

ANX | 328 Dupont St, Toronto

**FOR LEASE**

RETAIL | OFFICE | STUDIO  
UP TO 16,403 SF

Cityspace



# Overview

**Unit Availabilities** RETAIL - Ground Floor  
Unit 1 - 2,881 SF  
Unit 2 - LEASED  
Unit 3 - LEASED  
Unit 4 - 2,992 SF\*

STUDIO (A+B+C) - 2nd Floor  
10,385 SF (divisible)\*\*

OFFICE - 2nd Floor  
Unit L2 - 3,026 SF\*\*\*

**Rent** Contact Listing Agents

**Possession** Q1 2026

**Ceiling Height** Ground Floor - 16 FT  
Office/Studio - 17.5 FT

- Located on the ground level of Freed's ANX development, a new mixed use building comprising of 115 residential units and 24,388 sq. ft. of office space.
- Massive total frontage of 138 ft.
- Occupies a premier Annex location and is in close proximity to popular Toronto destinations including Casa Loma, Bloor-Yorkville and Designers Walk.
- One minute walk to Dupont subway station

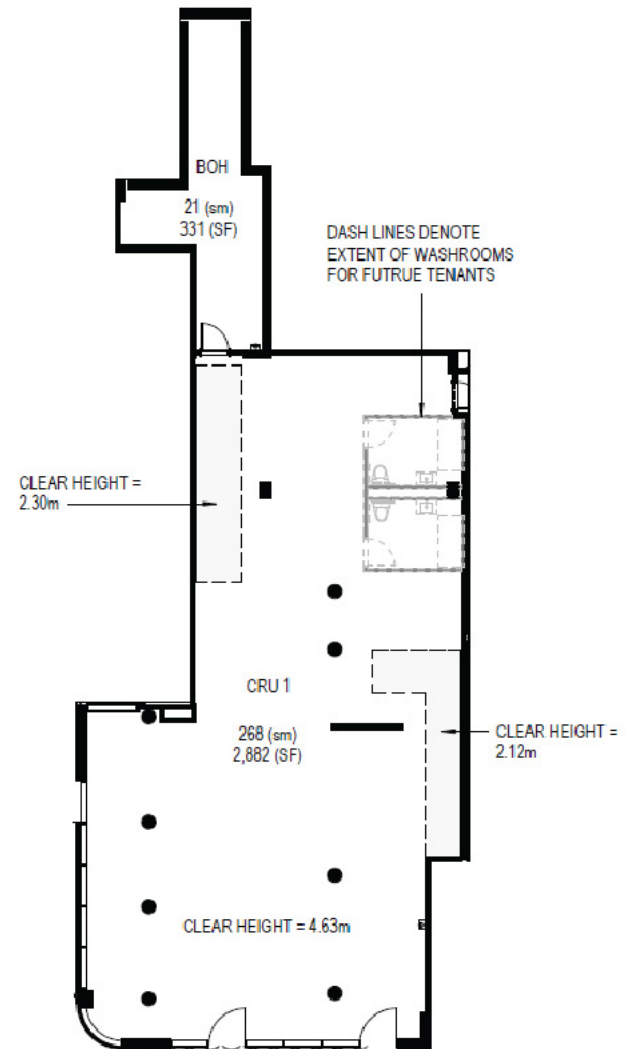
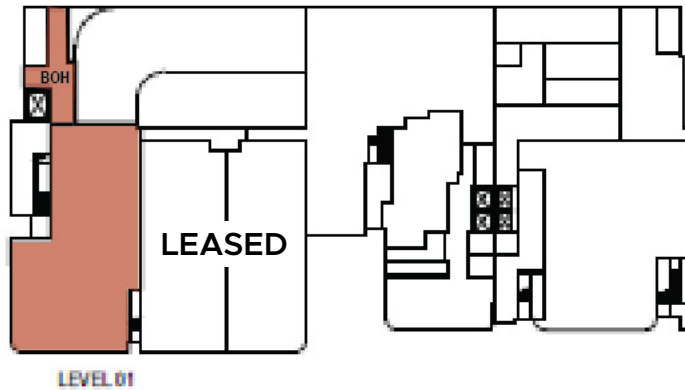
\*Unit 4 may be combined with Office L2 and Studio above to provide up to 16,403 SF

\*\*STUDIO may be combined with Office L2 for up to 13,411 SF contiguous

\*\*\*OFFICE L2 may be connected to Retail #4 below

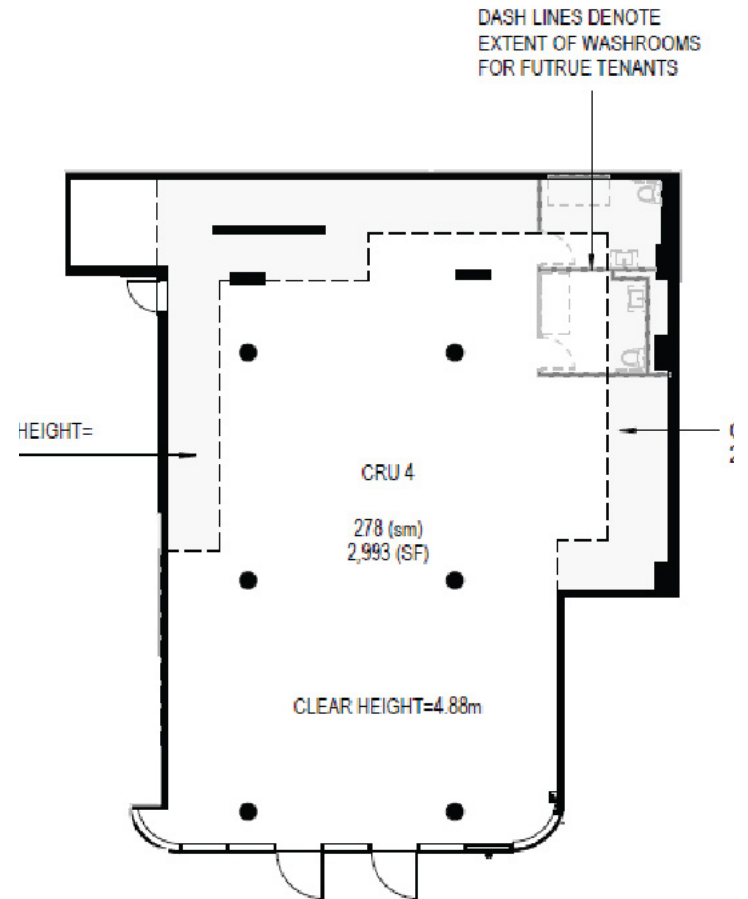
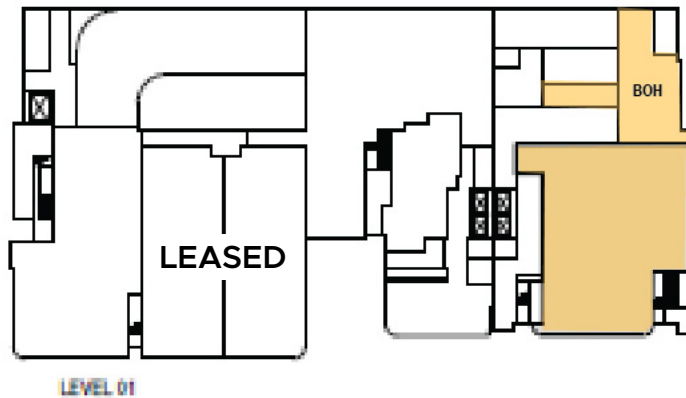
# Floor Plans

## RETAIL 1 - 2,881 SF



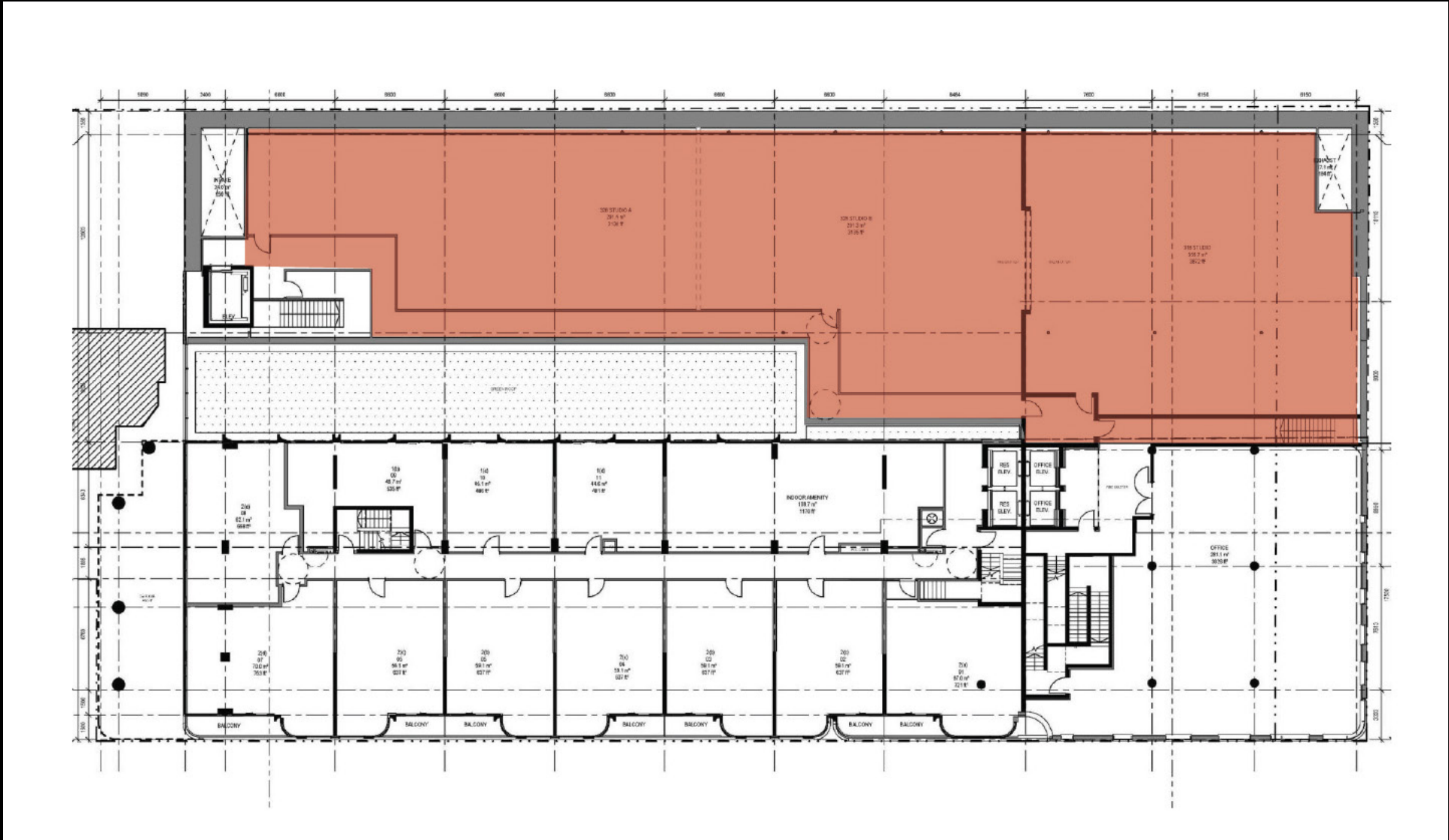
# Floor Plans

## RETAIL 4 - 2,992 SF



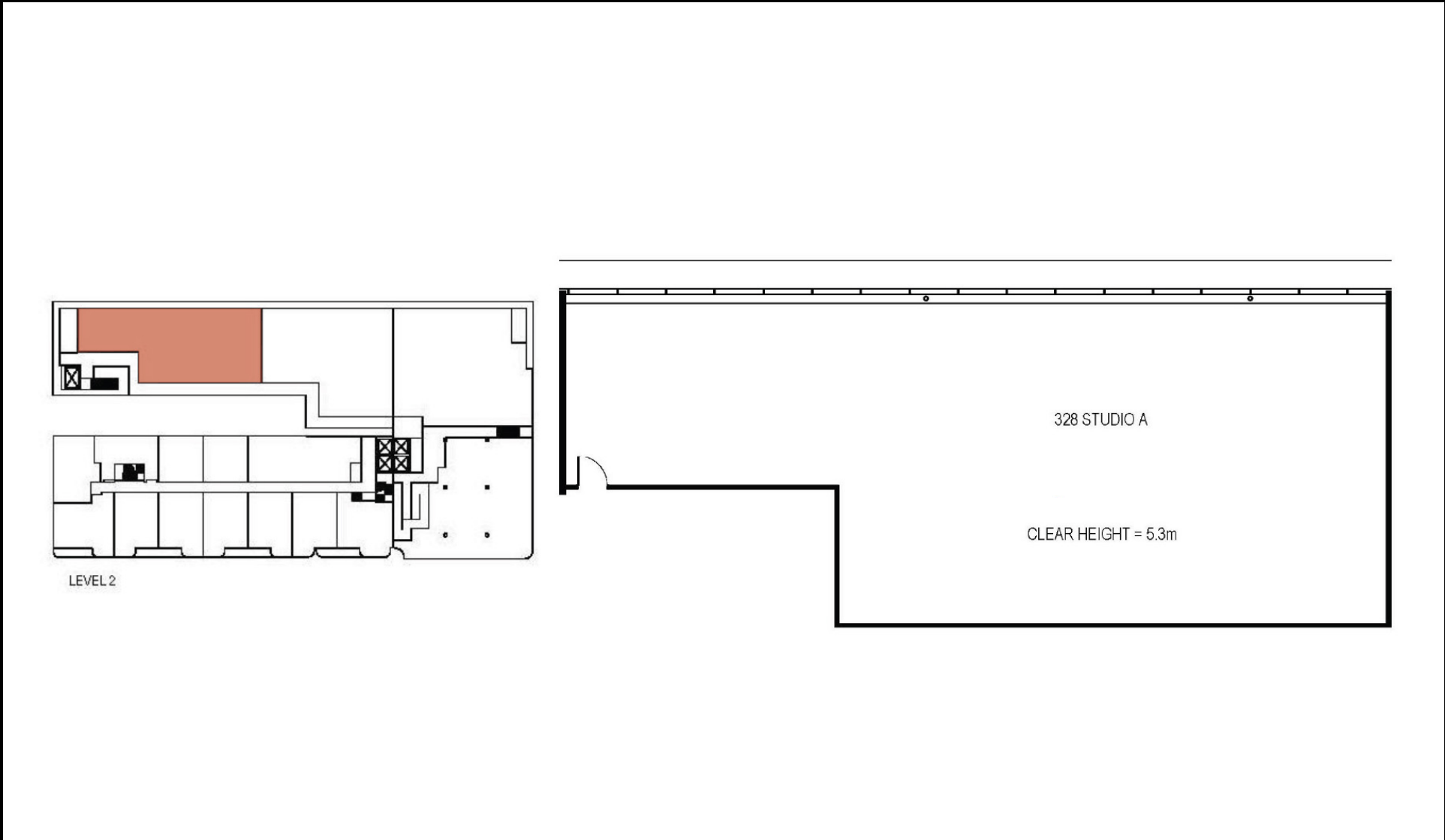
# Floor Plans

## OPTION 1: STUDIO (REAR 2ND FLOOR) - 10,385 SF



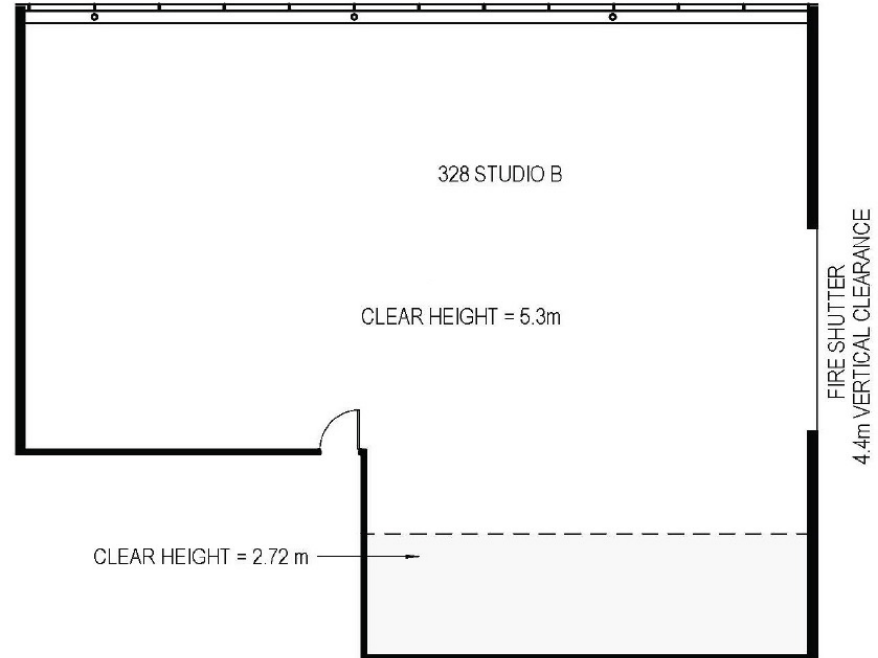
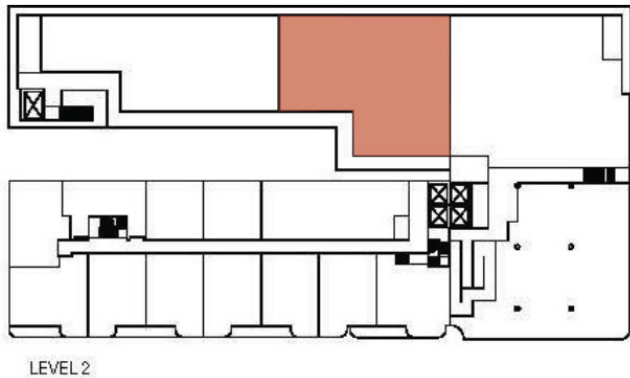
# Floor Plans

## OPTION 2: STUDIO (REAR 2ND FLOOR) STUDIO A - 2,501 SF



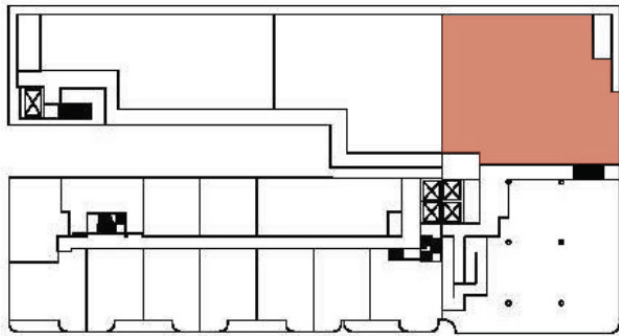
# Floor Plans

## OPTION 3: STUDIO (REAR 2ND FLOOR) STUDIO B - 2,697 SF

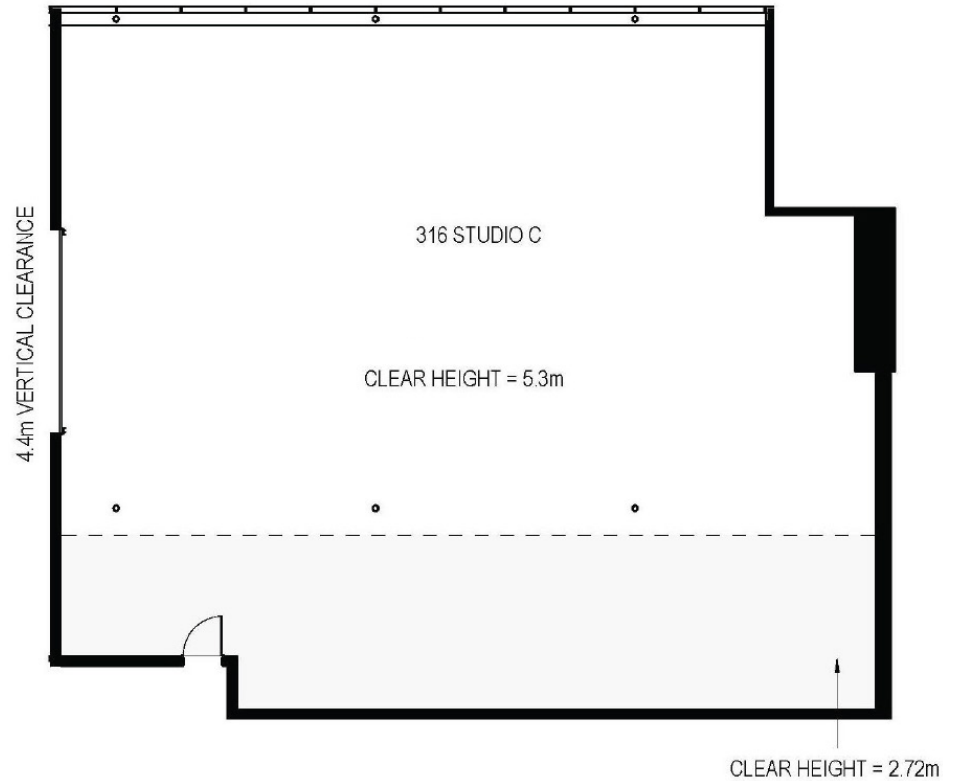


# Floor Plans

## OPTION 4: STUDIO (REAR 2ND FLOOR) STUDIO C - 3,500 SF

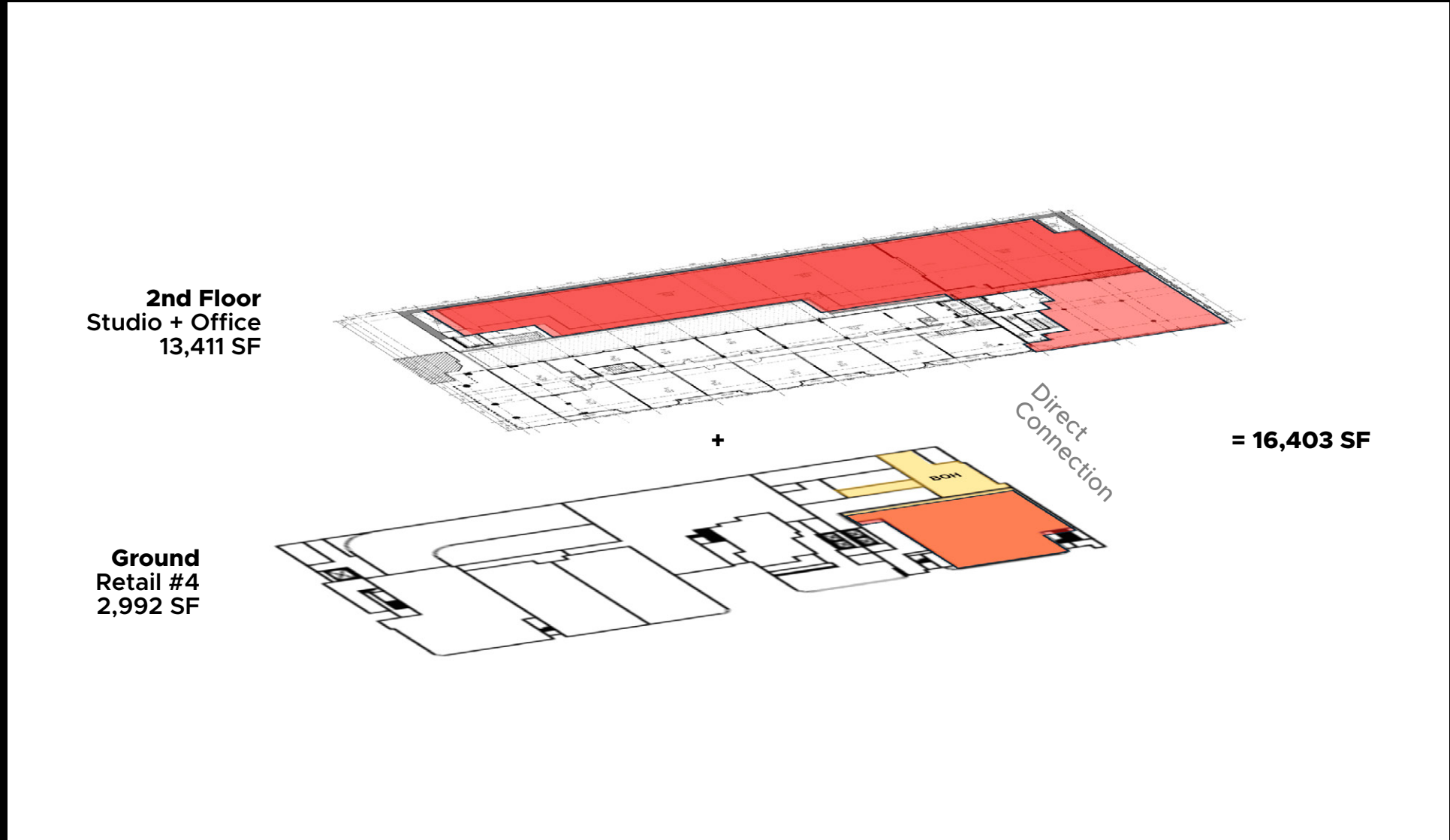


LEVEL 2



# Floor Plans

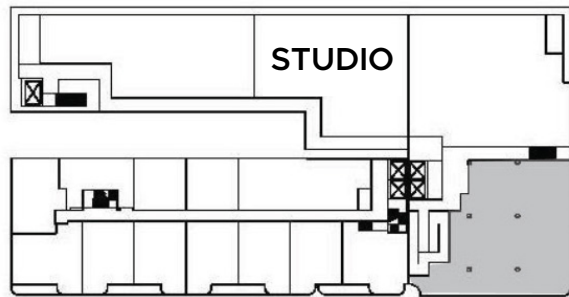
## OPTION 5: TOTAL AVAILABILITY (CONTIGUOUS) – UP TO 16,403 SF



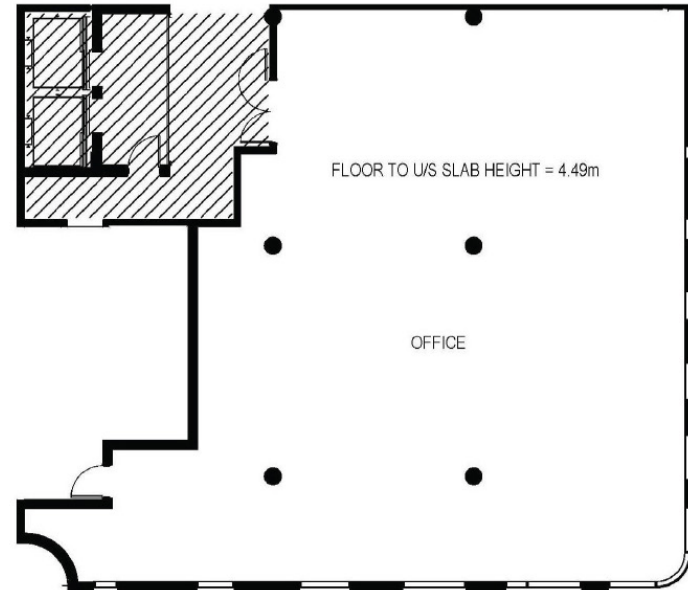
# Floor Plans

## 2ND FLOOR OFFICE - 3,026 SF\*

\*2nd FLOOR OFFICE may be combined with STUDIO and Retail Unit 4 for up to 17,433 SF contiguous

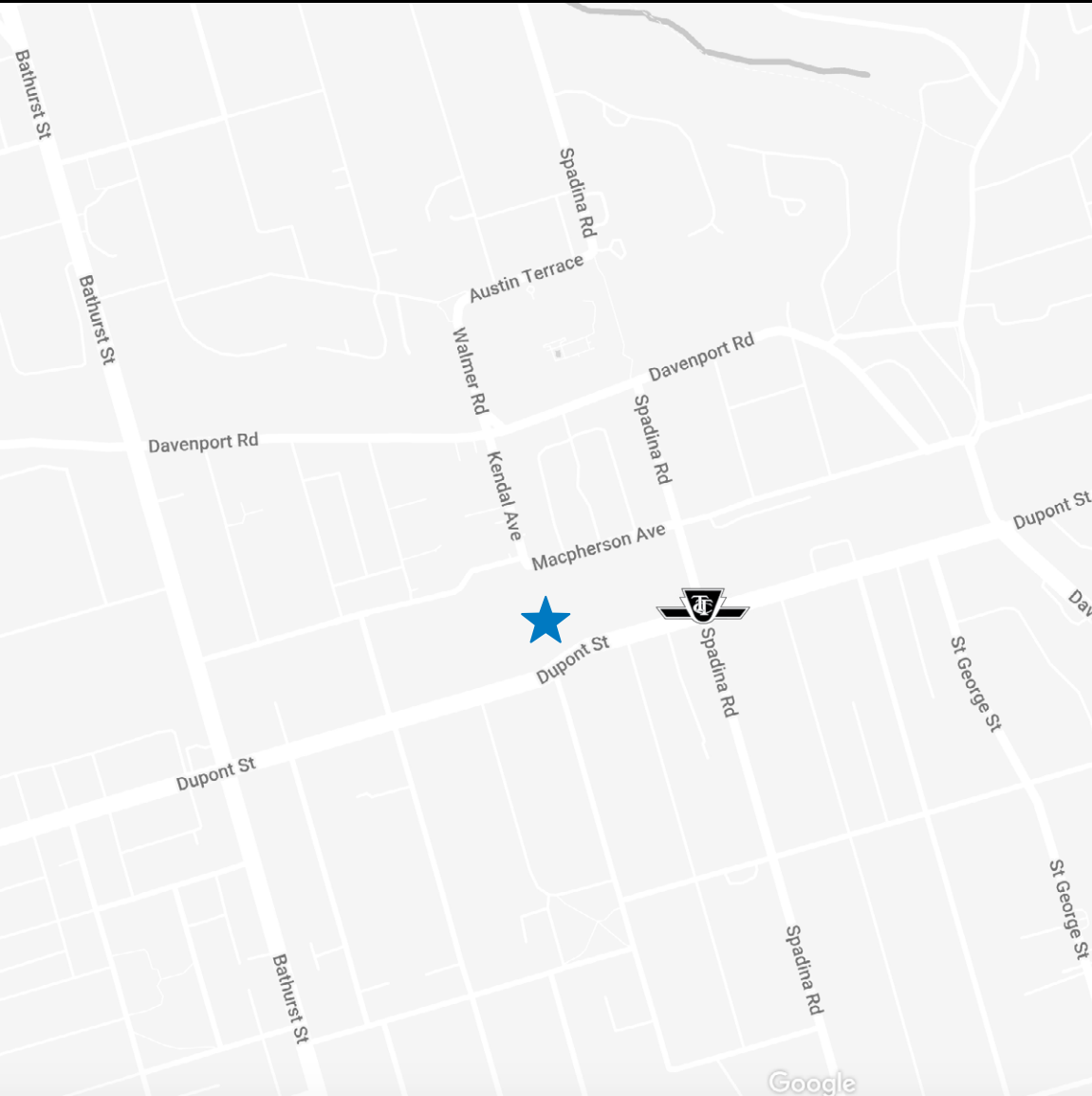


LEVEL 2



OFFICE LEVEL 2

# Location



# Contact

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