



GITALIS
REAL
ESTATE

LIGHT FACTORY

NEWLY RENOVATED
FLAGSHIP
OFFICE/RETAIL SPACE
OPPORTUNITY
FOR LEASE

MOWAT AVE

**42 Mowat Avenue
LIBERTY VILLAGE**



DETAILS

Light Factory Available for Lease

Newly Renovated - Unique Flagship Office/Retail Space

(Mowat Avenue and Liberty Street)

5,200 sq. ft. with Tenant Signage and Private Street Entrance

A unique opportunity to occupy and a newly renovated self contained building at the corner of Mowat Avenue and Liberty Street

- Private street entrance
- Signage on corner of Mowat Ave. and Liberty Street
- New Windows
- Skylights
- Private bathrooms

NET RENT: \$ ASK AGENT
TMI: \$16.97 (inc. hydro)

BUILDING AMENITIES:

Shared Boardroom for up to 14 people
Coffee Shop in Main Lobby
Fitness Facility
2 Roof Top Patios
Indoor Tenant Lounge
Free Yoga at Lunch

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LOCATION

Liberty Village is a unique "campus-style" neighbourhood and the home to creative office spaces with many growing businesses. There is also a fantastic mix of cafes, restaurants, retail stores and other services within a short walking distance from the building.

The Light Factory is wonderfully located with easy access via public transit, highways and just minutes from the downtown core.



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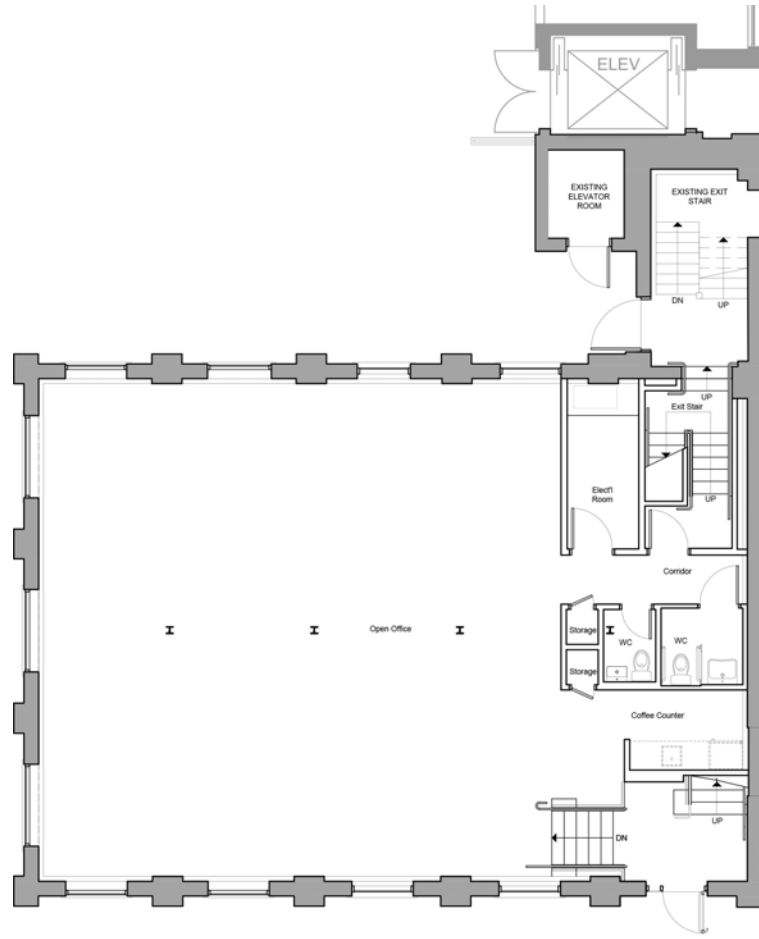
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GROUND FLOOR



UPPER FLOOR

