

**AVISON  
YOUNG**

**126** TYCOS  
DRIVE  
NORTH YORK, ON

**SHOWROOM / OFFICE**  
**NOW AVAILABLE**



**Get more  
information**

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# Toronto's Design District



## TYCOS DRIVE

Toronto's Design District has become a hub for luxury showrooms servicing the downtown core and mid-town suburbs. Catering to the design/décor and home improvement industries, the Design District is home to countless international brands, such as Romo, Cowtan & Tout, Roche Bobois, Scavolini, B&B Italia, and Cassina, to name a few.

This carefully curated stretch of Tycos Drive is strategically situated between Caledonia Road and Dufferin Street - truly a one-of-a-kind destination!

## TRANSIT



**ROUTE 14** | GLENCAIRN  
**ROUTE 29** | DUFFERIN  
**ROUTE 32** | EGLINTON WEST  
**ROUTE 47** | LANSDOWNE  
**ROUTE 52** | LAWRENCE WEST

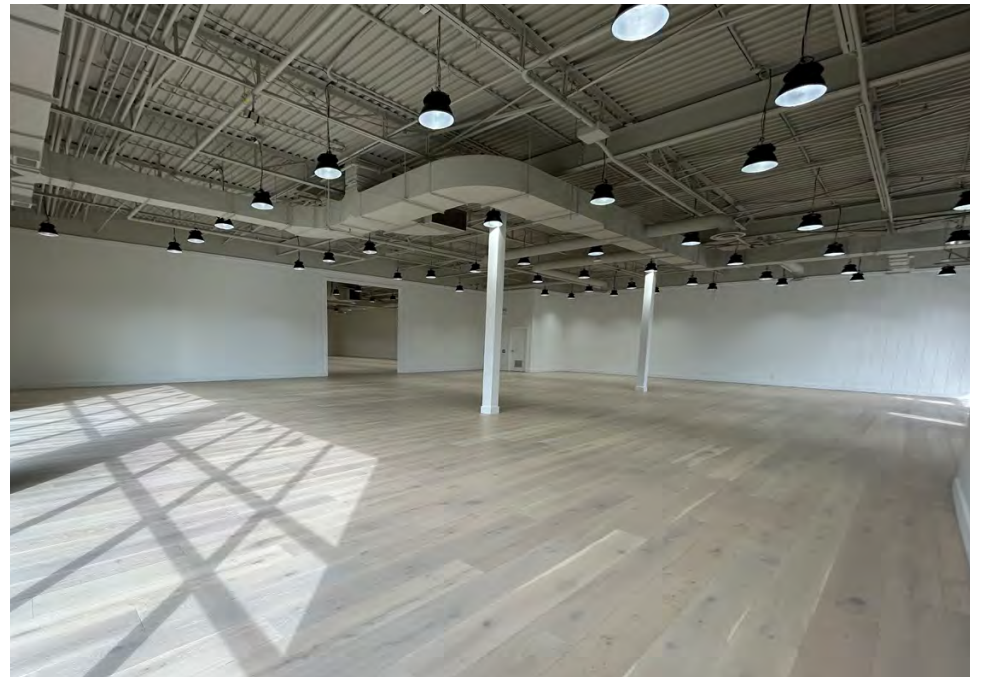
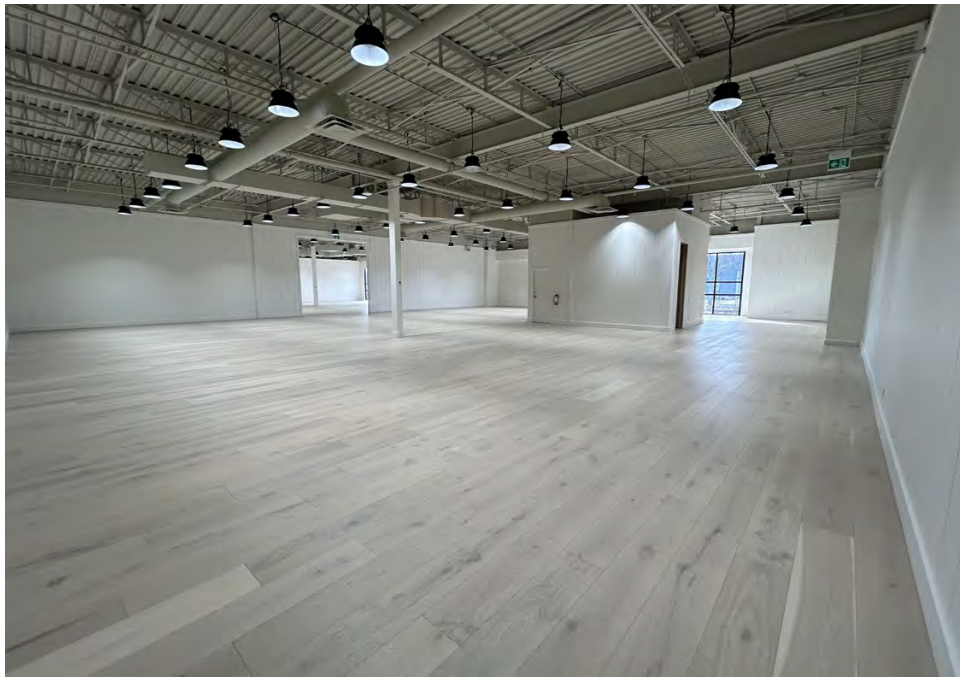
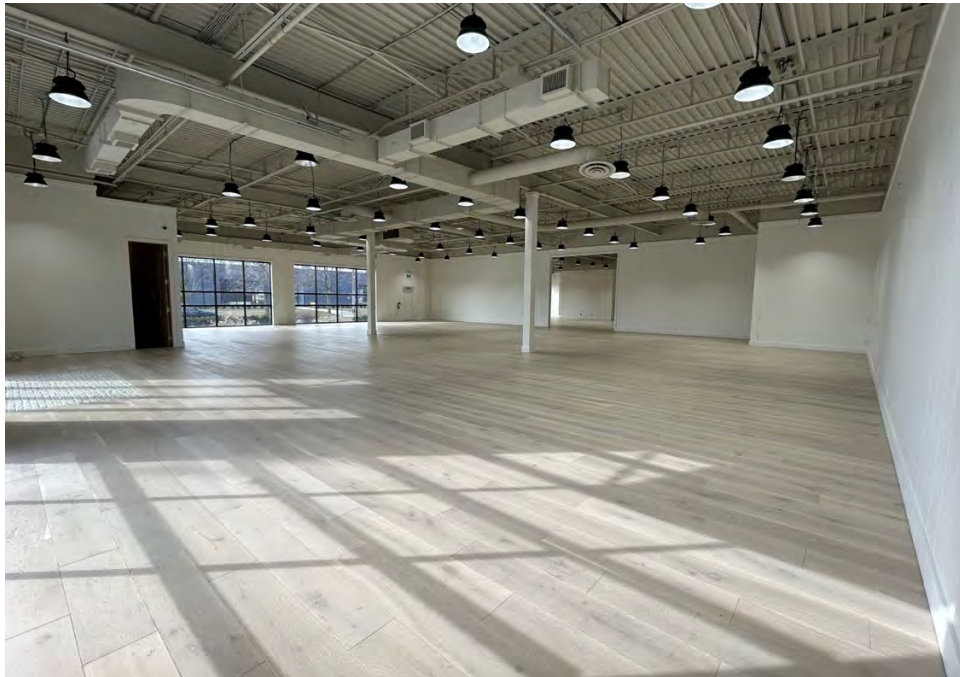


**1.9 KM TO:**  
 -GLENCAIRN STATION  
 (TTC LINE 1)  
**650 M TO CALEDONIA STATION**  
 (FUTURE EGLINTON LRT)



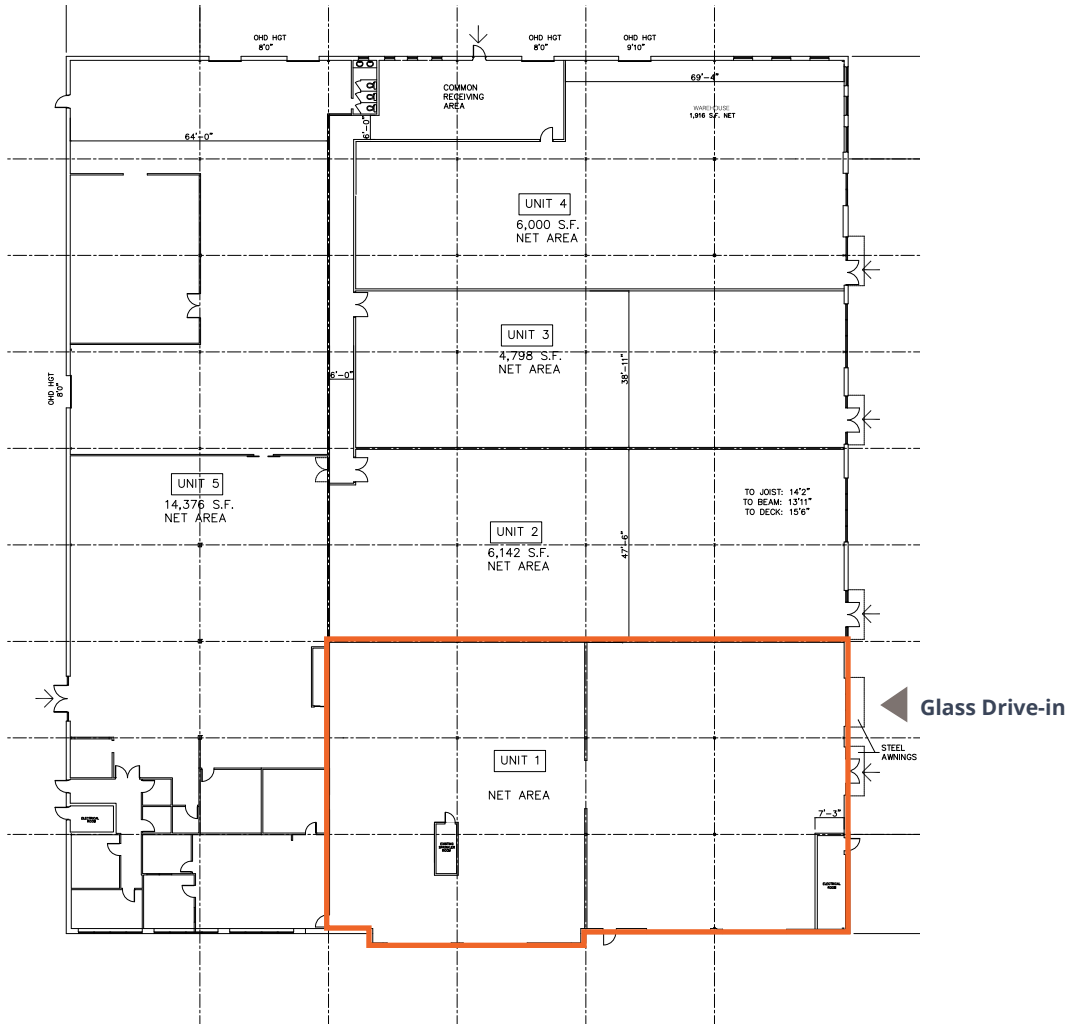
**ALLEN ROAD**  
**HWY 401**  
**HWY 400**  
**404 / DVP**

2.20 KM | 5-8 MIN  
 3.65 KM | 9-24 MIN  
 3.20 KM | 9-25 MIN  
 11.2 KM | 28 MIN -1HR



## Available Space - 126 Tycos Drive

## FLOOR PLAN



# TYCOS DRIVE

## PROPERTY DETAILS

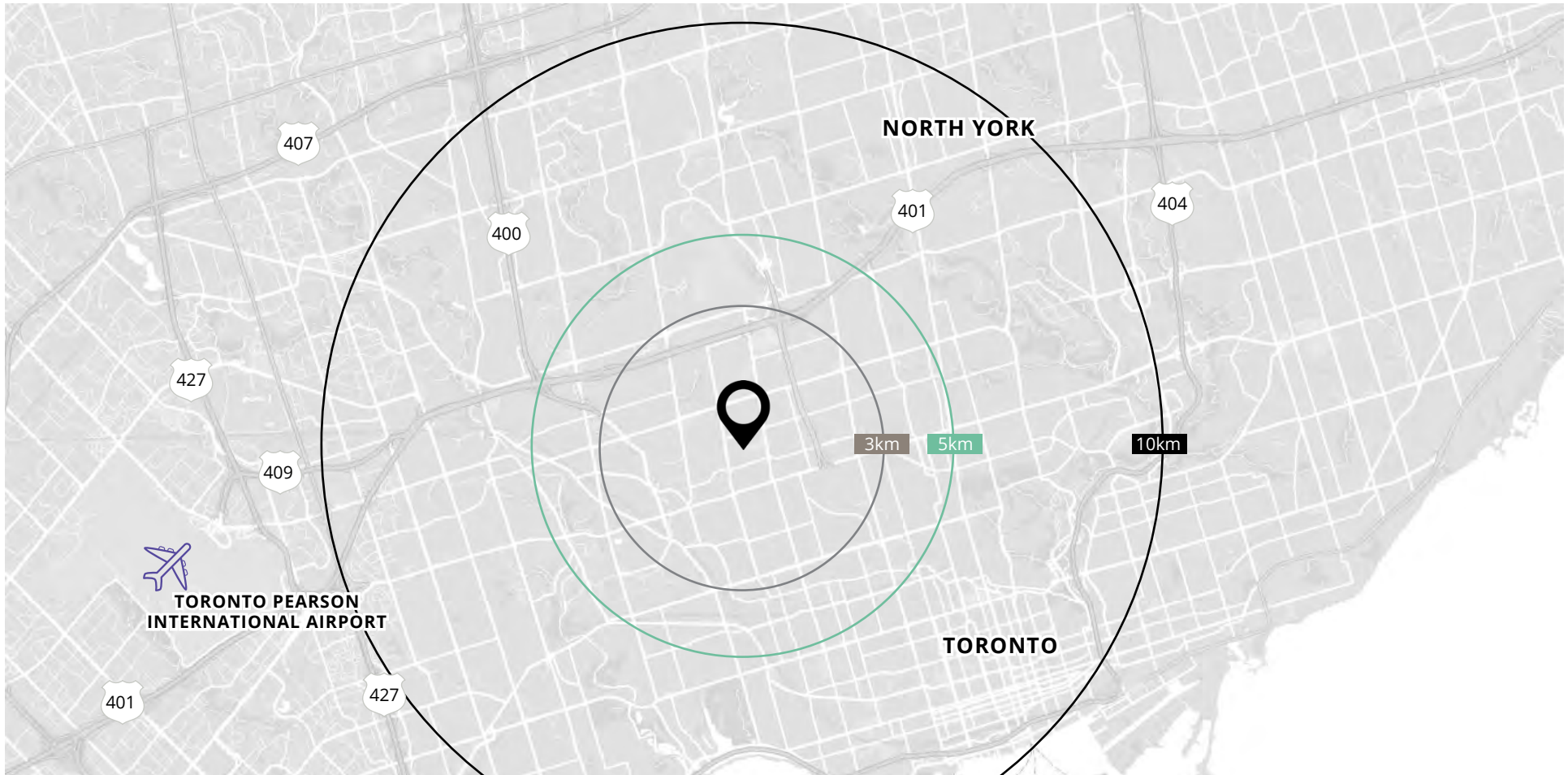
## Unit 1






<b>Total Area</b>	<b>9,341 sf (100% office / showroom)</b>
<b>Clear Height</b>	14'
<b>Shipping</b>	1 D/I
<b>Zoning</b>	EL 1.0
<b>Possession</b>	Immediate
<b>Asking Net Rate</b>	<b>\$26.95 psf</b>
<b>Additional Rent</b>	<b>\$6.72 psf</b> (Includes utilities)

## Comments

- AAA landlord and professionally managed
- Located on the prominent corner of Tycos & Lansdowne, across from major retailers like Roche Bobois and B&B Italia
- Brand new wood floors, custom paneled walls, massive floor to ceiling windows and a custom glass paneled roll up door
- Unbeatable signage on Tycos Drive
- Equipped with two washrooms, a kitchenette, server room and a potential entertainment space
- TTC at your doorstep and parking on site

# Demographics



Radius	 Total Population	 Households	 Household Income	 Families	 Median Age
3 km	154,809	58,599	\$99,467	41,245	40.2
5 km	452,196	177,977	\$127,385	118,958	39.8
10km	1,715,405	752,503	\$127,580	434,272	38.5

# Amenities and Transit in the Area



## AMENITY COUNT WITHIN 5 KM



8

HOTELS



220

RESTAURANTS



325

RETAIL STORES



58

GAS STATIONS



125

BANKS



### TTC Routes

14

Glencairn

29C

Dufferin

32D

Eglinton West

52D

Lawrence West

47C

Lansdowne

## Get more information

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YOUNG**

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