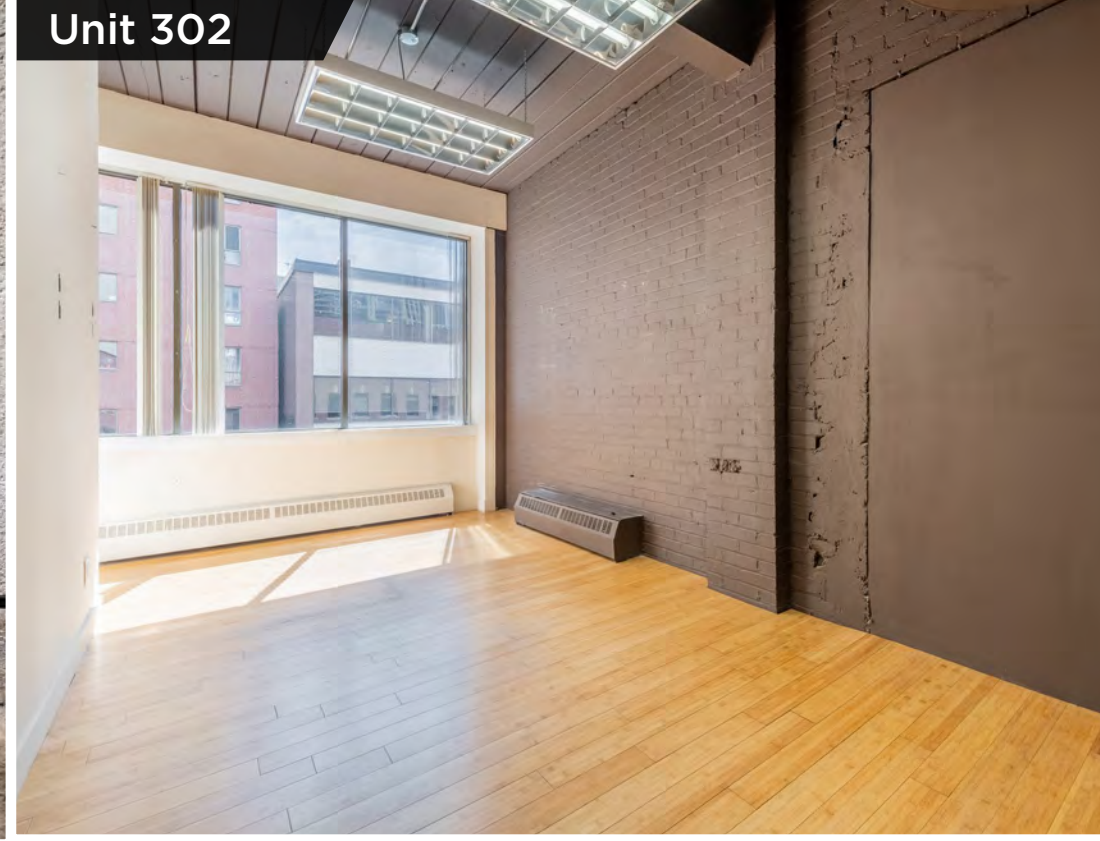


### Unit B01: 1,803 SF

**Available:** Immediately

- Open area lower level space currently fit-out as a private gym









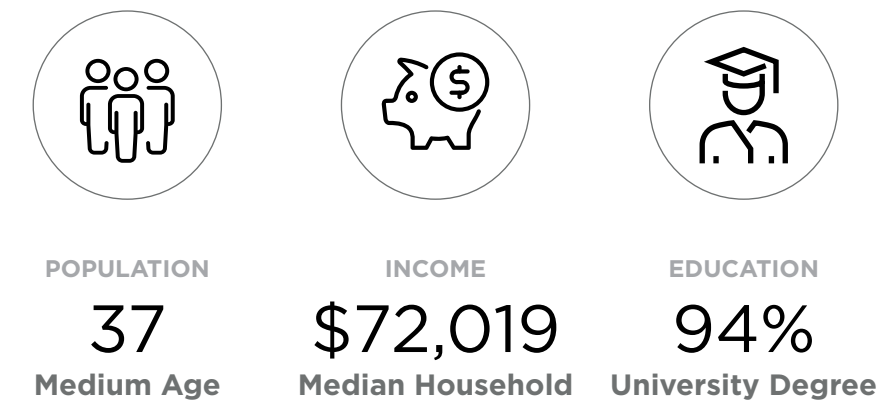
## Area & Amenities

100 Lombard is within immediate proximity to the downtown core, waterfront, Entertainment District, Distillery District, and Garden District. You'll be close enough to the heart of Toronto but just far enough to be the envy of those trapped in the congestion of a major urban centre.

## Transit & Connectivity

100 Lombard is located near multiple transit options, offering exceptional connectivity. Currently steps from both the 501 Queen and 504 King streetcar lines, a short walk to the Yonge University subway line and countless bus routes, get wherever you need to go in the GTA with ease. Additionally, the new Downtown Relief Line will travel along Queen Street East with a station planned for the Queen Street East and Sherbourne Street intersection.

## Demographics



- |                           |                          |                         |
|---------------------------|--------------------------|-------------------------|
| 1. QUEEN'S PARK           | 8. KIM CONVENIENCE       | 15. ST. JAMES PARK      |
| 2. ALLAN GARDENS          | 9. QUEEN GALLERY         | 16. METRO               |
| 3. TORONTO GENERAL        | 10. GEORGE STREET DINER  | 17. ST. LAWRENCE MARKET |
| 4. MT. SINAI HOSPITAL     | 11. GEORGE BROWN COLLEGE | 18. DISTILLERY DISTRICT |
| 5. TORONTO EATON CENTRE   | 12. TIM HORTONS          | 19. CN TOWER            |
| 6. NATHAN PHILLIPS SQUARE | 13. SHOPPERS DRUG MART   | 20. SCOTIABANK ARENA    |
| 7. ST. MICHAEL'S HOSPITAL | 14. HOLIDAY INN          | 21. ROGERS CENTRE       |



# 100 LOMBARD STREET

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