

MIRABELLA

1926 Lake Shore Boulevard West

SPACE DETAILS

AVAILABLE SPACE

Ground Floor	3,391 SF
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FRONTAGE

Lake Shore Blvd West	100 FT
Windermere Avenue	43 FT

NET RENT

\$45.00/SF

ADDITIONAL RENT

\$22.50/SF
(2022 est)

POSSESSION

2022

TERM

10 Years

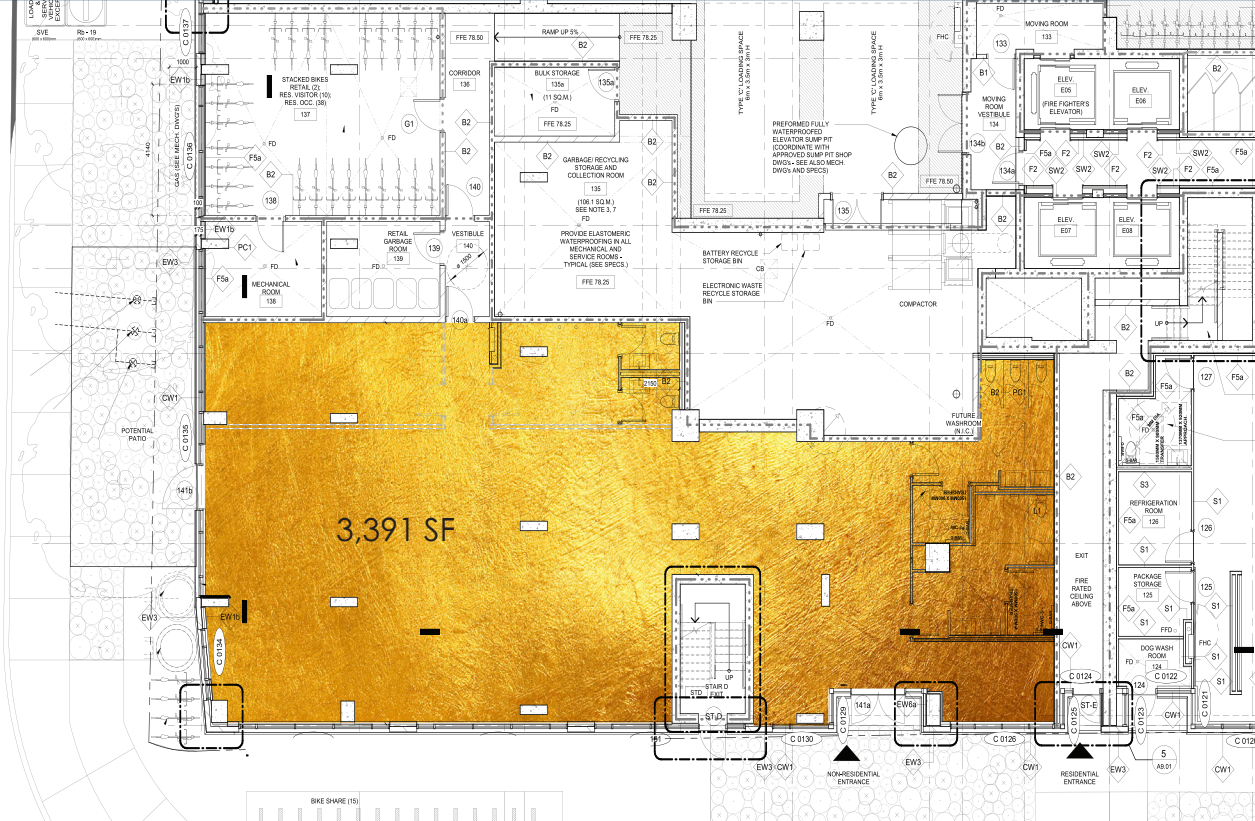
HIGHLIGHTS

- At the base of a brand new, 2 tower, 38 storey, luxury condominium
- Extremely high daily vehicle traffic
- Major thoroughway for cyclists and pedestrians
- Visitor parking just north on Windermere
- 13% population growth projected within 1 km over the next 3 years

DIAMANTE
DEVELOPMENT CORPORATION

koolspace

Windermere Avenue



koolspace

Steven Alikakos
President & Broker of Record
416.763.0303
steven@koolspace.com
www.koolspace.com

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