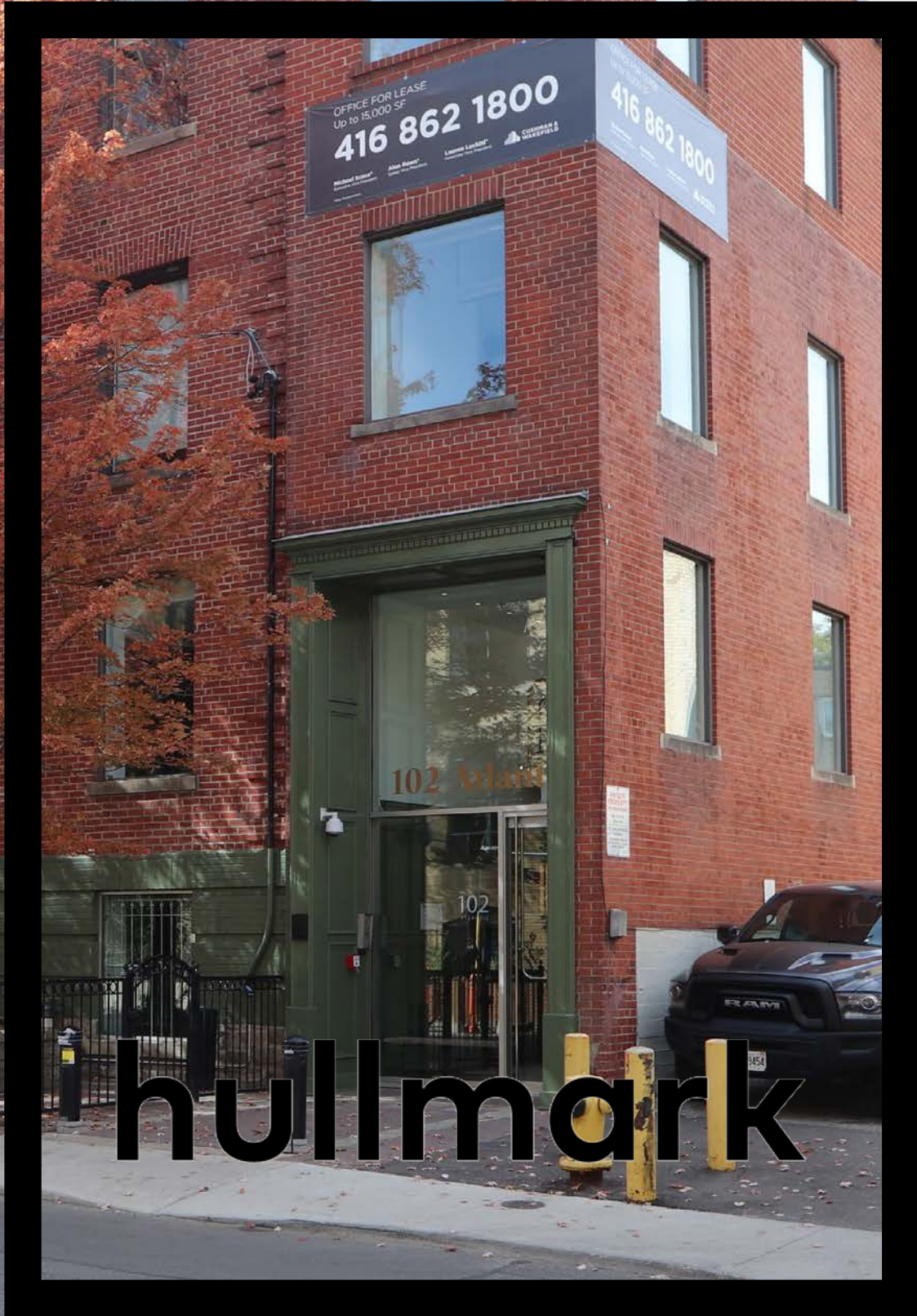


**Retail/Office  
For Lease**

**102 Atlantic Avenue  
Toronto, ON**



# WELCOME TO 102 Atlantic

Ideally located in the heart of Liberty Village - a thriving community of innovative and creative companies, restaurants, and retailers - 102 Atlantic is a unique four-storey brick-and-beam building. 102 Atlantic combines traditional architectural elements with modern office features, ideal for tenants looking for both a creative and independent space. With convenient access to transit and highways, an array of lifestyle amenities, bike parking and storage, 102 Atlantic is the perfect retail or office destination.

## DETAILS

### Fourth Floor

5,089 SF

Divisible to:

- Suite 401 2,496 SF
- Suite 402 2,593 SF

### Net Rent

Call Listing Agents

### Additional Rent

\$16.29\* (est. 2024)

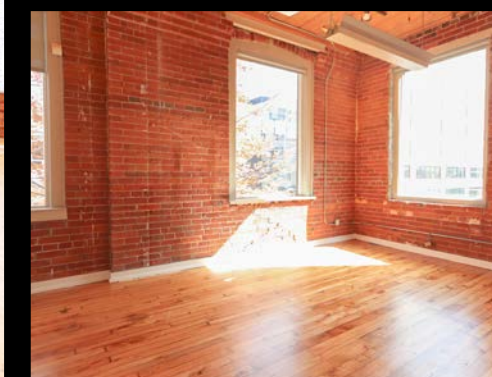
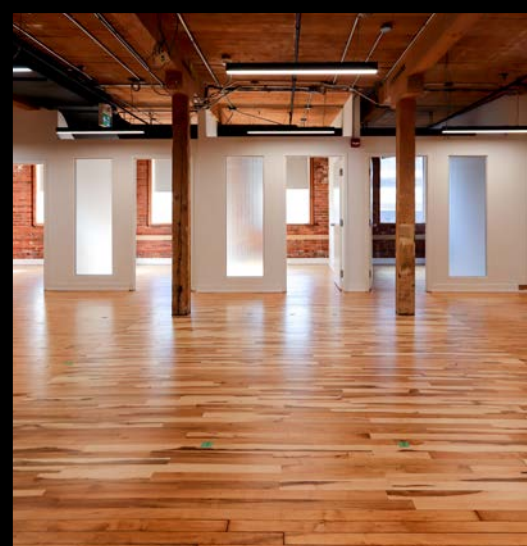
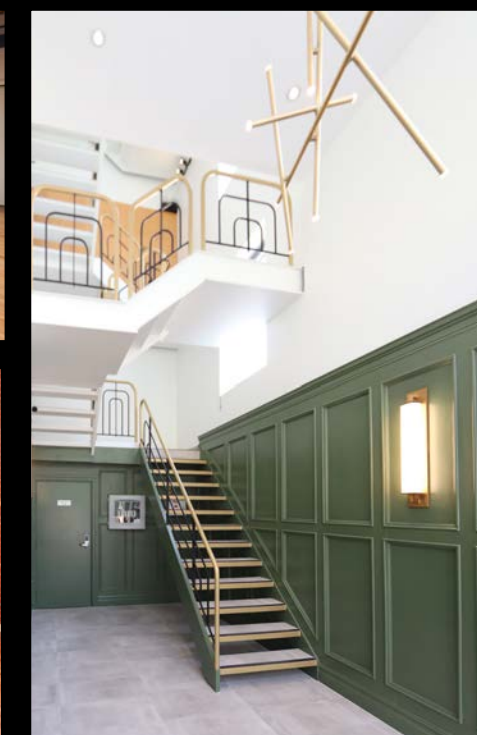
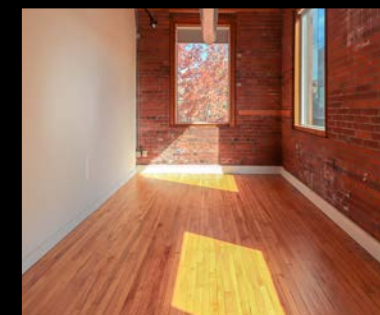
### Parking

Outdoor: \$250 per stall

Underground: \$300 per stall

\*(excludes in-suite janitorial, includes utilities)

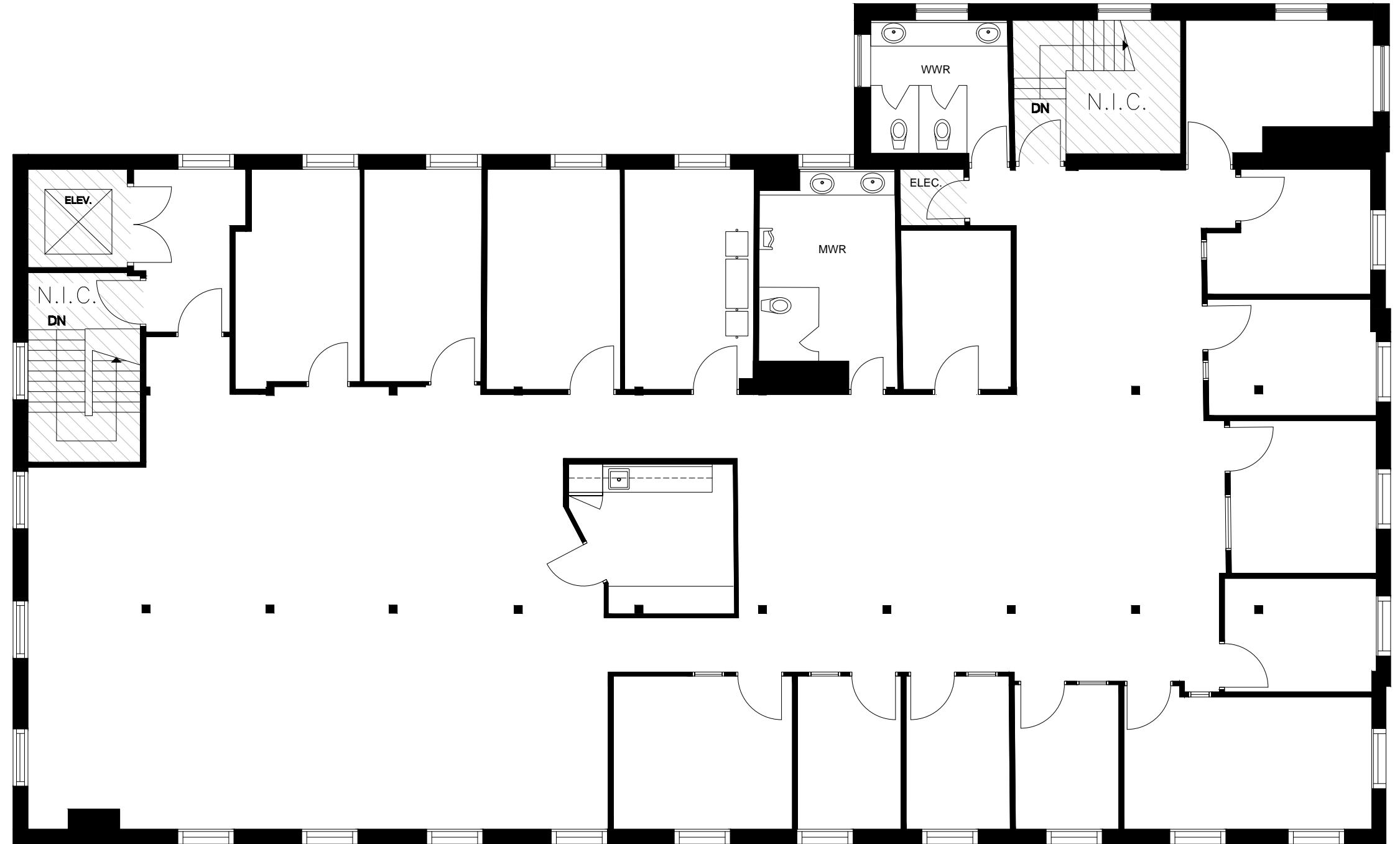
 [CLICK TO VIEW TOUR VIDEO](#)



# FOURTH FLOOR Plans

**Fourth Floor:** 5,089 SF

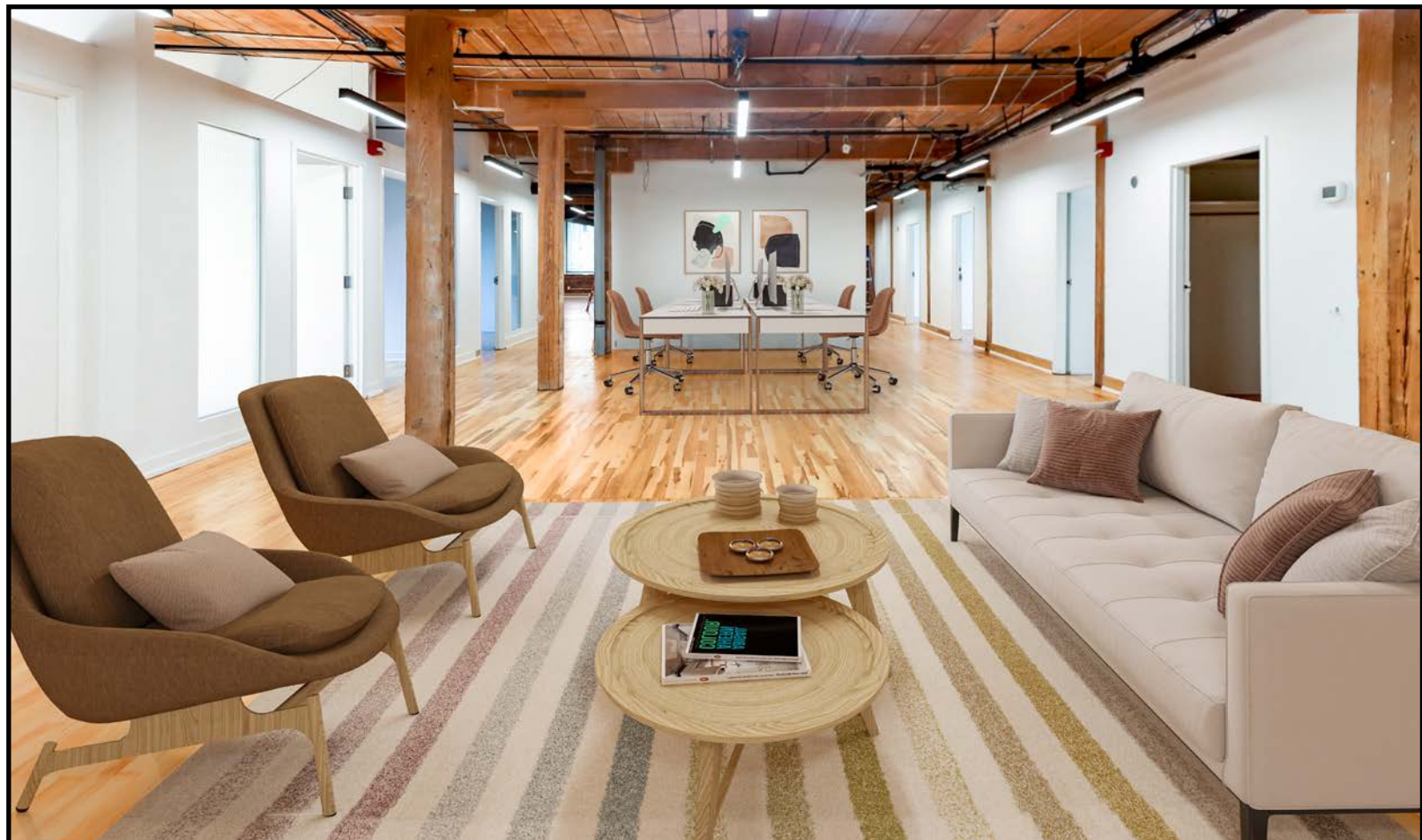
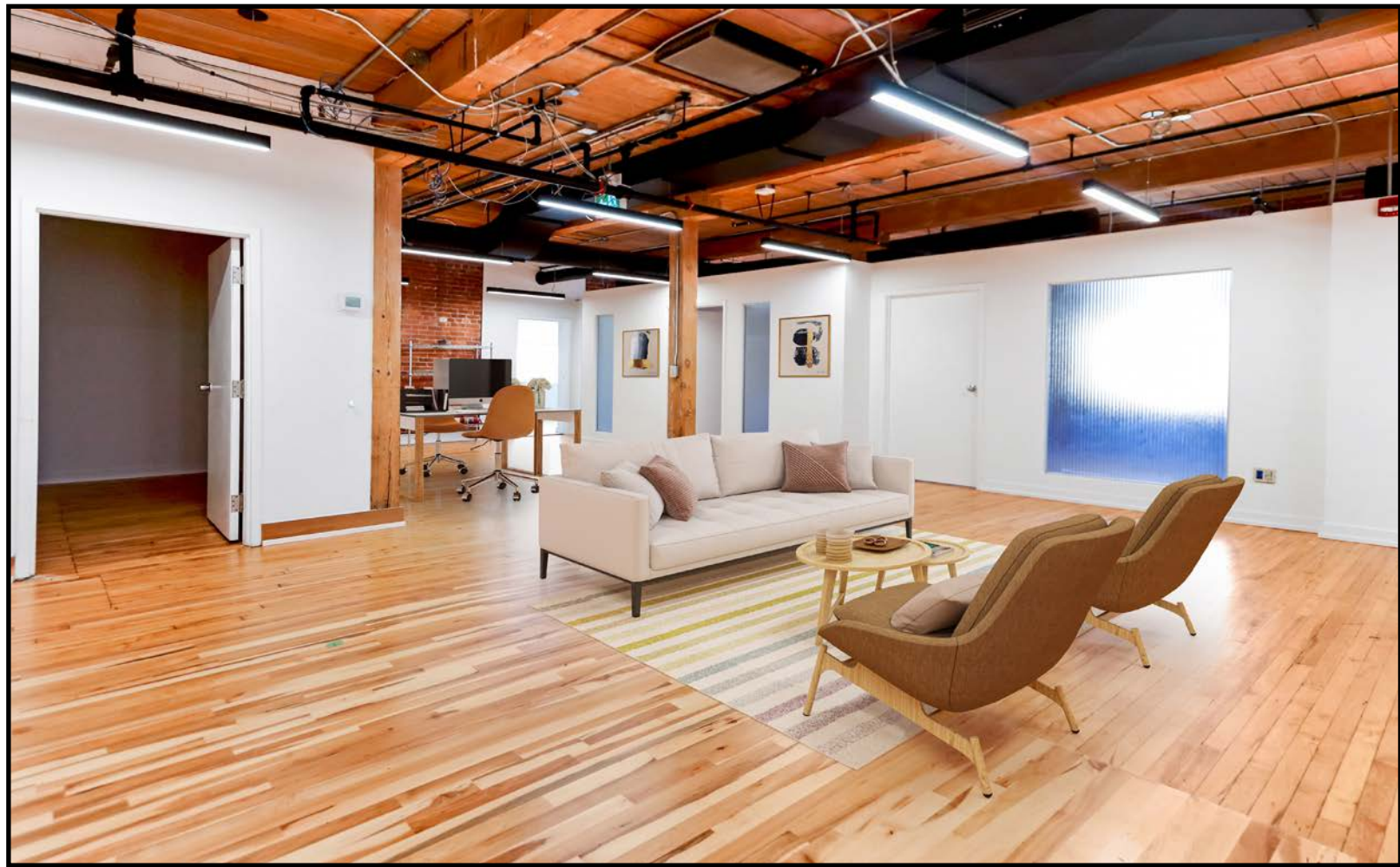
- Potential to open up floor plan and remove all demised spaces
- Perfect for health & wellness, medical uses, creative spaces, and studio space





# FOURTH FLOOR Renderings

Fourth Floor: 5,089 SF



# FOURTH FLOOR Furniture Plan

Fourth Floor: 5,089 SF

- 7 offices
- 4 meeting rooms
- 2 boardrooms
- 2 lounge areas
- 1 kitchenette
- 28 workstations
- 145 sf / person



# THIS IS Liberty Village

Over the last decade Liberty Village has emerged as one of Toronto's coolest neighbourhoods. It's where Toronto's best and brightest young talent live, work and play. Liberty Village functions as one of the city's creative corridors with production facilities, agencies and tech firms operating out of lofts and studio spaces in converted former warehouses. Bars, pubs, restaurants and cafes buzz with energy, especially on game nights at TFC's home turf, BMO field.



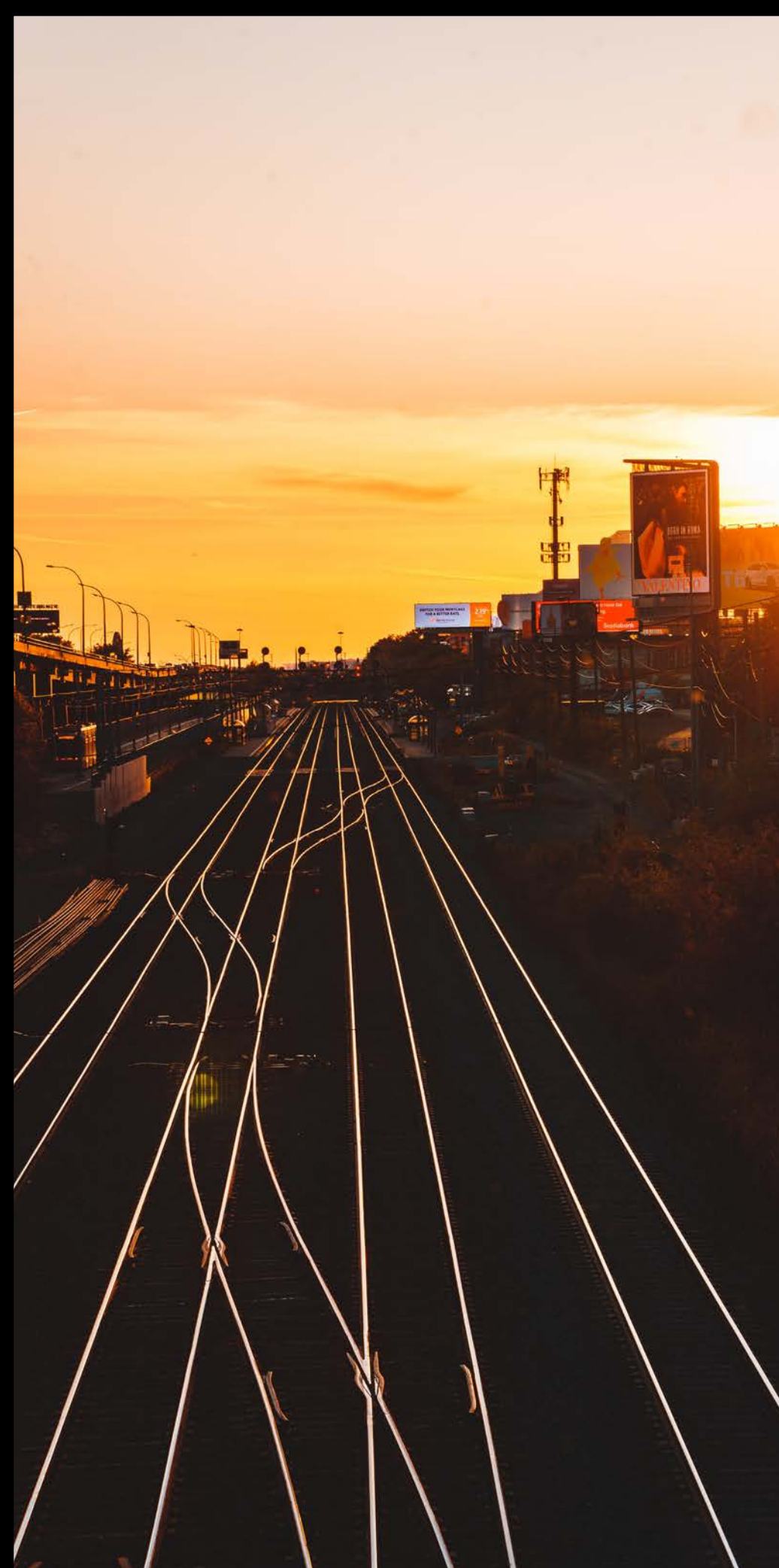
10,543  
**Population**



34  
**Median Age**



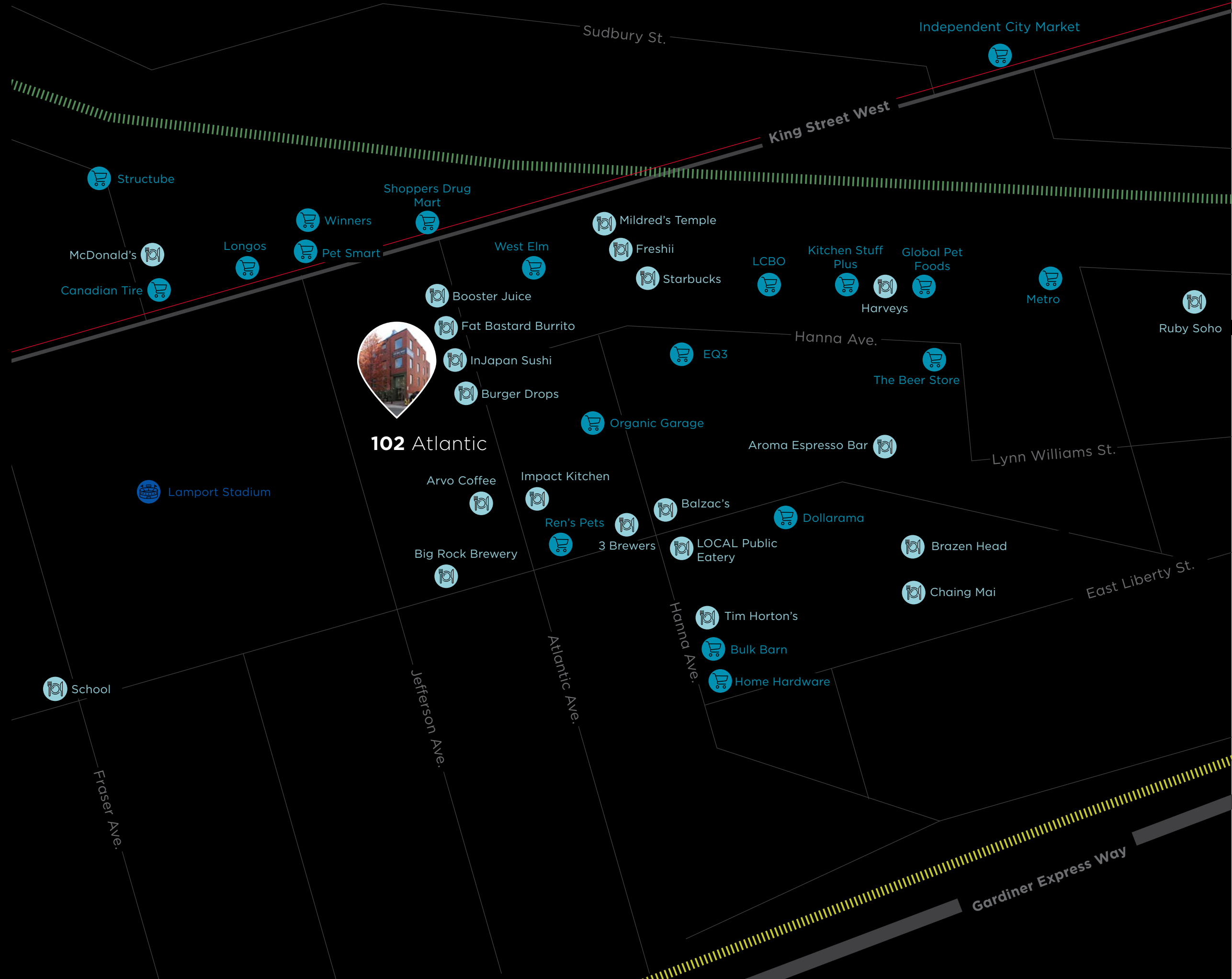
\$126,580  
**Avg. Household  
Income**



# WELL Connected

102 Atlantic is easily accessible via public transit, with the 504 King and 509 Exhibition streetcar routes, the 29 Dufferin and 63 Ossington bus routes, and the Lakeshore West GO Line all servicing the neighbourhood. Additionally, 102 Atlantic is proximate to bike lanes along Lake Shore and the West Toronto Railpath.

-  King Street Car
-  Lakeshore West GO Line
-  Kitchener GO Line & UP Express







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