

333 E BROADWAY

FOR LEASE | PRIME MOUNT PLEASANT OFFICE OPPORTUNITY



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THE BEACON

The Beacon is a revitalized office and retail hub in the heart of Mount Pleasant, an area known for its creative energy and growing business community.

Extensively renovated in 2013, the building features a large glass frontage on the ground floor, bright office spaces with vaulted ceilings above, and convenient underground parking.

Located on the north side of East Broadway near the prominent intersection of Broadway, Main Street, and Kingsway, this area offers a unique mix of retail, office, industrial, and residential spaces housed in both heritage and contemporary buildings. The completion of developments like the Independent, Duke, and Vya Living has added over 500 new residential units to the area, making this a bustling hub of activity. With its vibrant mix of independent boutiques, top-rated restaurants, and ongoing residential growth, the South Main district is a strategic location for businesses looking to grow in this dynamic neighbourhood.



UNIT FEATURES



Bright and efficient small format unit opportunity located in trendy Mount Pleasant



Fully distributed HVAC



Modern industrial style with exposed ceiling and polished concrete flooring



Secured underground parking available, plus ample street parking



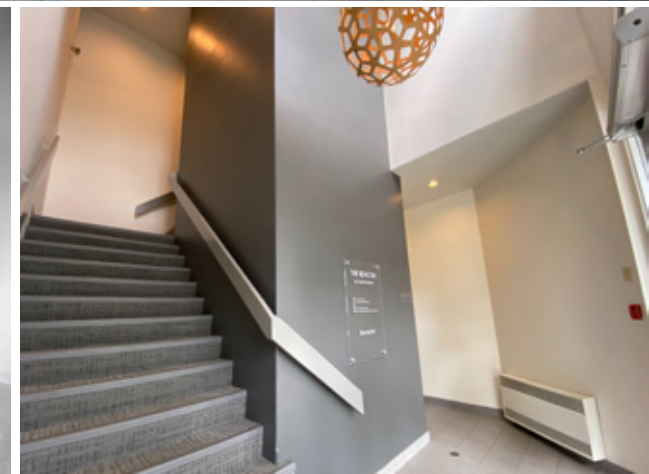
Fully accessible building with passenger elevator and handicap washrooms



Excellent transit access and steps from the future Broadway Subway Station Line



In close proximity to many popular restaurants, cafés, and boutiques



FLOOR PLAN + SALIENT FACTS



UNIT:	SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	ZONING:	AVAILABILITY
200	472 SF (Approx.)	\$34.00 PSFPA	\$21.16 (2025 est.)	\$2,169.63/month + GST	C-3A Commercial	Immediately

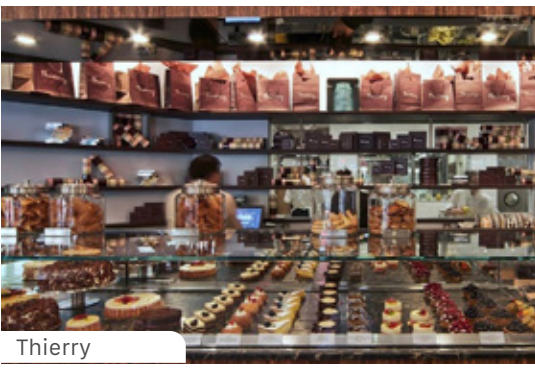
¹All sizes are approximate and subject to verification

²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.

*Floor plan may not be 100% accurate and is subject to verification.



ELEM



Thierry



Song by Kin Kao



AJ's Brooklyn Pizza

GETTING AROUND

WALKER'S PARADISE



Daily errands do not require a car

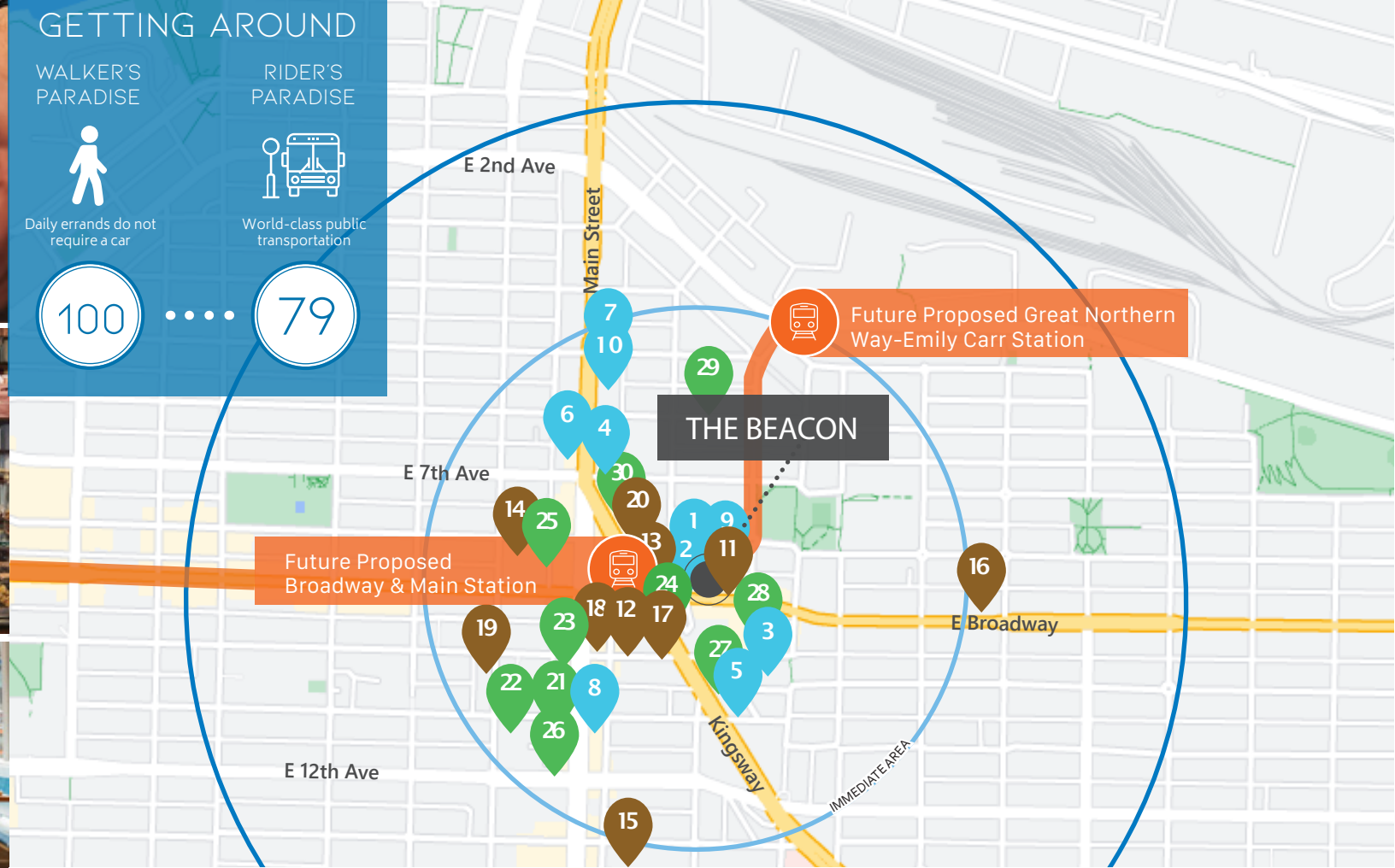
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RIDER'S PARADISE



World-class public transportation

79



DINING + COCKTAILS

1. Song (by Kin Kao)
2. Hime Sushi
3. The Farmhouse
4. Como Taperia
5. Sprezzatura
6. Steamworks
7. ELEM
8. Tocador
9. Sumibiyaki Arashi
10. Zarak

COFFEE + CASUAL FARE

11. AJ's Brooklyn Pizza Joint
12. Thierry
13. La Petite Cuillère
14. Melo Patisserie
15. 49th Parallel Café
16. L'Atelier Patisserie
17. Pür & Simple
18. Bean Around The World
19. The Federal Store
20. Whisk Matcha Cafe

AMENITIES + SHOPPING

21. Parliament Interiors
22. Blossom & Vine Floral Co
23. The Corner Store
24. Rumble Boxing
25. Cream Mint Florist
26. Blumen Florals
27. Spin Society
28. Kingsgate Mall
29. ITSUMO
30. Mount Pleasant Community Centre

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