



**101**  
**Scollard**  
Second Level  
**For Lease**

**GILLEN**

K.P.GILLEN & CO REALTY LTD., BROKERA

# GILLEN



**101 Scollard- Second Level  
For Lease**

**101**  
**Scollard**  
Second Level  
**For Lease**



Welcome!

# 101 Scollard Street



• Exclusive Yorkville Location



• Stunning, Unique Space

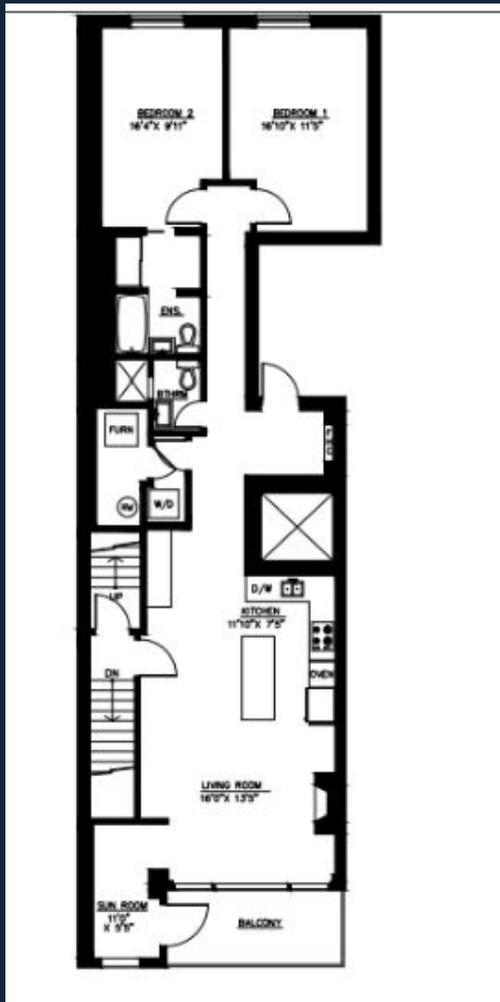


• Premium Finishes



Ensuite Laundry

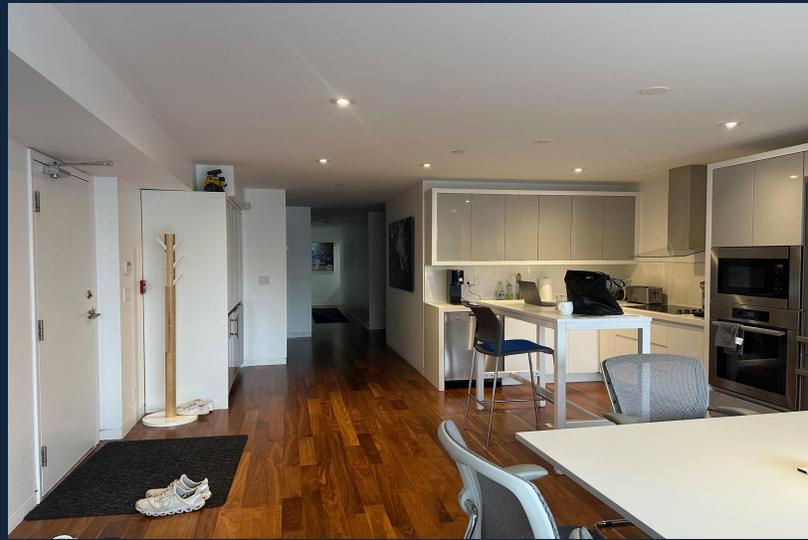
New Full height windows  
Custom Cabinetry  
2 full washrooms  
fireplace



## Beautifully Appointed Space in the heart of Yorkville!



Perfect for luxury live/work or professional/studio/office use or a beautifully appointed condo alternative! Hardwood flooring throughout, gleaming white countertops with backsplash and custom cabinetry. Enclosed sunroom



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Second Level - For Lease

## Property Details:

- UNIT SIZE Approx 1750 SF
- ZONING CR 2.0 (c1.5; r2.0) SS1 (x2349)
- FEATURES ▪ Modern open concept space
- Perfect for professional uses or live/work
  - Two full bathrooms and two private offices/bedrooms
- Floor to ceiling glass
- In the heart of Yorkville
- Steps to transit and parking

**Asking \$30.00 p.s.f. Net**  
2026 TMI: \$15.00 p.s.f.

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