



SUNRISE AVENUE

INSPIRE. TRANSFORM. THRIVE.

1,200 SF to 12,000 SF AVAILABLE

DESIGNER SHOWROOM, STUDIO, OFFICE, INDUSTRIAL, COMMERCIAL

FOR LEASE

**AVISON
YOUNG**

G&N DEVELOPMENTS INC.



SUNRISE AVENUE



WHERE THE CREATIVE MEETS THE INSPIRED!

Where the creative meets the inspired! Offering Industrial-style Eco-friendly spaces that can be curated to suit all forms of uses from designer showrooms, film & production, marketing, offices, light-manufacturing, artist studios, recreation & education and more. The suites are ready-made with upgraded mechanical and air-conditioning throughout, private washrooms, white-washed walls and LED or sodium lighting that compliment the natural light from the large floor to ceiling windows and skylights. All suites have expansive ceiling heights ranging from 17 to 20 with convenient loading/shipping access by way of large drive-in doors or shared dock level shipping (accessed through common hallway). Steps to TTC with a station stop along Sunrise Avenue whatever your mode of transport 100 Sunrise Avenue is minutes way. The area offers an abundance of local culture, culinary and entertainment experiences. Endless opportunities await!

PROPERTY FEATURES

- High ceiling units with large open spaces
- Concrete block demising walls
- Abundant natural lighting from skylights and large windows
- White painted interior walls
- Clean working environment
- Upgraded mechanical systems
- Fully air-conditioned and sprinklered
- All units have either drive-in and dock level common loading doors. Some units have dedicated drive in doors
- Units equipped with LED or Sodium-type lighting
- Attractive and well maintained exterior grounds
- Great location: Minutes from Don Valley Parkway, Highway 404/401 and Downtown



[100sunrise.com](https://www.100sunrise.com)

AVAILABILITIES

Unit 110	1,214 SF
Unit 119	5,131 SF
Unit 132	7,806 SF
Unit 134	4,000 SF
Units 132 & 134	11,806 SF
Unit 135	2,584 SF
Unit 162	4,337 SF

NET RENT

\$19.95 psf

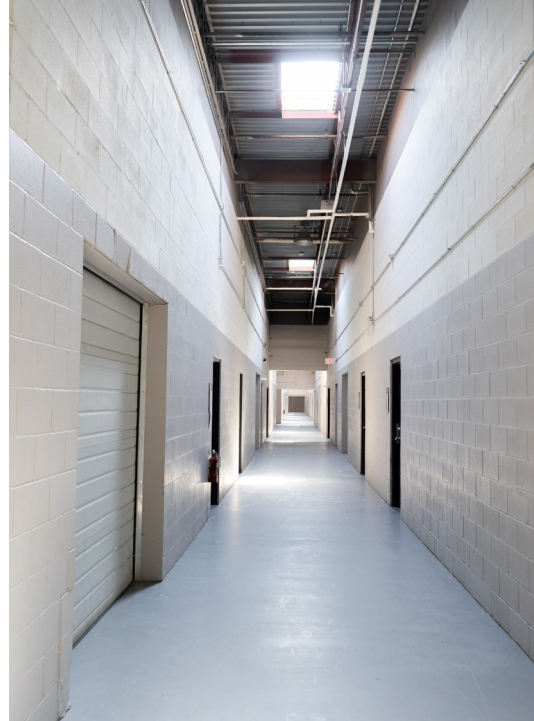
ADDITIONAL RENT

\$4.50 psf (2024 estimate)

Utilities are separately metered for all units

OCCUPANCY

Immediate

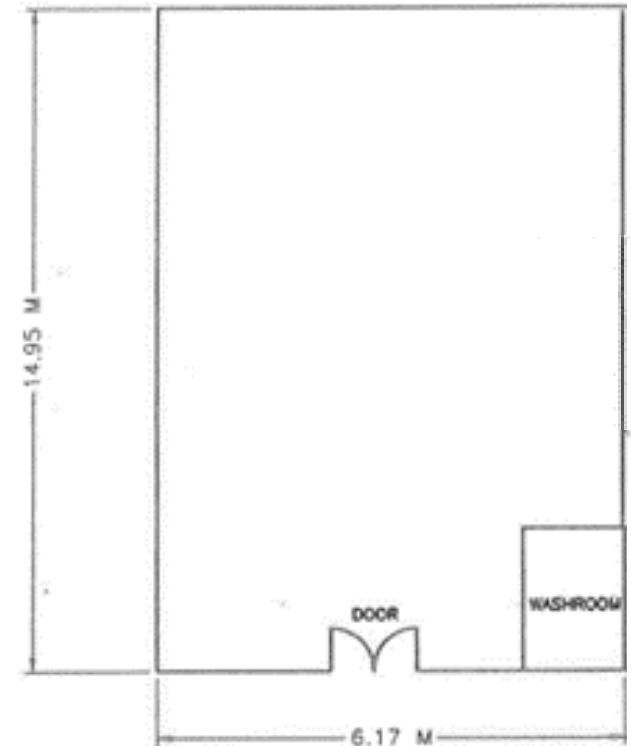




UNIT 110 - 1,214 SF

UNIT FEATURES

- Rare small commercial space
- High ceilings with open kitchen
- Located directly past the main lobby with access to common area shipping
- Perfect space for studio, photographer, artist, designer or home staging storage
- Kitchen and dedicated washroom in space
- Dedicated HVAC for comfort control





SUNRISE AVENUE

UNIT FEATURES

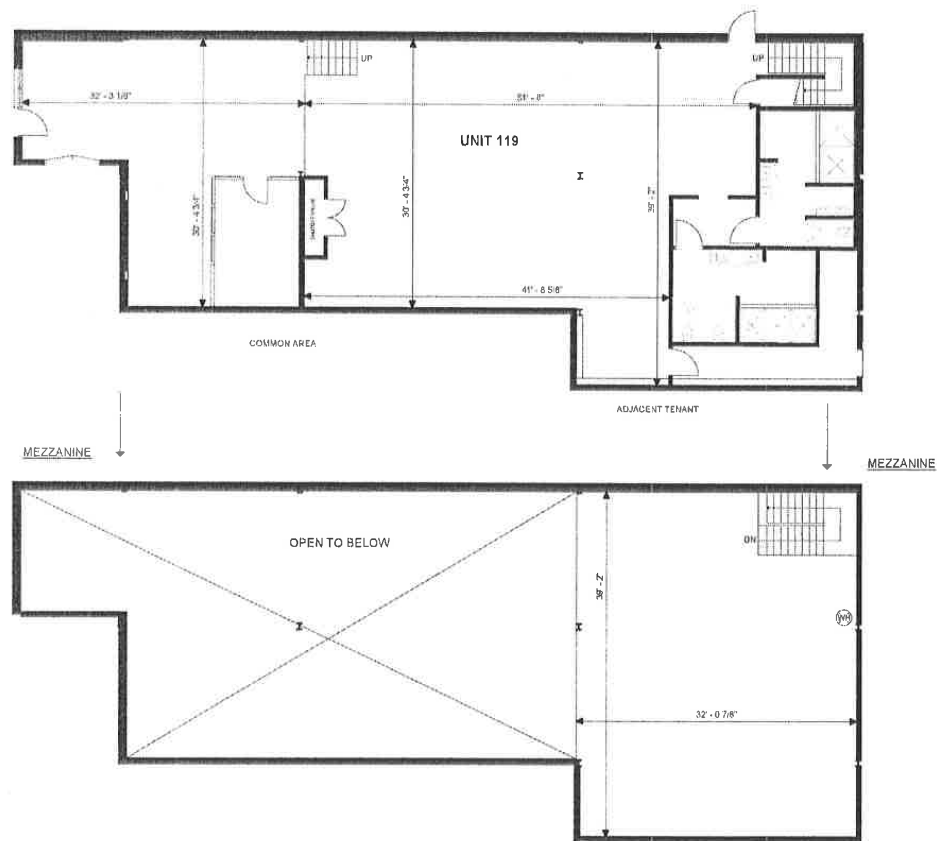
- One-of-a-kind showroom space
- Direct access to unit with high soaring 24 ft ceiling and multi-level floors for creative designs
- Multi-level layout with mezzanine overlooking the main floor area
- Second floor with kitchen and open showroom space, updated lighting, and access to adjacent common truck level shipping door
- Polished concrete floors
- 6 fully fixtured washrooms with showers
- Well suited for fitness, offices, showroom or studio



UNIT 119 - 5,131 SF



SUNRISE AVENUE



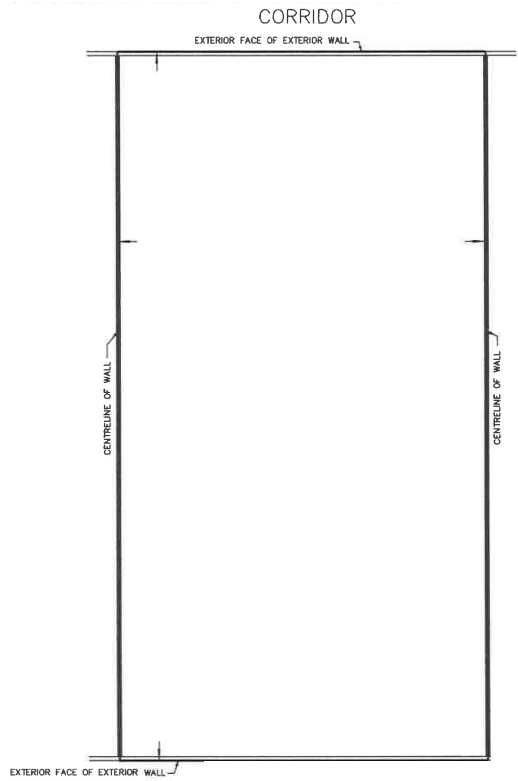
UNIT 119 - 5,131 SF

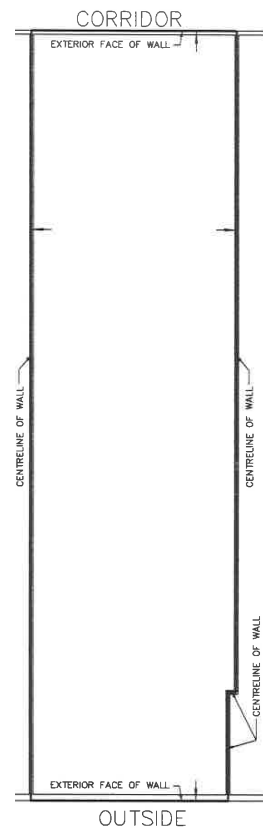


UNIT 132 - 7,806 SF

UNIT FEATURES

- 17 ft ceiling height, bright and airy commercial unit
- Polished concrete floors
- Dedicated drive-in door (14 ft X 14 ft)
- Dock level loading door (common)
- 2 washrooms plus rough-in plumbing for kitchen/ kitchenette
- Demised "office" area at front





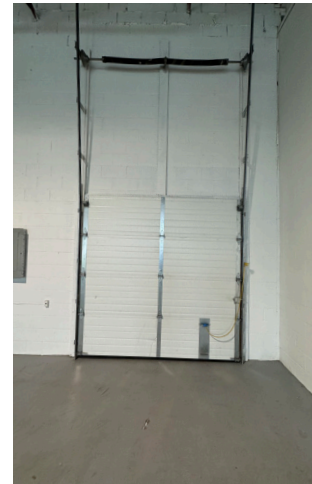
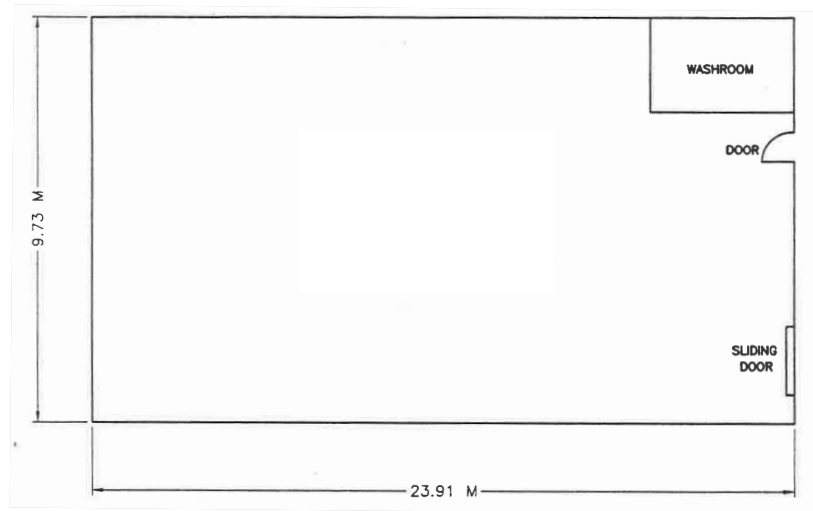
UNIT FEATURES

- Exceptional flex commercial/industrial unit
- 17 ft. ceiling
- Polished concrete floors
- Dedicated drive-in door (12 ft X 10 ft)
- Dock level loading door (common)
- Clear span with no columns
- 1 washrooms plus rough-in plumbing for kitchenette, and ample power supply



UNIT FEATURES

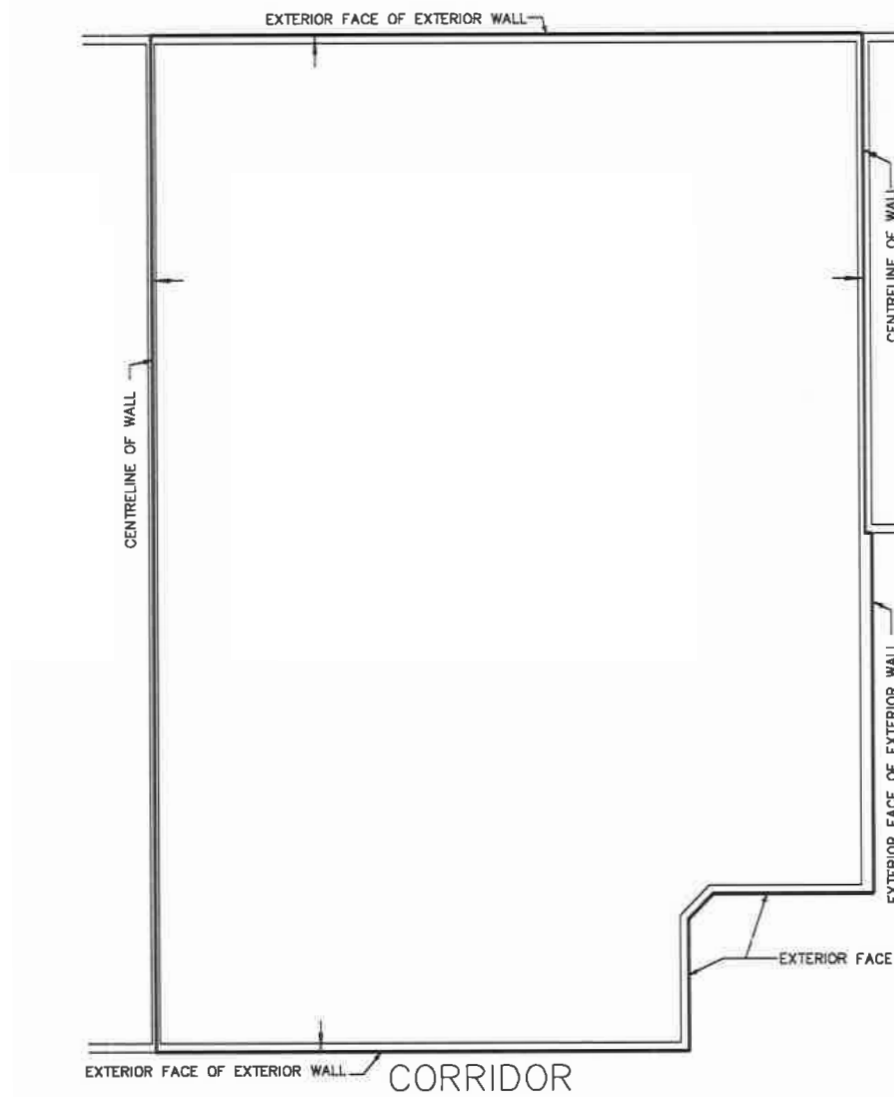
- Turnkey Design/Showroom space
- Large interior roll up door
- Expansive open concept feel with 16.5' ceiling height
- Large west facing windows for exceptional natural light
- Fixtured washroom and temperate controlled
- Rough-in plumbing for kitchenette
- Dedicated HVAC



UNIT 135 - 2,584 SF

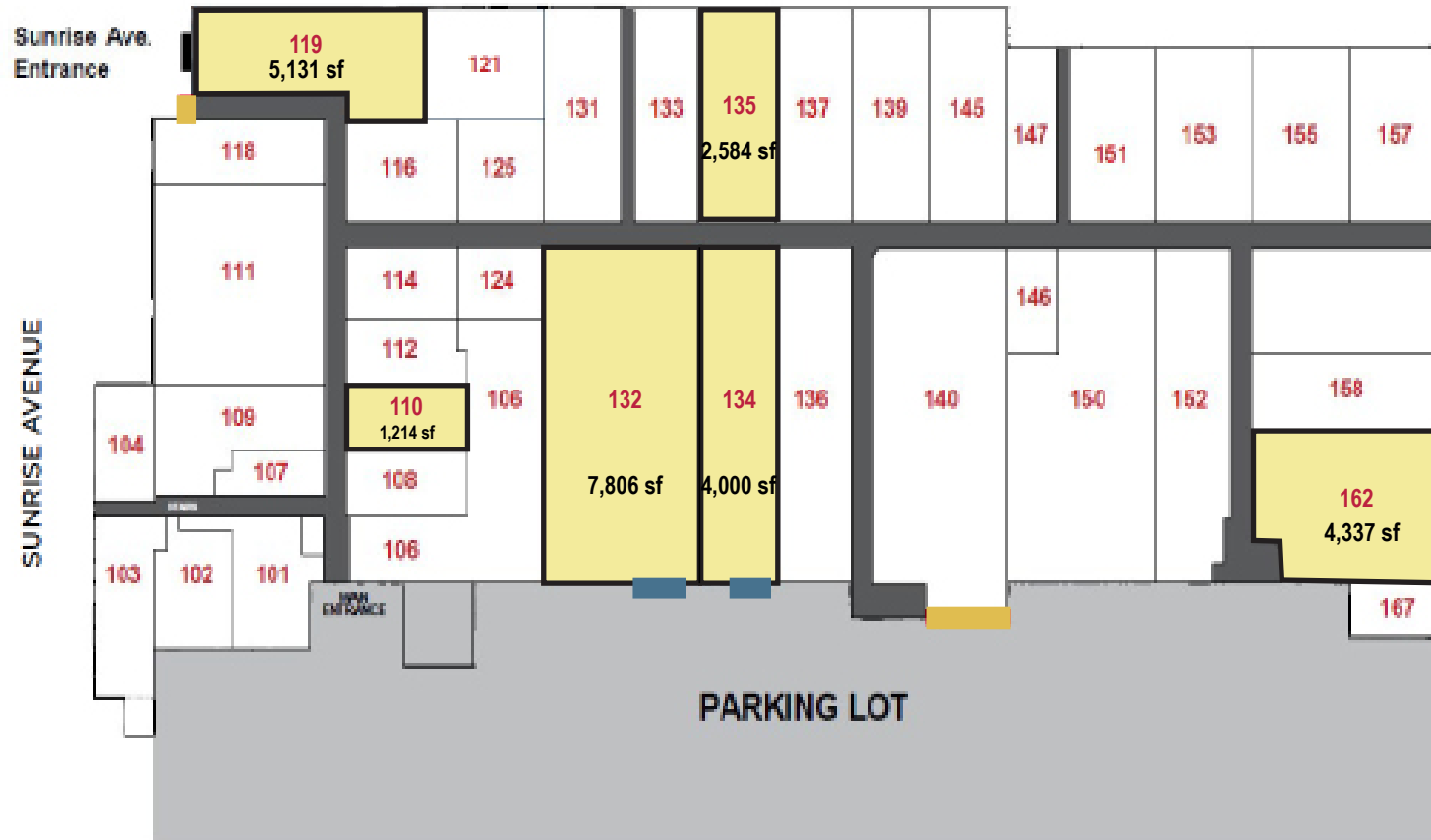
UNIT FEATURES

- Corner unit with windows
- 1 Dedicated truck-level door
- Washroom
- Ample lighting & power

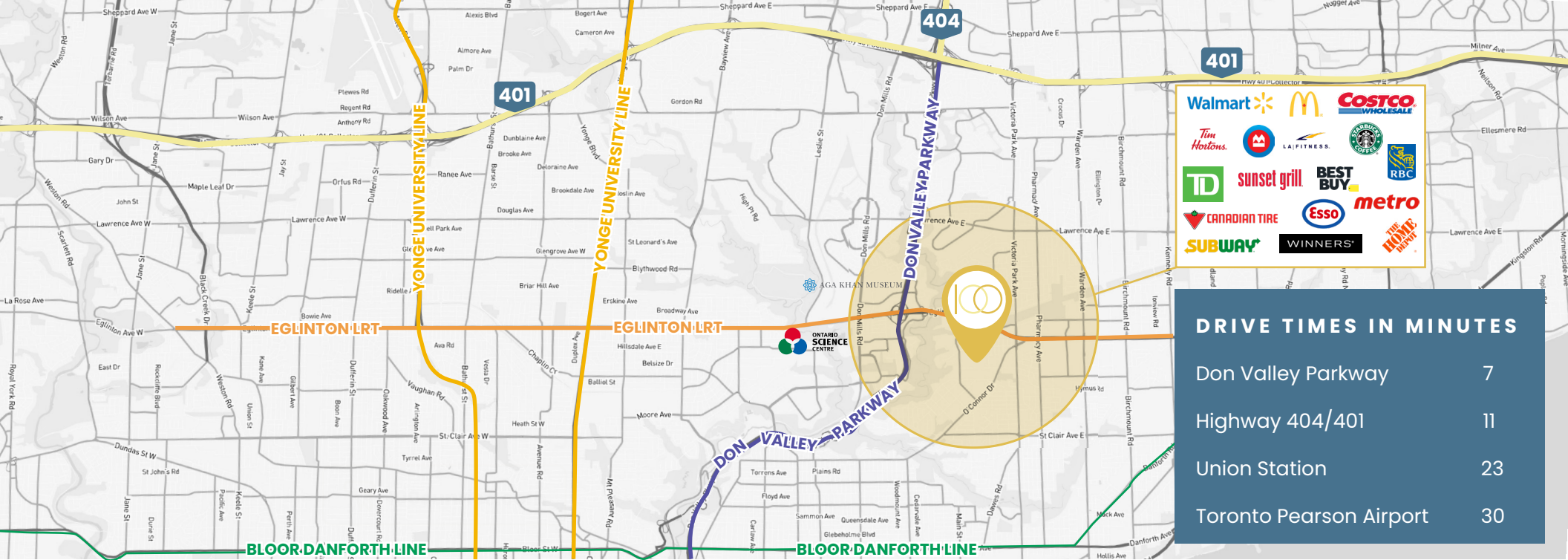


UNIT 162 - 4,337 SF

SITE PLAN



- Available unit
- Dedicated drive-in door
- Common dock level door



AMENITIES WITHIN 5KM

517 **930** **4** **30** **65** **54**

RESTAURANTS RETAIL HOTELS FITNESS CENTRE BANKS GAS STATION

GET MORE INFORMATION

Kyle Albert
 Vice President | Sales Representative
 905 968 8029
 kyle.albert@avisonyoung.com

Scott Teskey
 Senior Associate | Sales Representative
 647 788 4089
 scott.teskey@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage
 55 Commerce Valley Drive West, Suite 501, Markham, ON L3T 7V9
Office 905 474 1155 **Fax** 905 886 5744
avisonyoung.ca



Platinum member