



GITALIS  
REAL  
ESTATE

**FOR LEASE**

LIBERTY VILLAGE · TORONTO

# LIGHT FACTORY

OFFICE SPACE

**219 DUFFERIN STREET**

LIBERTY VILLAGE

GITALIS  
REAL  
ESTATE

# THE OPPORTUNITY

## BRICK & BEAM, REIMAGINED AS OFFICES.

The Light Factory is a converted character building in the heart of Liberty Village — a unique campus-style neighbourhood and home to creative offices and growing businesses. Exposed timber, red brick and oversized windows run across four floors.

various suites are available, from a founding-team footprint to a full open floorplate. Easy access by transit and highway, minutes from the downtown core, surrounded by cafés, restaurants and services within a short walk.

SUITES AVAILABLE

**20**

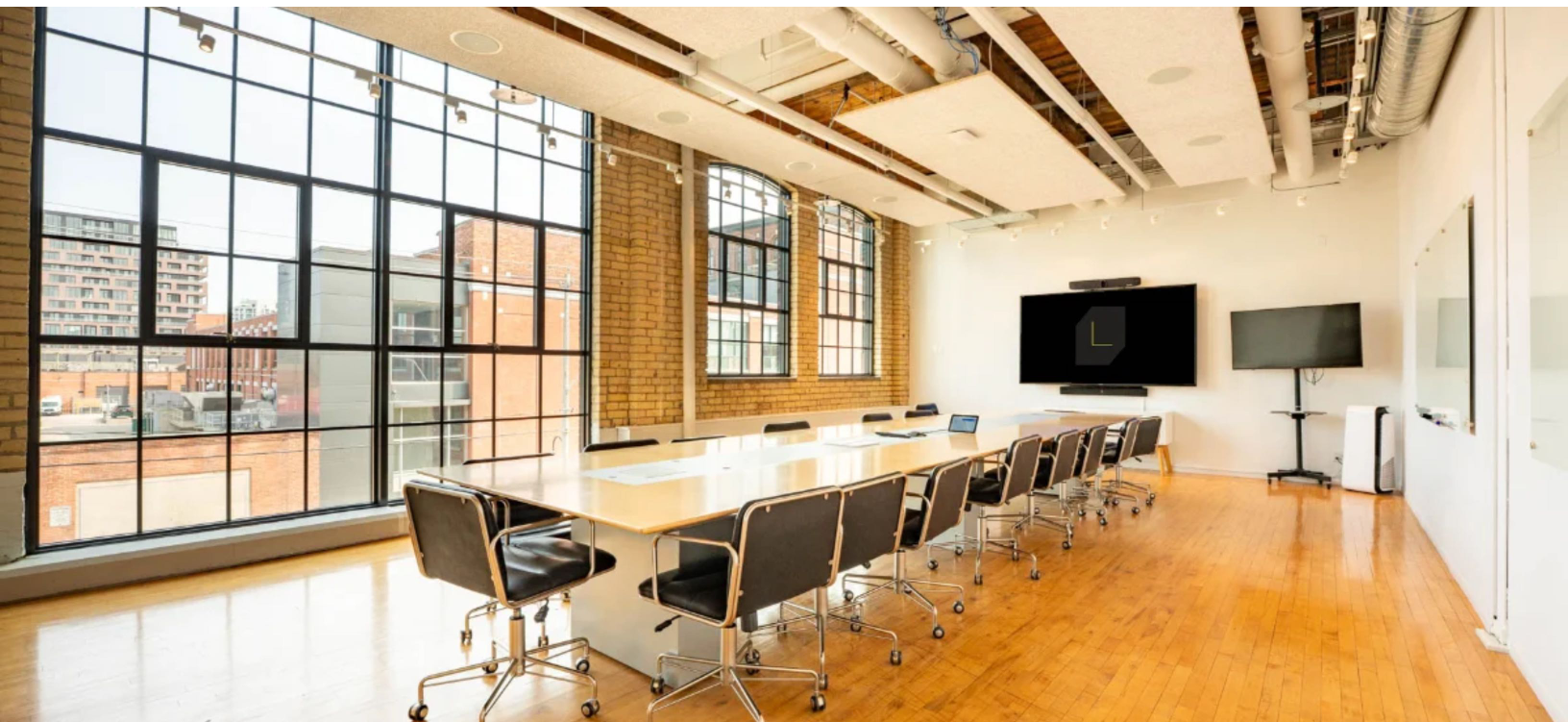
SIZE RANGE

**660–  
6,800** SF

FLOORS

**4**

TMI / SF

**\$21.40**

# AVAILABLE SUITES

Current availability across all four floors, by suite.

SIZE RANGE

**660 - 6,800** SF

## GROUND FLOOR

|                                             |                  |                 |
|---------------------------------------------|------------------|-----------------|
| <b>2A</b>                                   | <b>360° TOUR</b> | <b>2,543</b> SF |
| 4 offices, boardroom, kitchenette           |                  |                 |
| <b>4A</b>                                   | <b>360° TOUR</b> | <b>962</b> SF   |
| 2 offices, plumbing roughed in              |                  |                 |
| <b>6A</b>                                   | <b>360° TOUR</b> | <b>1,989</b> SF |
| Kitchenette, semi-private entrance, signage |                  |                 |
| <b>8A</b>                                   | <b>360° TOUR</b> | <b>1,345</b> SF |
| Kitchenette, semi-private entrance, signage |                  |                 |
| <b>12A</b>                                  | <b>360° TOUR</b> | <b>3,304</b> SF |
| Kitchenette, semi-private entrance, signage |                  |                 |
| <b>14C</b>                                  | <b>360° TOUR</b> | <b>3,596</b> SF |
| Kitchenette, patio walk-out                 |                  |                 |

## SECOND FLOOR

|                                                                           |                  |                 |
|---------------------------------------------------------------------------|------------------|-----------------|
| <b>202A</b>                                                               | <b>360° TOUR</b> | <b>6,836</b> SF |
| Open area, boardroom, offices                                             |                  |                 |
| <b>201B</b>                                                               | <b>360° TOUR</b> | <b>1,339</b> SF |
| Open area, boardroom, kitchenette                                         |                  |                 |
| <b>207B</b>                                                               | <b>360° TOUR</b> | <b>1,245</b> SF |
| Kitchenette, Storage Room, Huge Floor to Ceiling Windows, Open-Plan Space |                  |                 |
| <b>211C</b>                                                               | <b>360° TOUR</b> | <b>1,366</b> SF |
| Open-plan space                                                           |                  |                 |

## FIRST FLOOR

|                                   |                  |                 |
|-----------------------------------|------------------|-----------------|
| <b>104A</b>                       |                  | <b>1,021</b> SF |
| Open Area, Office, Kitchenette    |                  |                 |
| <b>107A</b>                       |                  | <b>659</b> SF   |
| Open-plan space                   |                  |                 |
| <b>101A</b>                       | <b>360° TOUR</b> | <b>2,429</b> SF |
| Kitchenette, boardroom, offices   |                  |                 |
| <b>102A</b>                       | <b>360° TOUR</b> | <b>2,524</b> SF |
| Kitchenette, boardroom, 2 offices |                  |                 |
| <b>108C</b>                       | <b>360° TOUR</b> | <b>1,760</b> SF |
| Open-plan space                   |                  |                 |
| <b>110C</b>                       | <b>360° TOUR</b> | <b>1,763</b> SF |
| Open-plan space                   |                  |                 |
| <b>112C</b>                       | <b>360° TOUR</b> | <b>2,158</b> SF |
| Open-plan space                   |                  |                 |

## THIRD FLOOR

|                                                          |                  |                 |
|----------------------------------------------------------|------------------|-----------------|
| <b>302B</b>                                              |                  | <b>2,512</b> SF |
| Kitchenette, Mezzanine, 25 FT Ceilings, Open-plan space  |                  |                 |
| <b>306A</b>                                              | <b>360° TOUR</b> | <b>3,455</b> SF |
| Kitchenette, boardrooms, furniture available (sub-lease) |                  |                 |
| <b>306B</b>                                              | <b>360° TOUR</b> | <b>1,538</b> SF |
| Kitchenette, boardroom, open area                        |                  |                 |

NET RENT STARTING AT

**\$19.95/SF**

TMI

**\$21.40** / SF · incl. hydro

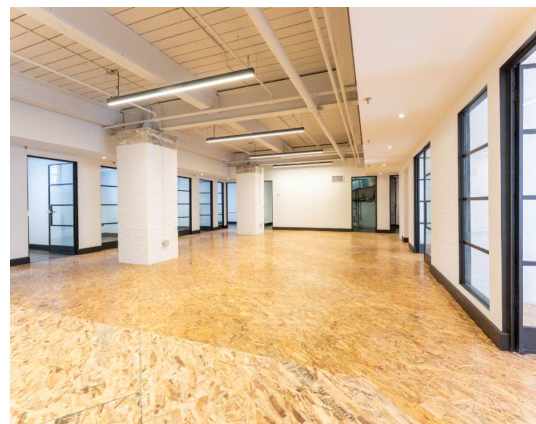
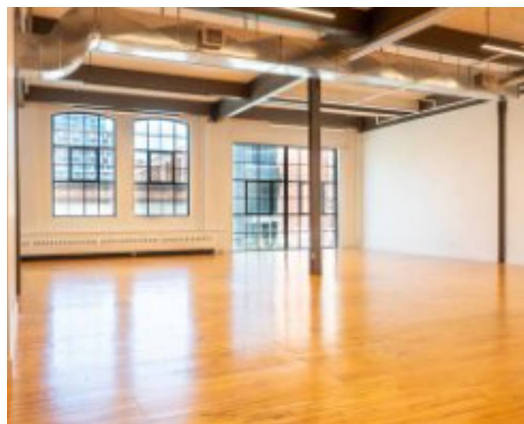
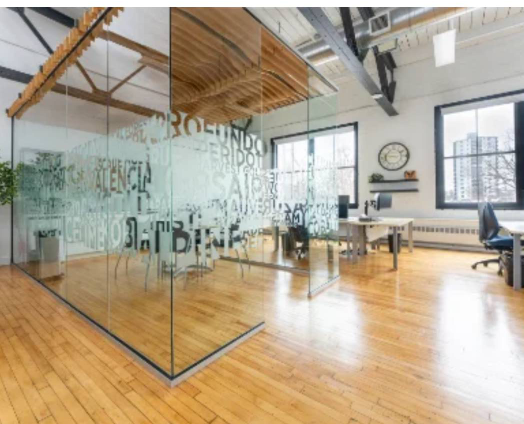
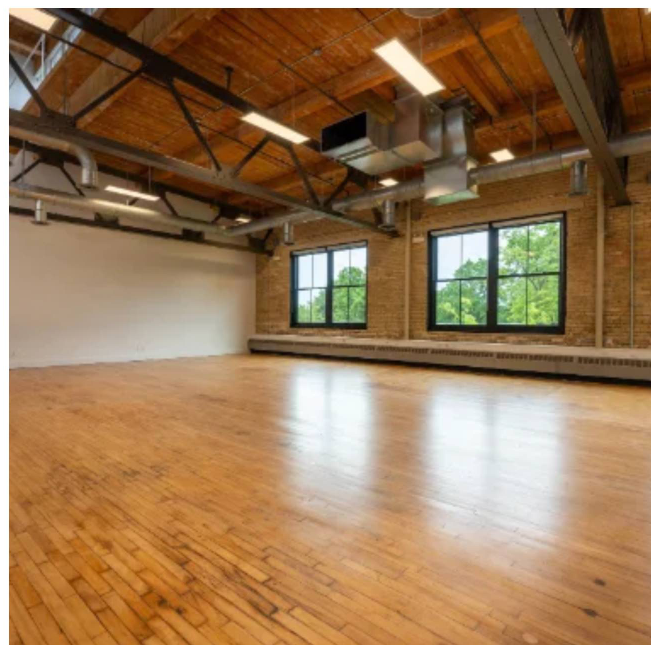
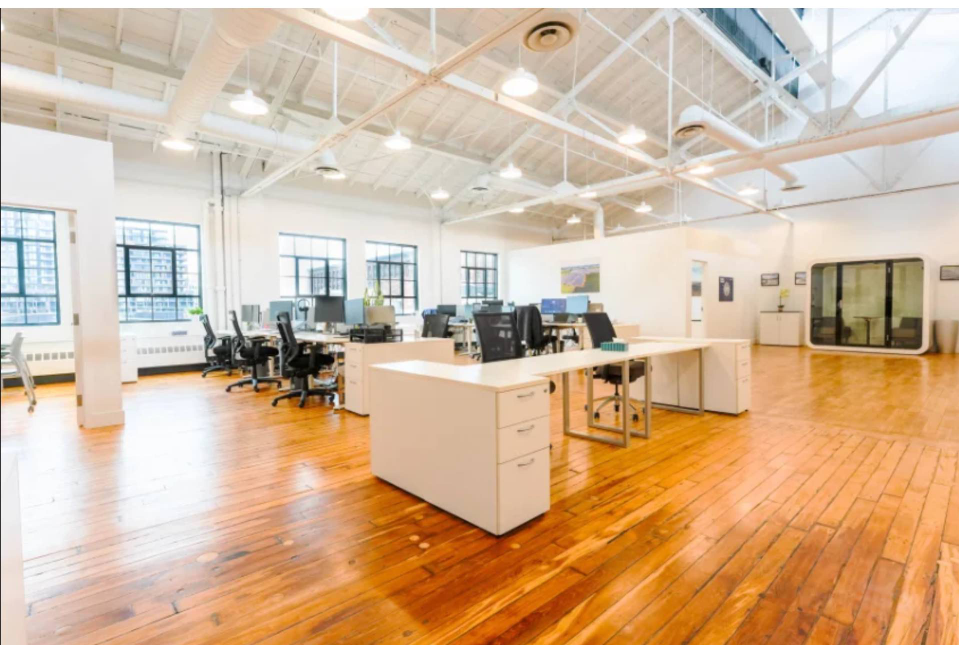
20 SUITES AVAILABLE ·  
COMBINATIONS POSSIBLE



GITALIS  
REAL  
ESTATE

# THE BUILDING

Original 1900s industrial bones, sympathetically restored — timber ceilings, brick walls, wide-plank floors and the daylight the building is named for.



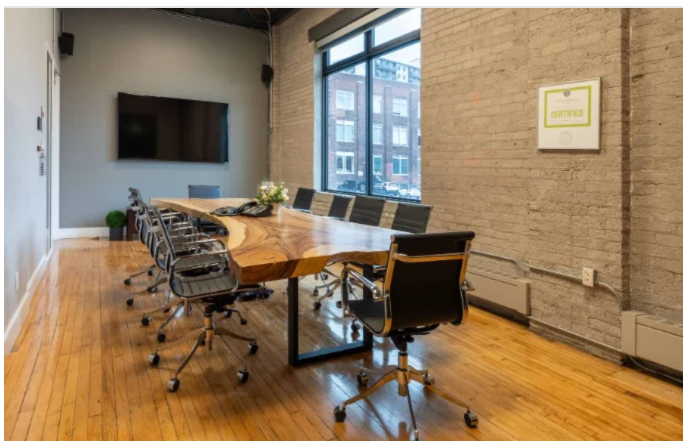
## BUILDING FEATURES

- Original brick-and-beam architecture
- Oversized windows, abundant natural light
- Passenger and freight elevators
- Showers and change facilities
- Exposed timber ceilings and posts
- Wide-plank hardwood and polished concrete
- Bike lock ups and on-site parking
- 24/7 secured access



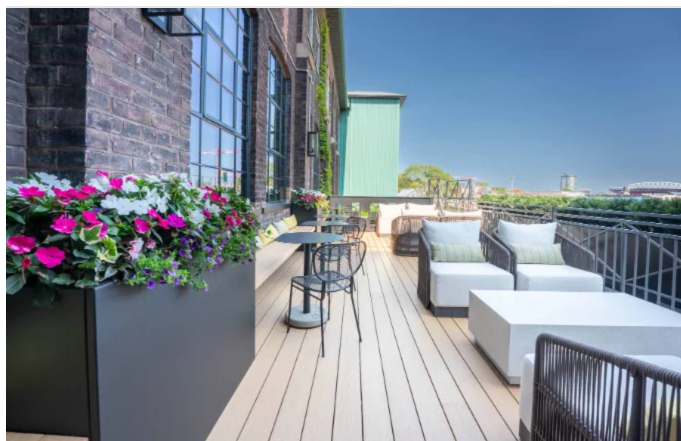
GITALIS  
REAL  
ESTATE

# BUILDING AMENITIES



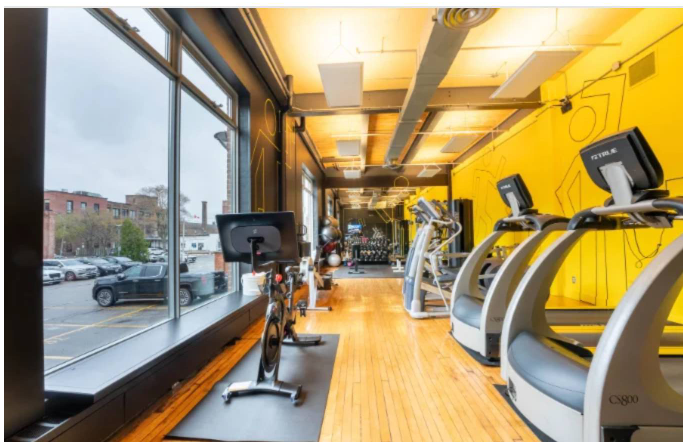
## SHARED BOARDROOM

Seats up to 14, complimentary



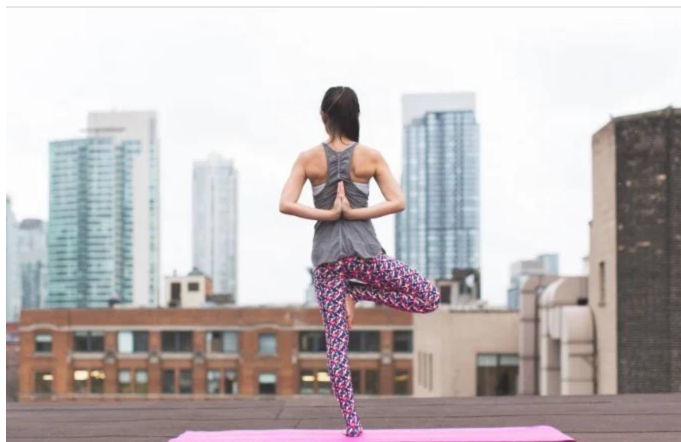
## ROOFTOP PATIOS

Two decks with skyline views



## FITNESS FACILITY

On site and complimentary



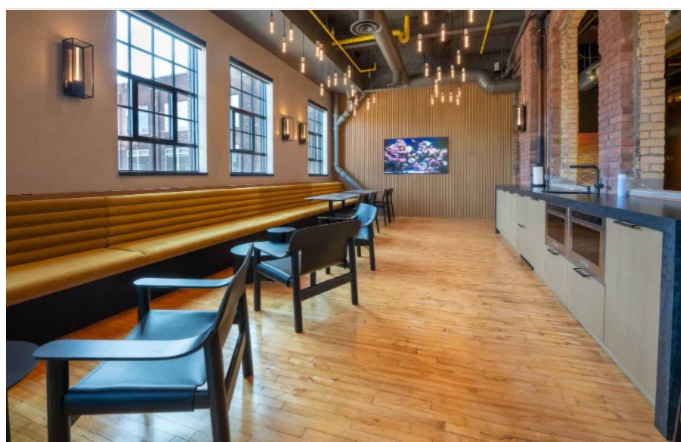
## FREE YOGA AT LUNCH

Weekly



## BOLD BREW

Coffee shop in the lobby



## INDOOR TENANT LOUNGE

Gather, host, collaborate

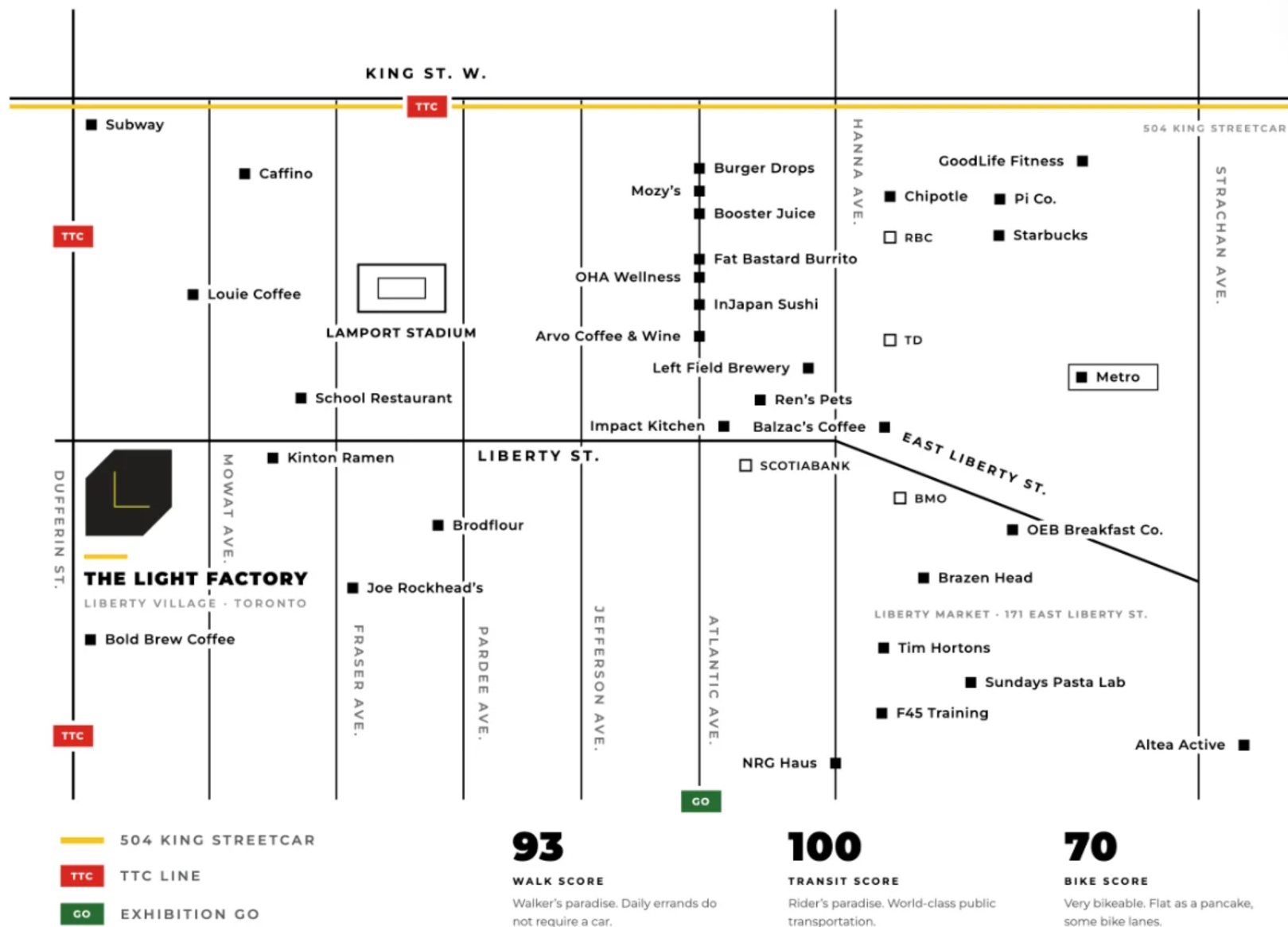


GITALIS  
REAL  
ESTATE

# LOCATION

## LIBERTY VILLAGE

A campus-style creative neighbourhood west of downtown, anchored by Liberty Market and a dense mix of cafés, restaurants and shops. The Light Factory sits at Dufferin and Liberty — steps from transit and minutes from the Gardiner Expressway and the downtown core.





GITALIS  
REAL  
ESTATE

# CONTACT

BOOK A TOUR

# LET'S FIND YOUR SPACE.

Suites at the Light Factory lease quickly. Reach out to arrange a walk-through, request floor plans, or talk through how spaces can be combined.



GITALIS  
REAL  
ESTATE

## ZEV GITALIS

PRESIDENT, BROKER OF RECORD  
GITALIS REAL ESTATE, BROKERAGE

- 416 · 930 · 9809
- [zev@gitalis.com](mailto:zev@gitalis.com)

The information contained herein has been obtained from sources made available to Gitalis Real Estate Inc. and does not purport to contain all the information a prospective tenant may require. Gitalis Real Estate Inc. has not independently verified any such information and assumes no responsibility for its accuracy or completeness, and has no authority to bind Gitalis Real Estate Inc. to any representation or warranty. Gitalis Real Estate Inc. expressly reserves the right, at its sole discretion, to reject any or all expressions of interest, to terminate discussions, and to withdraw the property from the market at any time, with or without notice.