

**AVISON
YOUNG**

ONLY 3 UNITS REMAINING!
SHOWROOM / OFFICE / WAREHOUSE

**125
TYCOS
DRIVE**

TORONTO, ON



**Get more
information**

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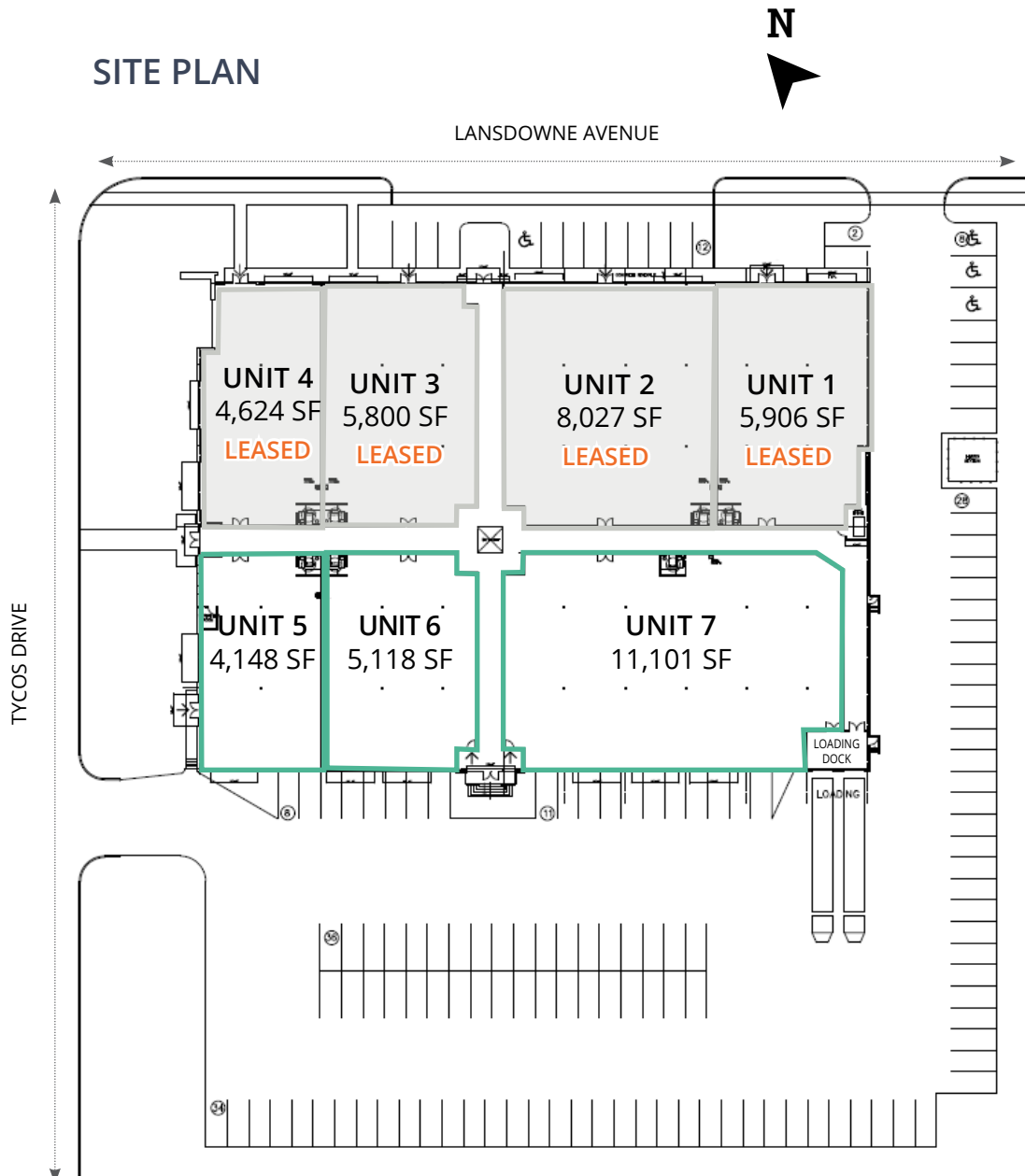
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**CANADA
BEST
MANAGED
COMPANIES**
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Available Spaces

SITE PLAN



AVAILABLE SUITES

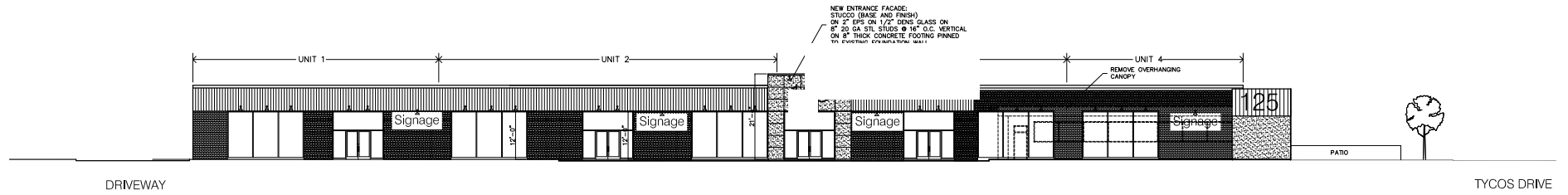
	Unit 5	Unit 6	Unit 7
Total Area	4,148 sf	5,118 sf	11,101 sf
Office Area	90%	90%	90%
Industrial Area	10%	10%	10%
Clear Height	16'6"	16'6"	16'6"
Shipping	2 T/L	2 T/L	2 T/L
Asking Net Rate	\$24.95 psf	\$24.95 psf	\$23.95 psf
 Possession Q3 2022	 Additional Rent \$5.00 psf (2021)	 Shipping 2 Truck Level	

Comments

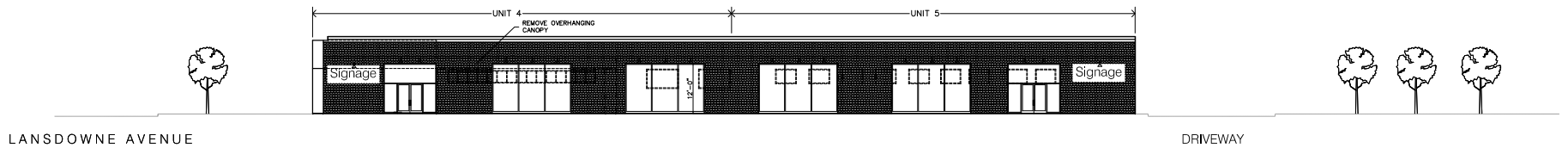
- Prime office/showroom with warehouse in the heart of the Design District
- Building façade and interior improvements to be completed by Q3 2022
- Private washroom and kitchenette located within each unit
- Utilities are separately metered
- Ideal for designers, retailers and traditional office users
- Shared access to two truck level doors with 53' trailer access
- Ample on-site parking and TTC at your doorstep

Elevation

East Elevation (facing Lansdowne Avenue)



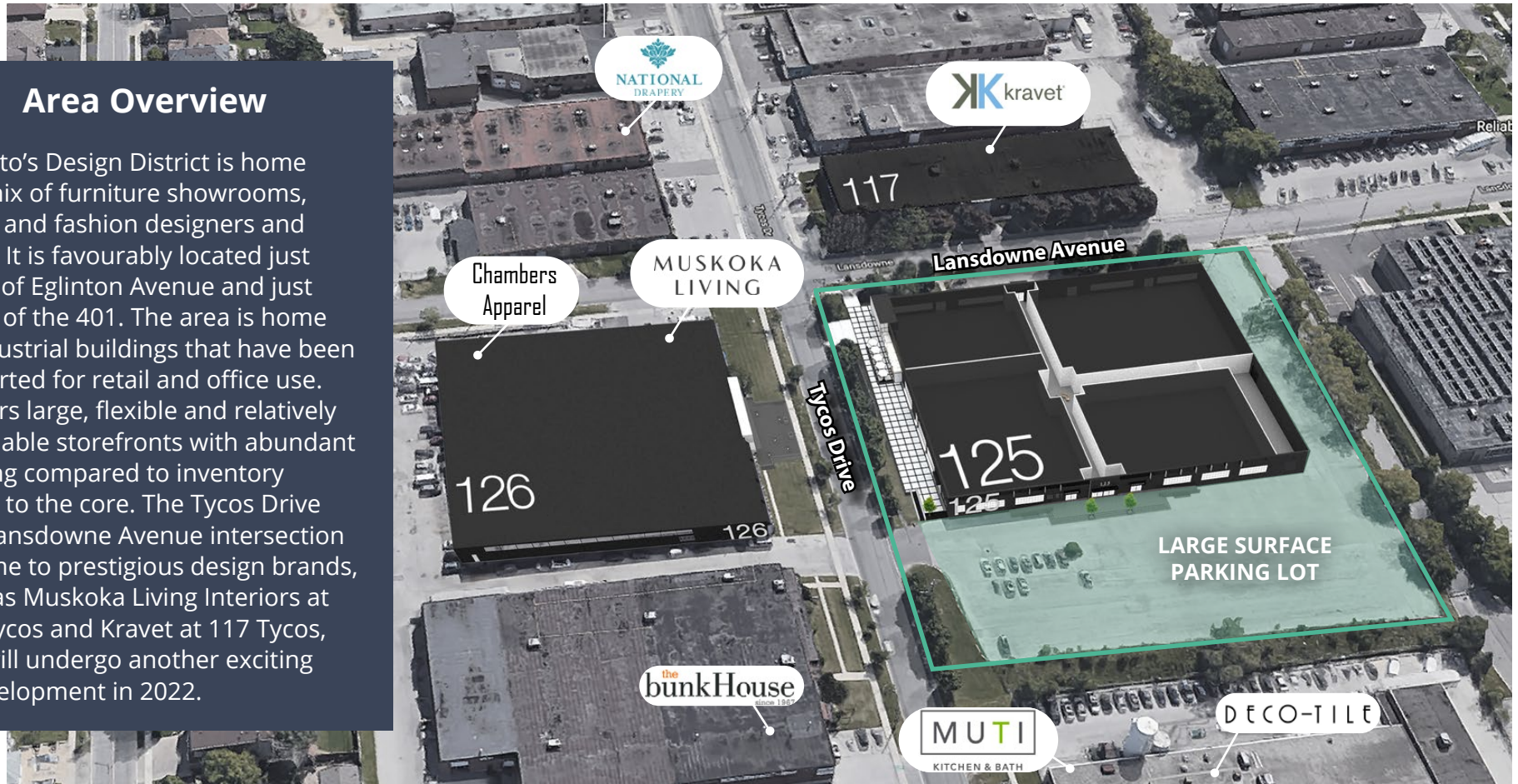
North Elevation (facing Tycos Drive)



Toronto's Design District

Area Overview

Toronto's Design District is home to a mix of furniture showrooms, home and fashion designers and more. It is favourably located just north of Eglinton Avenue and just south of the 401. The area is home to industrial buildings that have been converted for retail and office use. It offers large, flexible and relatively affordable storefronts with abundant parking compared to inventory closer to the core. The Tycos Drive and Lansdowne Avenue intersection is home to prestigious design brands, such as Muskoka Living Interiors at 126 Tycos and Kravet at 117 Tycos, and will undergo another exciting redevelopment in 2022.



TRANSIT



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

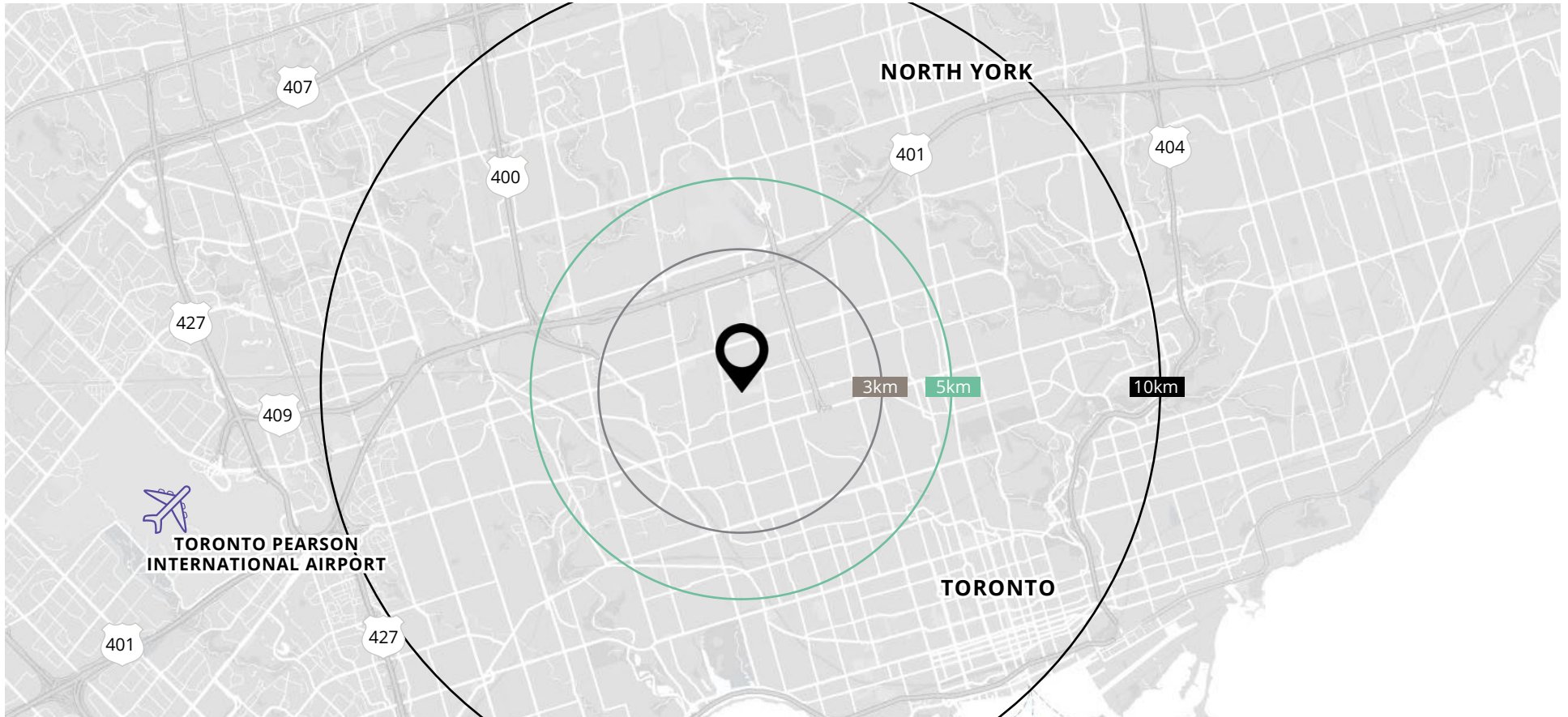







- 1.9 KM TO:**
- GLENCAIRN STATION (TTC LINE 1)
- 650 M TO CALEDONIA STATION** (FUTURE EGLINTON LRT)



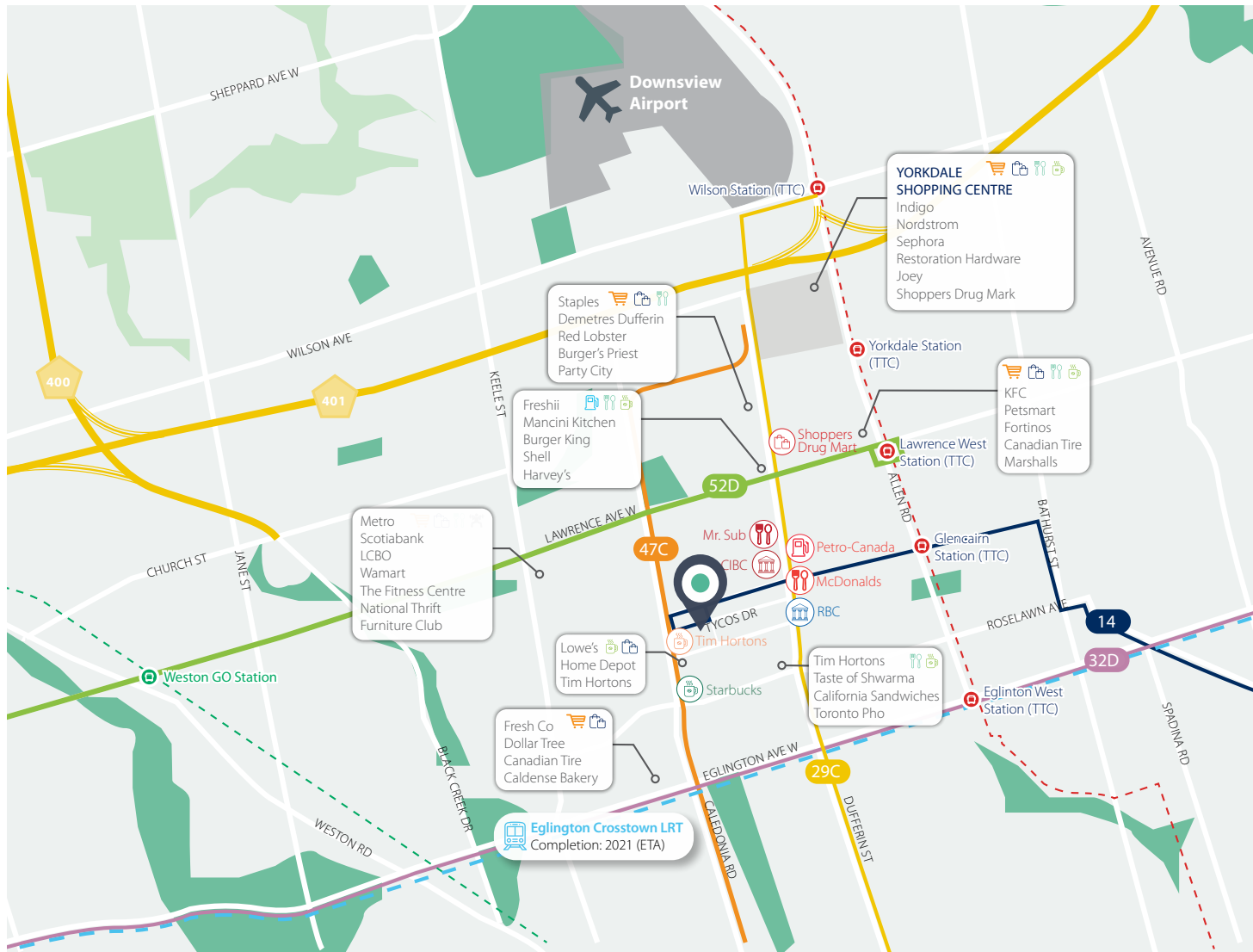
- ALLEN ROAD** 2.20 KM | 5-8 MIN
- HWY 401** 3.65 KM | 9-24 MIN
- HWY 400** 3.20 KM | 9-25 MIN
- 404 / DVP** 11.2 KM | 28 MIN -1HR

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



Glencairn



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