

Office Building Site

FOR SALE



THE LEASIDE INNOVATION CENTRE - 154 WICKSTEED AVENUE, TORONTO, ON

Introducing 154 Wicksteed Avenue, a prime office, life sciences and institutional opportunity in Toronto. The site has been approved for up to 89,000 square feet that can be customized to accommodate a range of uses. The site is located at the gateway to the Leaside Business Park.



FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

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The Subject PROPERTY

PROPERTY NAME:

The Leaside Innovation Centre

LOT SIZE:

17,028.49 square feet

SIZE:

Approved for 89,000 square feet on 7 floors
with 2 levels of underground parking

ASSET CLASS:

Office

ZONING:

E1.0 (x59)

PIN:

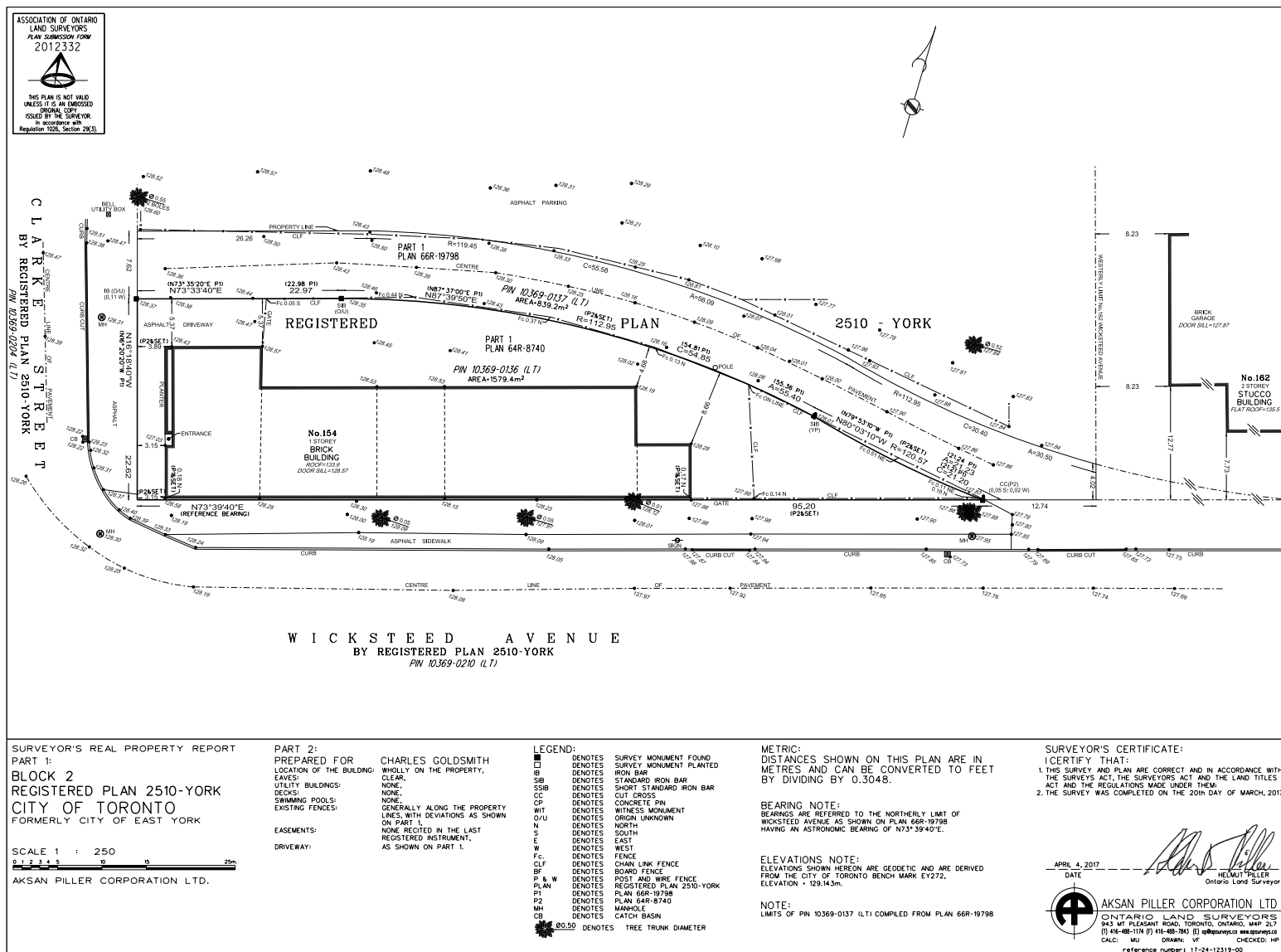
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PROPERTY HIGHLIGHTS:

- The Leaside Business District is in the process of being redeveloped and intensified with retail, office and high-density residential uses.
- As a result of the Eglinton Crosstown LRT nearing completion and the increasing cost of downtown core properties, the Leaside Business District is becoming more and more attractive.
- Close to many of Canada's wealthiest neighborhoods such as Rosedale, Forest Hill, Bridle Path, Moore Park.
- With its strategic positioning and proximity to essential amenities, this location presents a compelling opportunity for users and investors looking to capitalize on the dynamic Toronto market.
- The building's strong potential for long-term growth, combined with its desirable location, positions it as an attractive asset for those looking to make an impact in the commercial real estate sector.
- Contact Listing Agents for additional details.



Schedule A



Key MAP

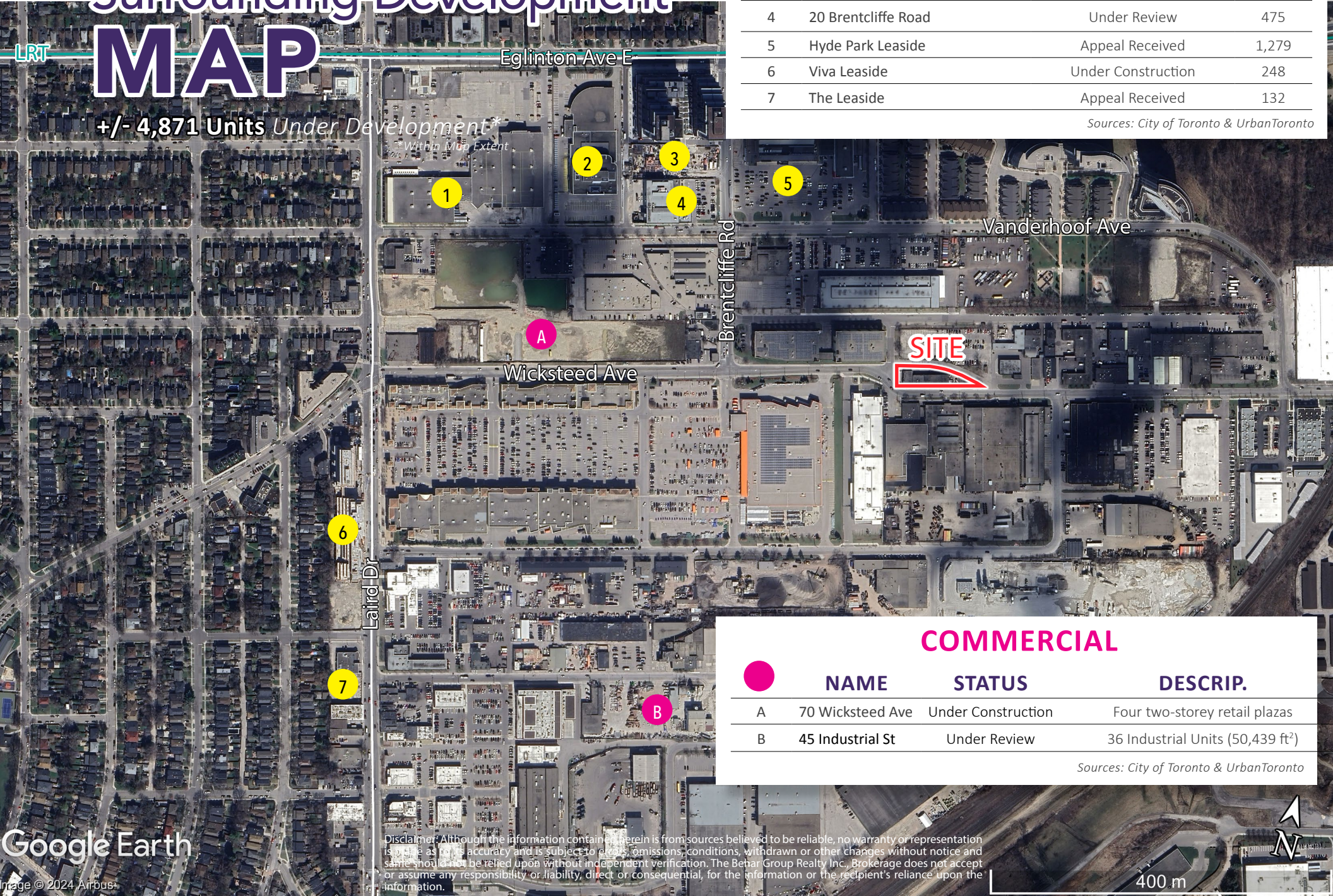


Surrounding Development MAP

+/- 4,871 Units Under Development*
*Within Map Extent

	PROJECT/ADDRESS	STATUS	UNITS
1	815 Eglinton Avenue East	Site Plan Under Review	1,616
2	849 Eglinton East	OLT Appeal	820
3	The Frederick Condominiums	Under Construction	301
4	20 Brentcliffe Road	Under Review	475
5	Hyde Park Leaside	Appeal Received	1,279
6	Viva Leaside	Under Construction	248
7	The Leaside	Appeal Received	132

Sources: City of Toronto & UrbanToronto



COMMERCIAL

	NAME	STATUS	DESCRIP.
A	70 Wicksteed Ave	Under Construction	Four two-storey retail plazas
B	45 Industrial St	Under Review	36 Industrial Units (50,439 ft²)

Sources: City of Toronto & UrbanToronto

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Site DEMOGRAPHICS

	RADIUS RINGS			BENCHMARK
2024 Estimates	1 KM	3 KM	5 KM	TORONTO
Total Population	8,115	152,040	458,266	3,179,173
Daytime Population at Work	11,209	70,893	239,570	1,830,923
Total Daytime Population	15,228	147,915	469,099	3,418,275
Average Persons Per Household	2.43	2.46	2.34	2.45
Average Household Income	\$193,865	\$173,685	\$197,302	\$140,072
Median Age	38.6	38.9	39.5	37.8

Source: Environics

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