



CUSHMAN &
WAKEFIELD

2

INTERNATIONAL BOULEVARD

TORONTO

LEED GOLD
FLEX OFFICE BUILDING
3,486 SF AVAILABLE



FLEX OFFICE
FOR LEASE

CONCERT® PROPERTIES



INTERNATIONAL BOULEVARD

TORONTO



HIGHLIGHTS

- ▶ Ground Floor Office - With Separate Entrance Off Parking Lot
- ▶ Abundant Amenities In The Immediate Area
- ▶ Food Service Now Open In Building
- ▶ Podium And Exterior Signage Available
- ▶ Potential Exterior Signage Facing

Carlingview Dr. & Hwy 427*

DETAILS

Ground Floor Available Space:	3,486 SF Available
Net Rate:	From \$21.50 psf
Additional Rent:	\$9.38 psf (Est. 2024) Excludes Janitorial And Utilities
Availability:	Immediate



SUPERIOR 400-SERIES HIGHWAY ACCESS AND EGRESS



UP TO 4 PER 1,000 SF PARKING INCLUDING 8 ELECTRIC VEHICLE CHARGING STATIONS



PUBLIC TRANSIT SERVICE ON INTERNATIONAL BOULEVARD AND CARLINGVIEW DRIVE

* Signage subject to Landlords review, approval and required approvals from all Governmental Authorities



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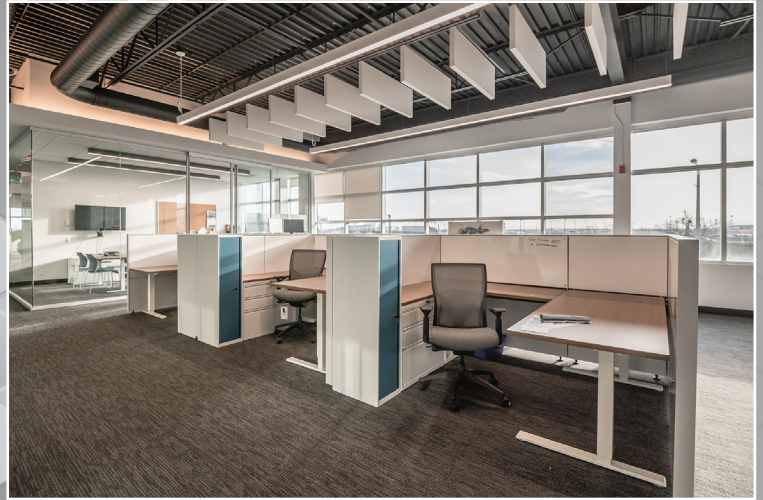
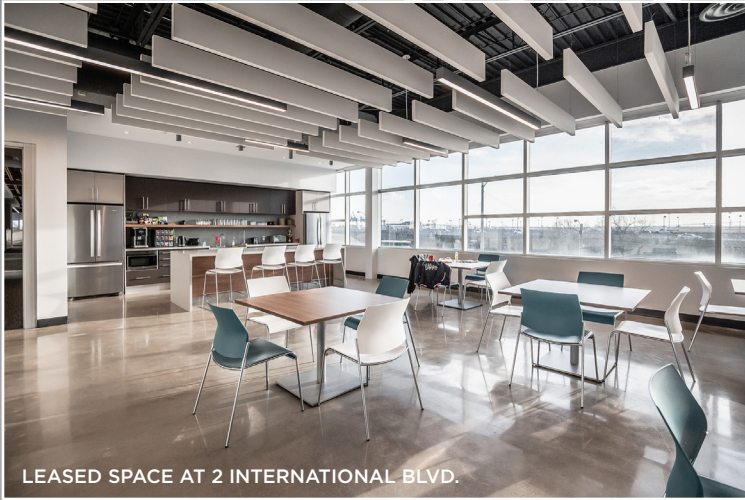
- ▶ EFFICIENT FLOOR PLATE
- ▶ LOW GROSS UP FACTOR

2

INTERNATIONAL BOULEVARD

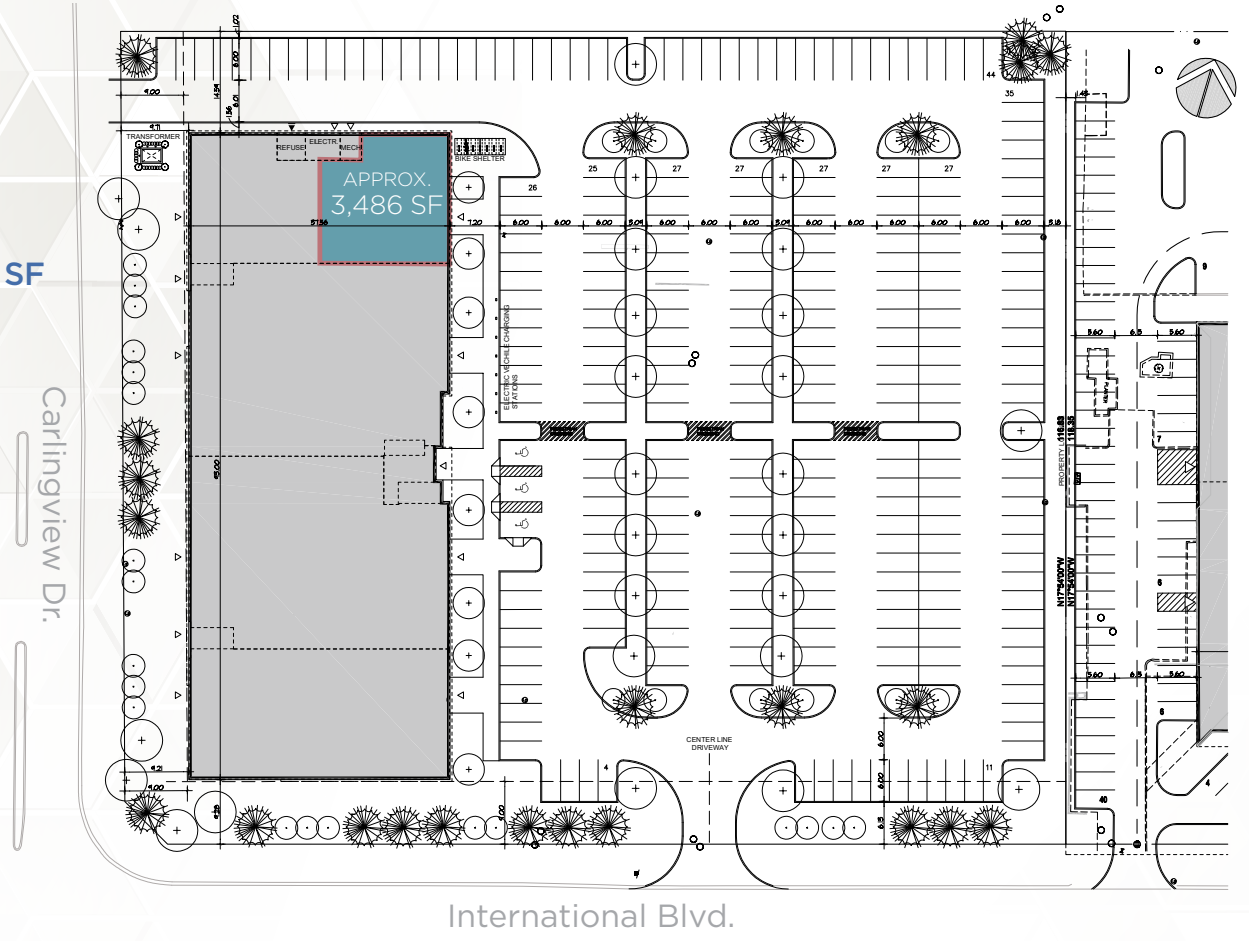
TURN THIS INTO THIS

LEASED SPACE AT 2 INTERNATIONAL BLVD.



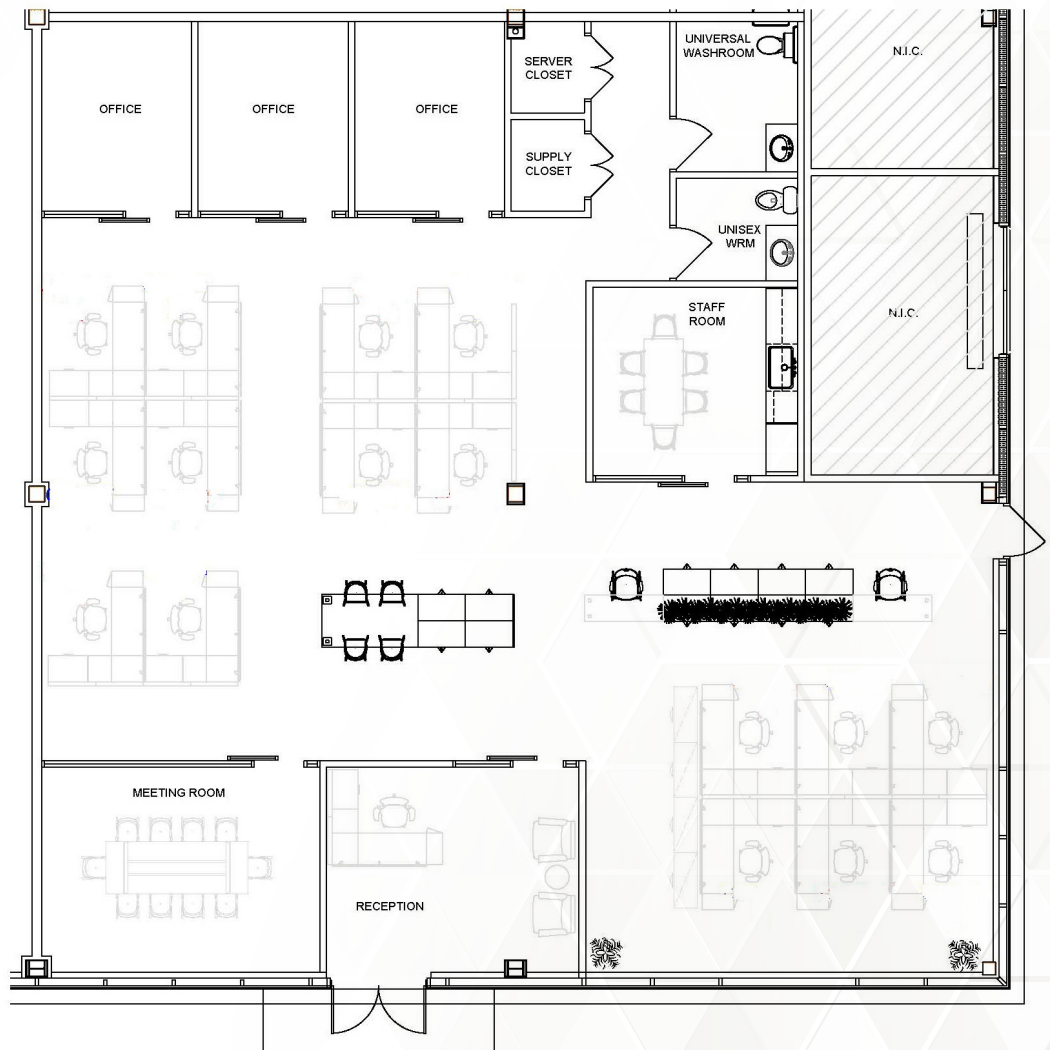
SITE PLAN

► APPROX 3,486 SF



CONCEPT PLAN

► 3,486 SF RENTABLE



2 INTERNATIONAL BOULEVARD



AREA AMENITIES

RESTAURANTS & BARS

- | | |
|-------------------------------------|-------------------------------|
| 1. The Flight Path Restaurant & Bar | 14. Jack Astor's Bar & Grill |
| 2. Arizona Grill Lounge | 15. Montana's |
| 3. Coffee Time | 16. Chop Steakhouse & Bar |
| 4. Hooters | 17. Olio Mediterranean Grille |
| 5. The Keg Steakhouse | 18. Skyport Cafe |
| 6. Lone Star Texas Grill | 19. The Bull Pub and Grill |
| 7. Subway | 20. McDonald's |
| 8. Crosswinds Restaurant and Bar | 21. Harvey's |
| 9. Ruth's Chris Steak House | 22. Tim Horton's |
| 10. Moxie's Grill & Bar | 23. Quesada |
| 11. Boston Pizza | 24. Kelsey's |
| 12. Tucker's Marketplace | 25. Swiss Chalet |
| 13. Canyon Creek | 26. Milestones |

HEALTH/FITNESS/RECREATION

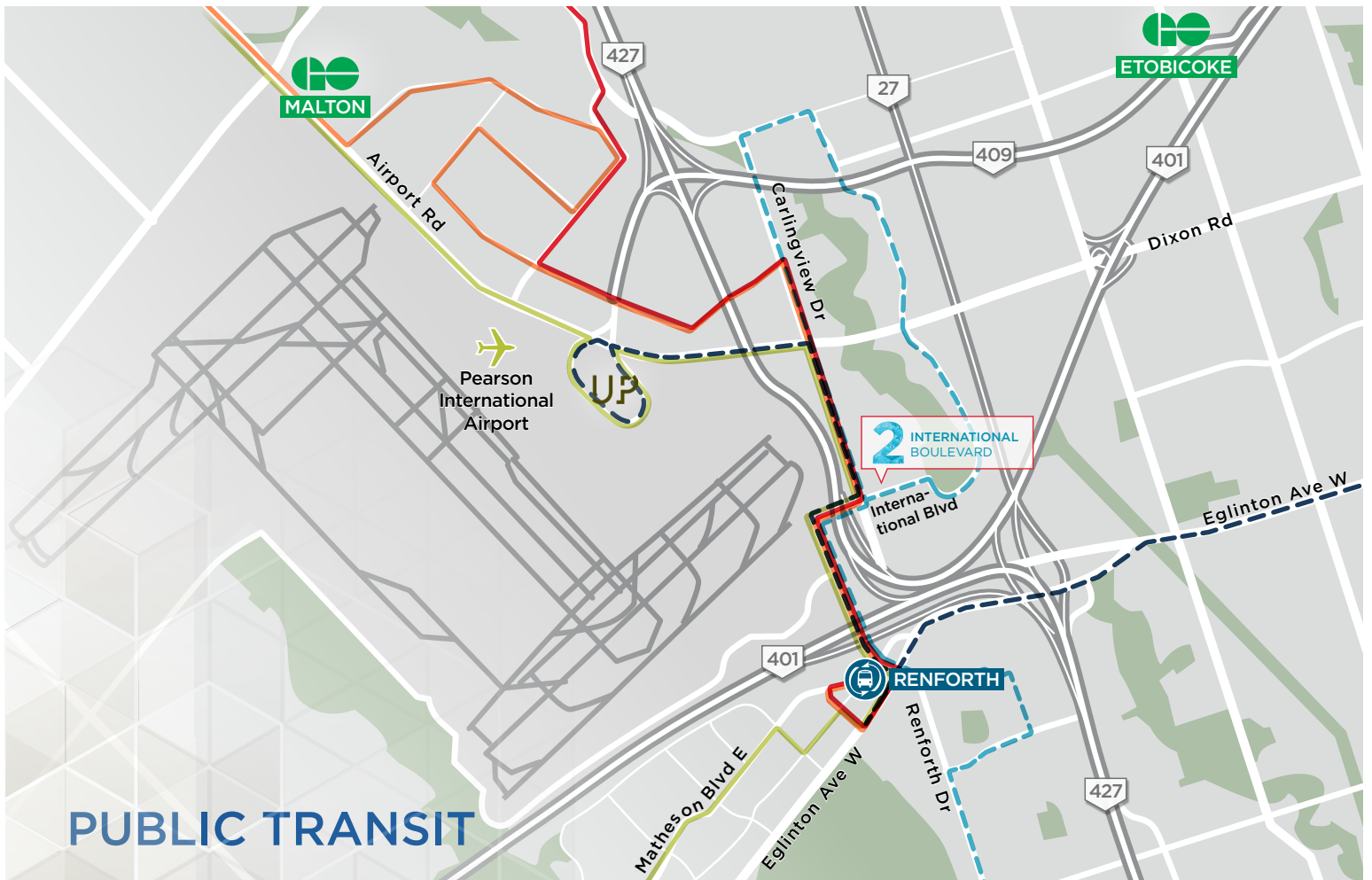
1. Royal Woodbine Golf Club
2. Centennial Park & Golf Centre
3. WaterART Fitness International
4. GoodLife Fitness
5. Anytime Fitness
6. Fitness 365

SHOPPING

1. Shoppers Drug Mart
2. Woodbine Centre
3. LCBO
4. Metro
5. No Frills



OVER 20 HOTELS NEARBY



PUBLIC TRANSIT



- 112 - West Mall**
Kipling Subway Station - Disco Rd
- 332 - Eglinton West (Blue Night)**
Pearson Airport - Renforth Station -
Eglinton West & Eglinton Subway Stations



- Route 7 - Airport**
Westwood Square - Pearson Airport -
Renforth Station - City Centre Transit Terminal
- Route 24 - Northwest**
Renforth Station - Westwood Square
- Route 107 - Malton Express**
Humber College - Pearson Airport - Renforth Station -
City Centre Transit Terminal



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**CUSHMAN &
WAKEFIELD**

For more information, please contact:

MICHAEL HAGERTY*

Vice President, Office Leasing

+1 905 501 6422

michael.hagerty@cushwake.com

FAY GOVEAS**

Vice President, Office Leasing

+1 905 501 6482

fay.goveas@cushwake.com

Cushman & Wakefield ULC, Brokerage

1 Prologis Boulevard, Suite 300, Mississauga, Ontario L5W 0G2

Tel: +1 905 568 9500

cushmanwakefield.com

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