



PROFESSIONAL
OFFICE SPACE
FOR LEASE
165 Avenue Road



UNITS FROM 2,298 SF - 7,443 SF

5 minutes away from Don Valley Parkway
15 minutes away from Union Station

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Cushman & Wakefield ULC, Brokerage
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein,
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notice, and to any specific listing condition, imposed by our principals. *Sales Representative

OFFICE SPACE AVAILABLE

165 Avenue Road

Availability

Suite 401: 2,298 SF (Available Immediately)

Suite 600: 7,443 SF (Available Immediately)

Details

Asking Rent: Negotiable

Additional Rent: \$18.18 PSF (est. 2023)

Parking: 1 per 1,000 SF leased
\$180.00 per month plus HST

Convenient and secure underground private parking, accessible from Davenport Road

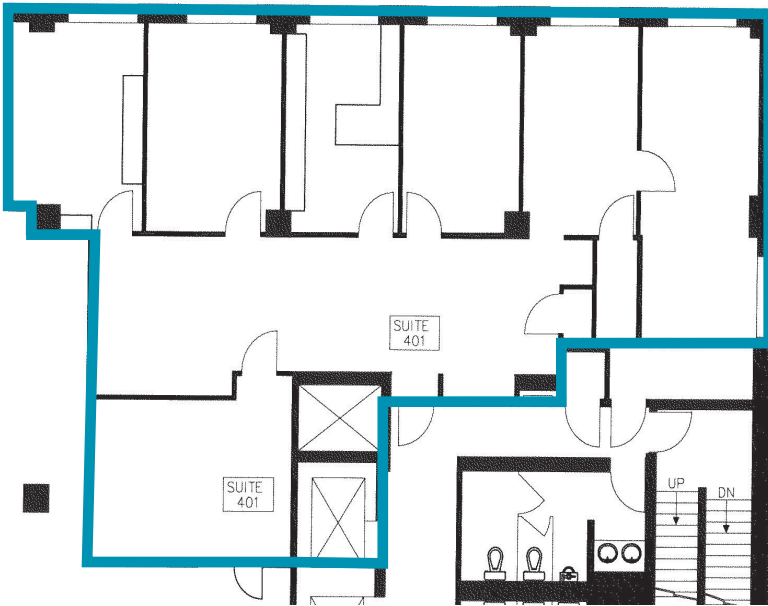
Full Floor Highlights

- ▶ Ceilings - 10' foot ceilings
- ▶ 6' x 6' windows with magnificent park views to the North and Annex to the west
- ▶ High level signage opportunity
- ▶ Constructed in 1990
- ▶ Located on the southeast corner of Avenue Road and Davenport Avenue - two stop lights to DVP
- ▶ 15 minutes from Union Station



Floor Plans

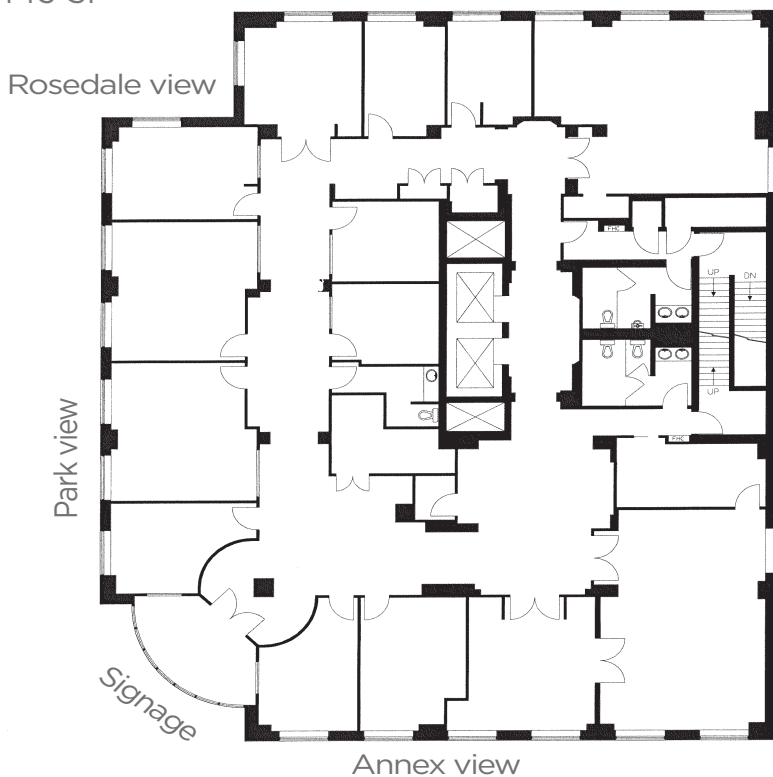
4th Floor - Suite 401
2,298 SF



Highlights

- ▶ Efficient high end office
- ▶ 4 individual offices
- ▶ 1 boardroom
- ▶ 2 open work areas

6th Floor - Suite 600
7,443 SF



Highlights

- ▶ Full floor available
- ▶ 4 boardrooms
- ▶ 8 offices on glass
- ▶ Kitchen
- ▶ Private washrooms



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