

The Canerector Building

FULL FLOOR OF 18,411 SQ. FT. AVAILABLE

1 Sparks Avenue
Toronto, ON

Nicely improved turnkey lease opportunities (furniture available)



Lease Details

Availabilities

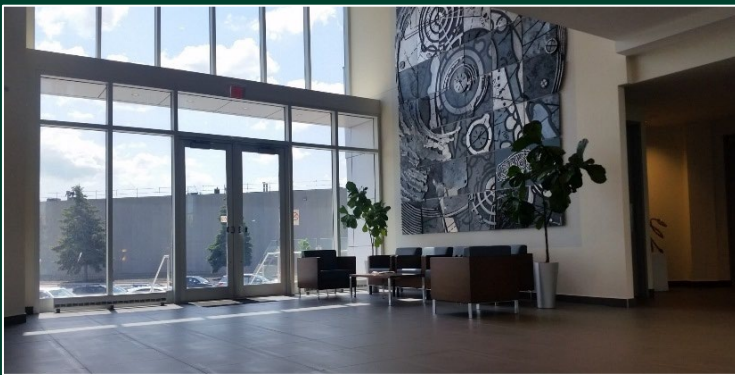
FULL 2nd FLOOR FOR 18,411 SQUARE FEET AVAILABLE

Floor	Suite	Size	Gross Rent (Yr. 1) ¹
2 nd Floor	Suite 31	14,505 sq. ft.	\$26.00 per sq. ft./annum
2 nd Floor	Suite 33	3,906 sq. ft.	\$26.00 per sq. ft./annum

¹Gross Rental Rates subject to annual increases over the term

Features / Highlights

- + Full floor lease opportunity
- + Building fully retrofitted in 2014
- + Very bright, creative office space with high ceilings
- + TTC and YRT just steps away
- + Ample FREE on-site surface parking
- + Quick access to Hwy. 404 at Finch and short drive to 401 & 407
- + Owner occupied building with impeccably maintained property



Contact Us

David Chiarello*

Associate Vice President
+1 416 495 6220
david.chiarello@cbre.com

*Sales Representative | All outlines are approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth

Floor Plans

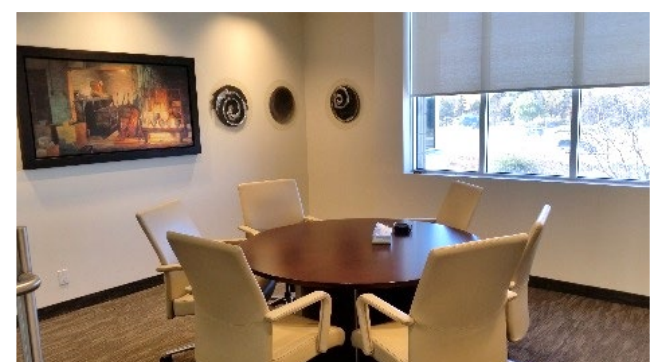
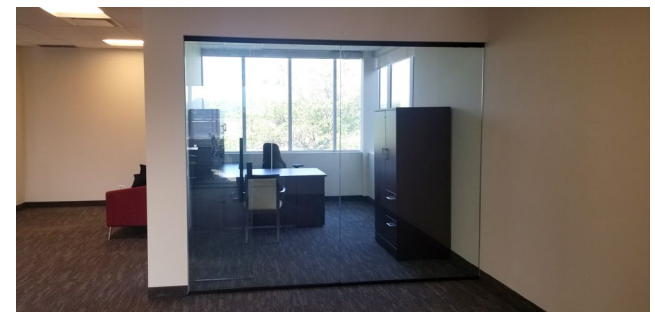
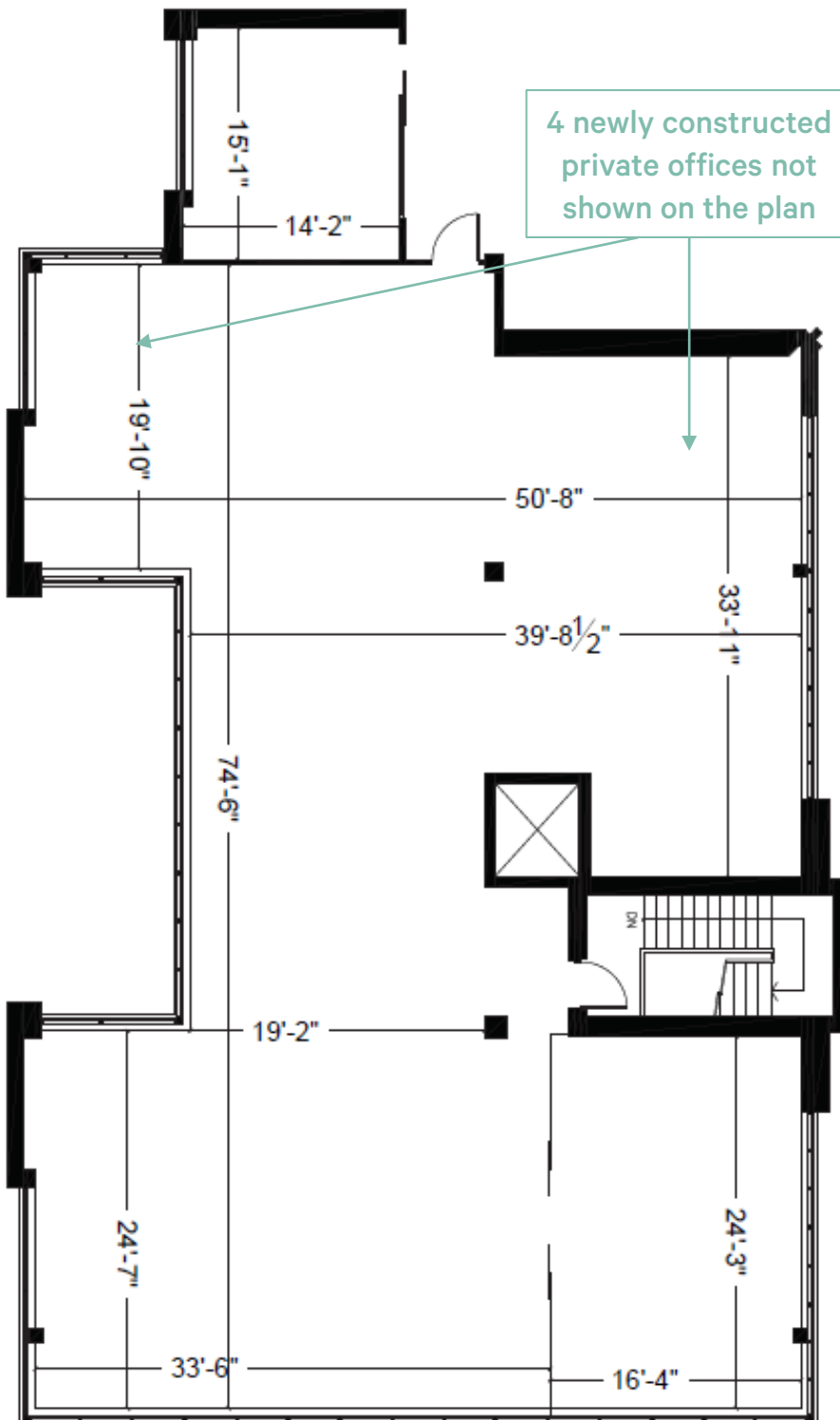
Second Floor: Suite 31
(14,505 sq. ft.)



- + 39 private offices
- + 1 large boardroom
- + 3 small meeting rooms
- + 1 large kitchen
- + 1 large file room
- + 1 large print/stock room

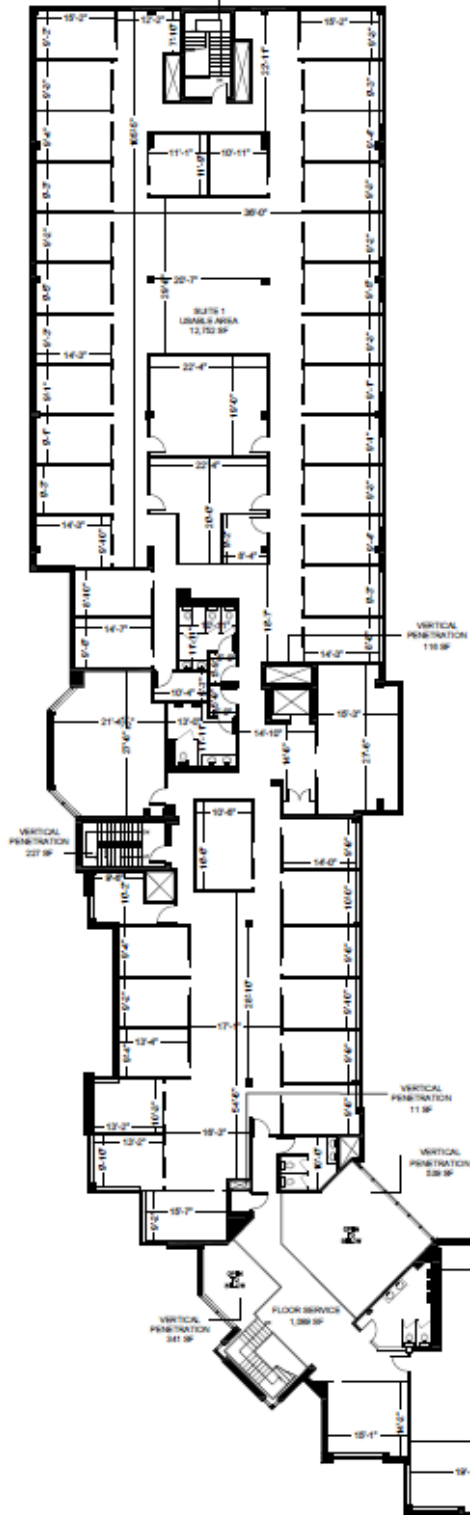
Floor Plans

Second Floor: Suite 33
(3,906 sq. ft.)



Floor Plans

Full Second Floor
(18,411 sq. ft.)



Location Map

