



**CUSHMAN &  
WAKEFIELD**



PROFESSIONAL  
**OFFICE SPACE**  
FOR SUBLEASE  
**165 Avenue Road**



# NEW SUBLEASE

PROFESSIONAL OFFICE SPACE  
**2,683 SF**

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

**JAY LITTLEJOHN\***

Vice President

(416) 359 2708

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Cushman & Wakefield ULC, Brokerage  
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**CUSHMAN & WAKEFIELD ULC, BROKERAGE**  
161 BAY STREET, SUITE 1500  
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# OFFICE SPACE AVAILABLE

## 165 Avenue Road

### Availability

Suite 301 2,683 SF

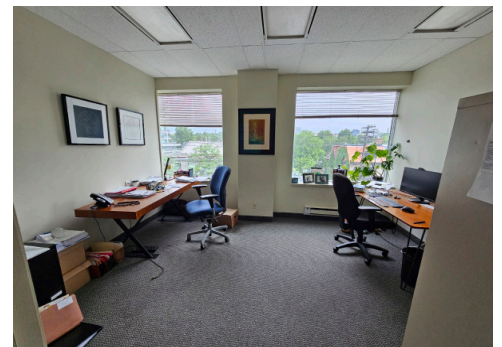
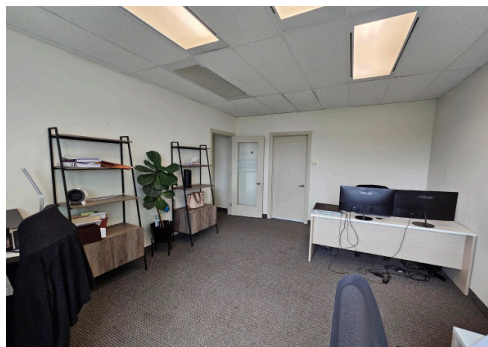
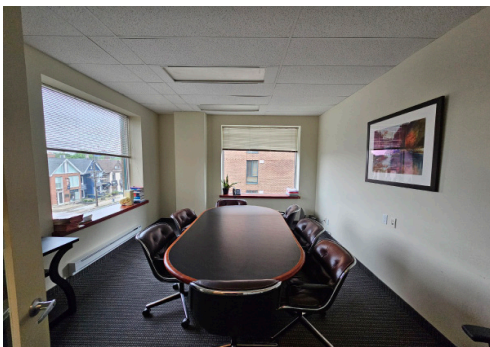
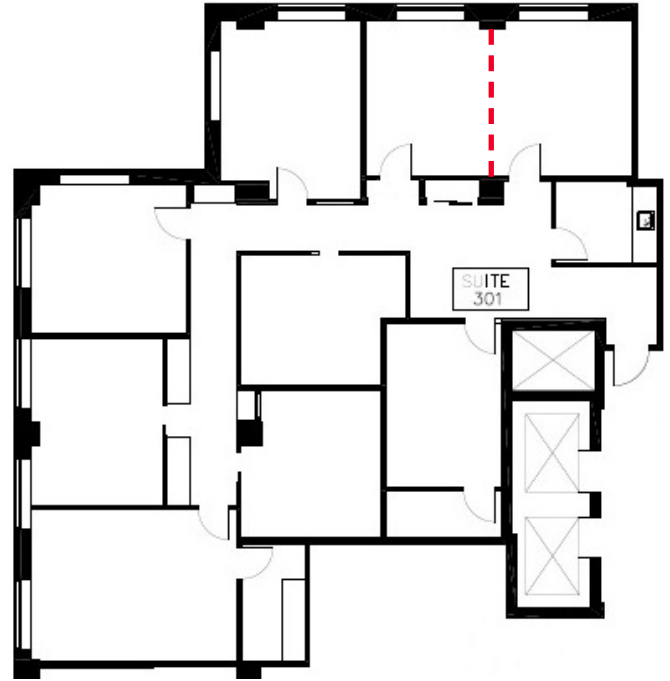
### Details

**Asking Rent:** Please call Listing Agent  
**Additional Rent:** \$20.62 PSF (est. 2024)  
**Term:** June 30, 2027  
**Parking:** 3 underground spaces available at below market

### Highlights

- ▶ Large windows corner unit facing North/Northwest
- ▶ 5 offices on glass; 2 interior offices boardroom, kitchen and storage
- ▶ Located at Avenue Road and Davenport
- ▶ 15 minutes from Unionville Station, 5 minutes from the DVP; on the edge of Yorkville

### Floor Plans



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