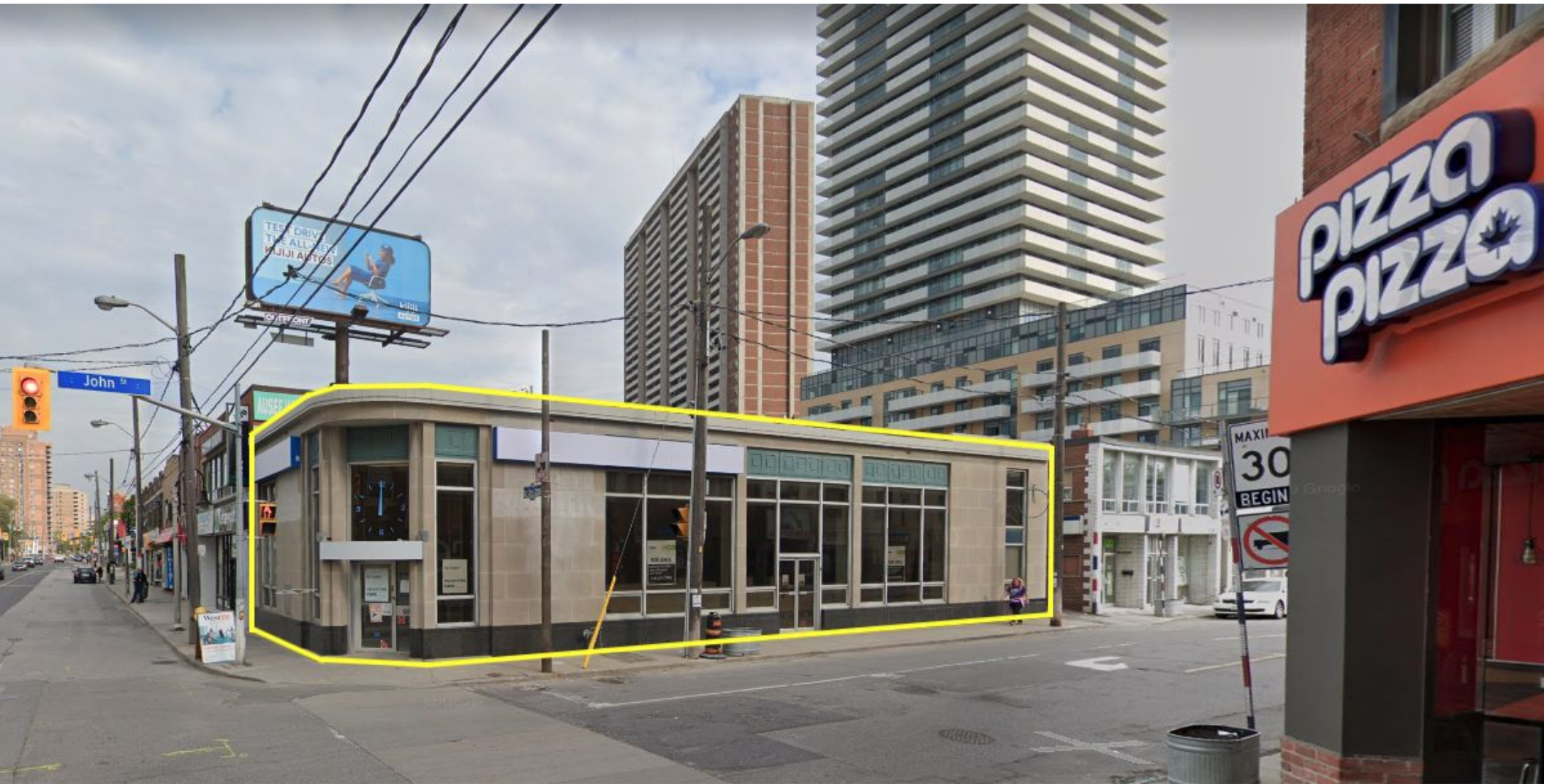


# FOR LEASE | PRIME CORNER RETAIL

## 1939 WESTON ROAD



METROPOLITAN  
COMMERCIAL



## PROPERTY OVERVIEW

Located in the heart of Weston Village, 1939 Weston Road presents a prime retail opportunity at the corner of Weston Road and John Street. The subject property is steps from the high traffic intersection of Lawrence Ave West & Weston Road.

The unit has excellent ceiling height on the main level and provides a fully finished basement and a 632 SF mezzanine level at no additional cost.

The property is in close proximity to the Weston Station, which is serviced by GO Transit's Kitchener line and the UP Express, providing quick access to Union Station and Pearson Airport.

Several large-scale developments are currently underway in various stages of development, including West 22 at Weston Common which will provide a community cultural hub dedicated to the arts and an outdoor space for community gatherings.

Zoning permits a variety of commercial uses.

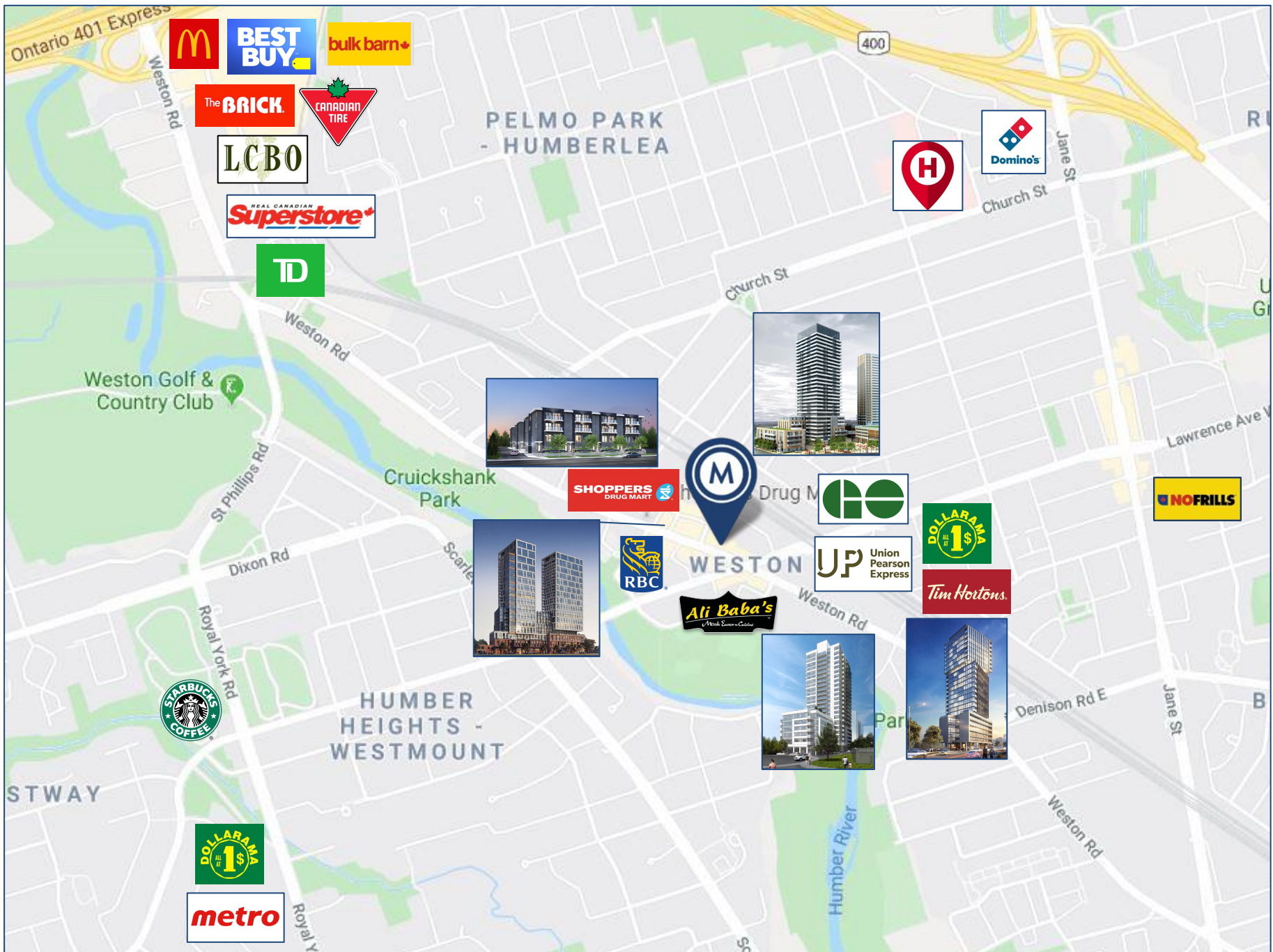
## DETAILS

<b>Floor Area</b>	2,778 SF Ground Floor + 632 SF Mezzanine 2,778 SF Basement
<b>Net Rent</b>	\$30.00/SF
<b>TMI</b>	\$10.00/SF
<b>Utilities</b>	Separately Metered Gas + Hydro + Water
<b>Possession</b>	Immediate
<b>Note</b>	Net Rent only applies to the ground floor. The mezzanine and basement are included at no additional cost.





AREA MAP



## AREA DEVELOPMENTS

### 1. WEST 22 AT WESTON COMMON

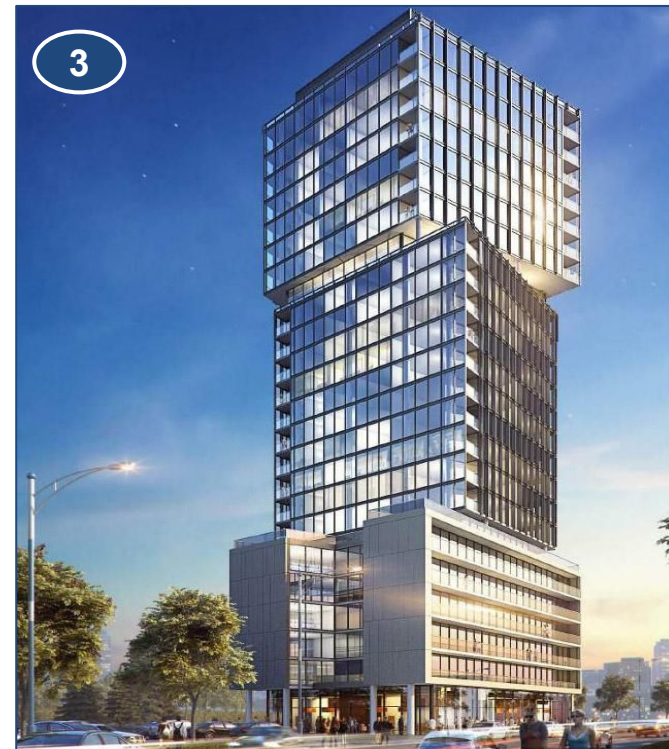
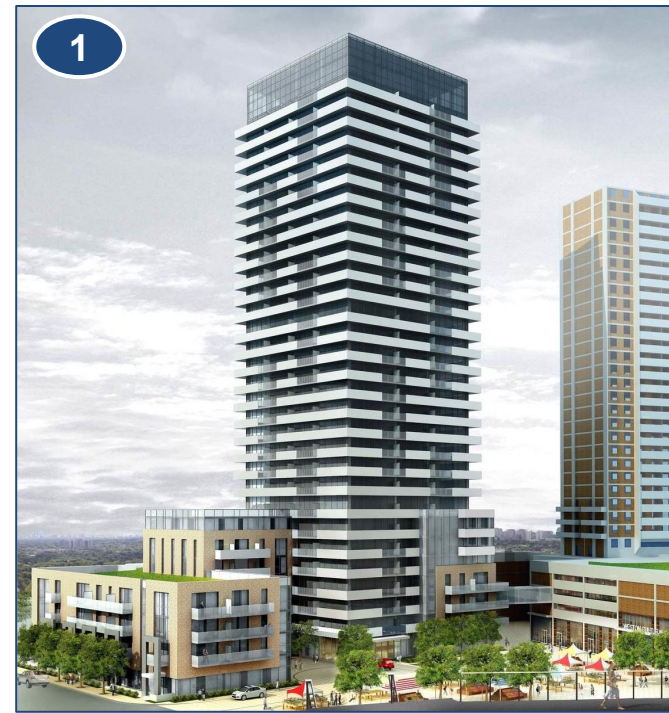
The project features 369 apartment units including, 26 live-work units for artists, an 8,200 SF community cultural hub dedicated to the arts, and an outdoor space for community gatherings. Hailed as one of the best examples of private and public partnership, the development was made possible through an innovative partnership between the City of Toronto, Artscape and The Rockport Group.

### 2. 1956 WESTON

The project is a proposed two-tower, 29-storey condominium complex at 1956 Weston Road in Toronto, designed by Graziani + Corazza Architects for Weston Asset Management that will total 592 Units upon completion.

### 3. 1695 WESTON

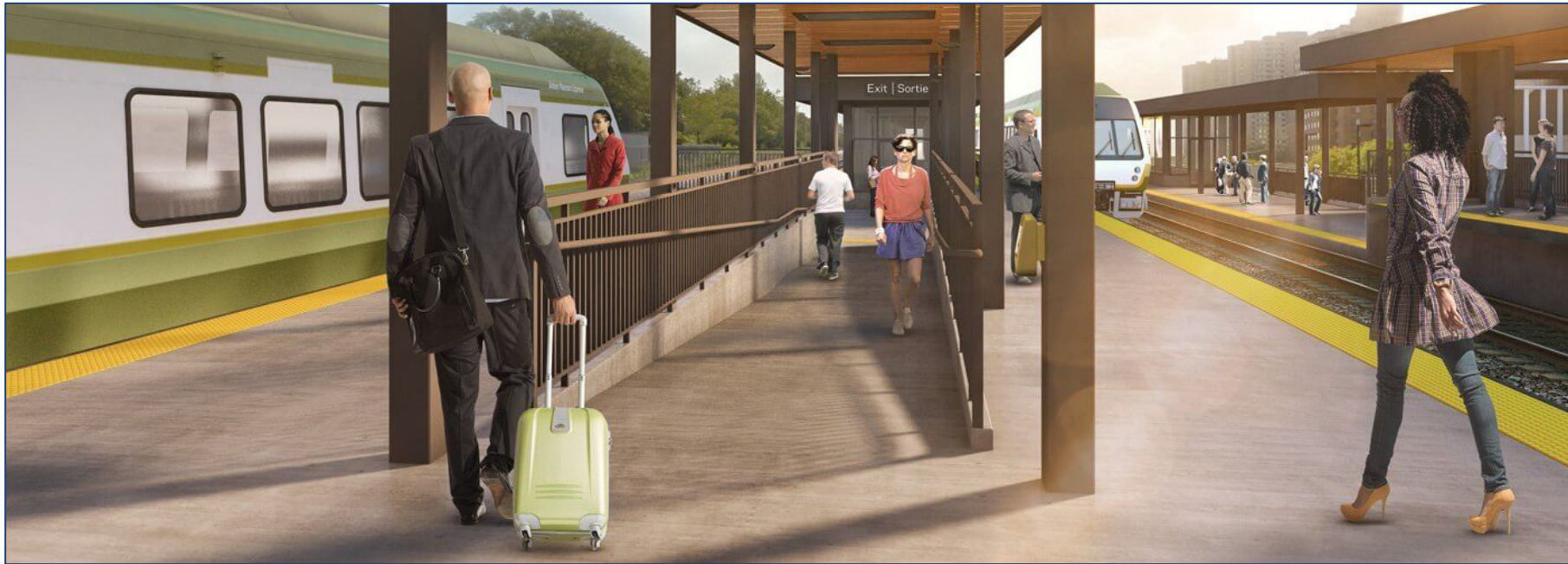
1695 Weston Road is a pre-construction condominium under development by Old Stonehenge in Toronto. Proposed as a 25-storey building with both a podium and a tower element, this project will create a distinct point on the skyline and will have 240 units upon completion.



1939 WESTON ROAD | FOR LEASE



NEIGHBOURING DEVELOPMENT



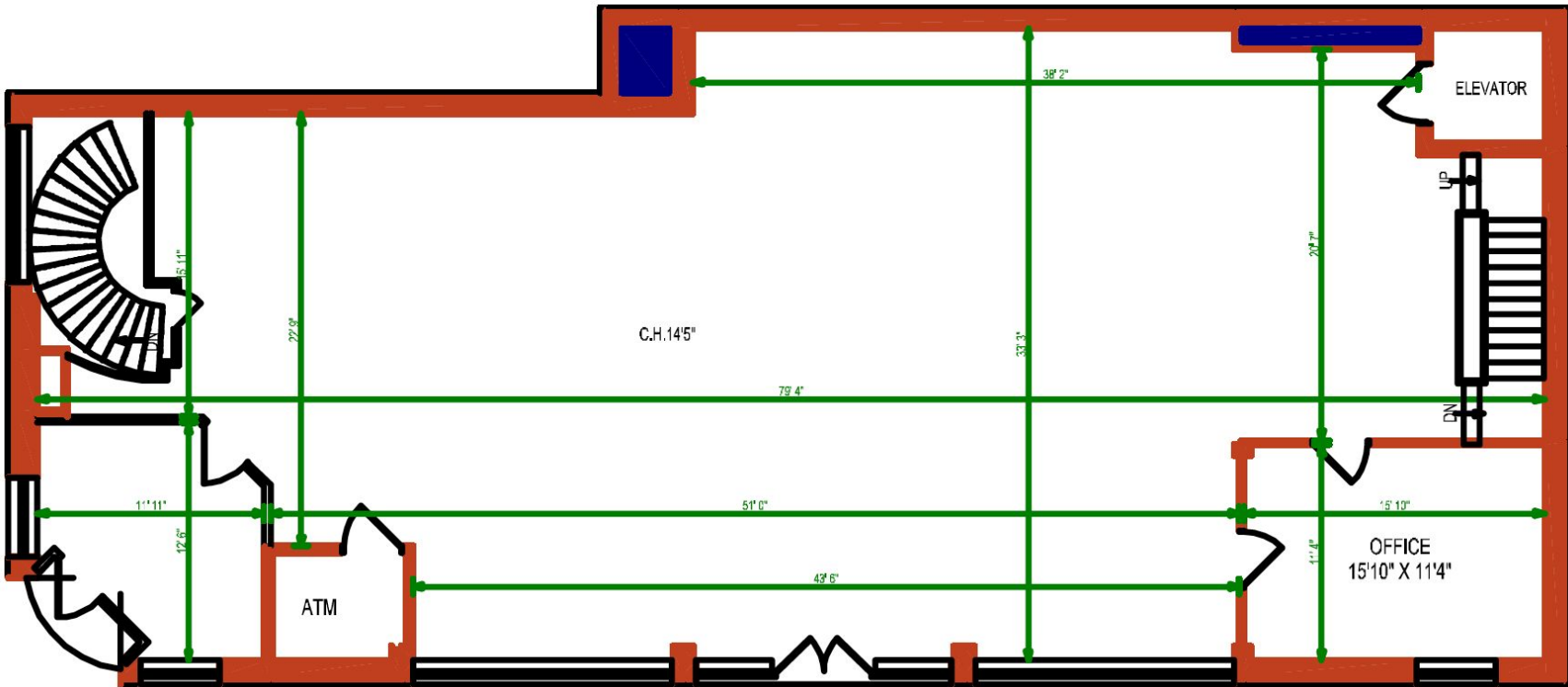
## UNION-PEARSON EXPRESS & GO TRAIN TERMINAL

1939 Weston Road is a five-minute walk from one of the city's most convenient transportation hubs - Weston Station. The station is one of only four stops on the Union-Pearson Express line. The Union Pearson Express is an airport rail link running between Union Station in Downtown Toronto and Toronto Pearson International Airport. The UP Express travels between Union and Pearson in 25 minutes departing every 15 minutes, seven days a week. At the launch announcement, it was stated that the UP Express is projected to carry 2.35 million passengers annually. The other three stops are Pearson Airport (11 minute ride from Weston Station), Bloor Station (6 minute ride from Weston Station) and Union Station (11 minute ride from Weston Station).

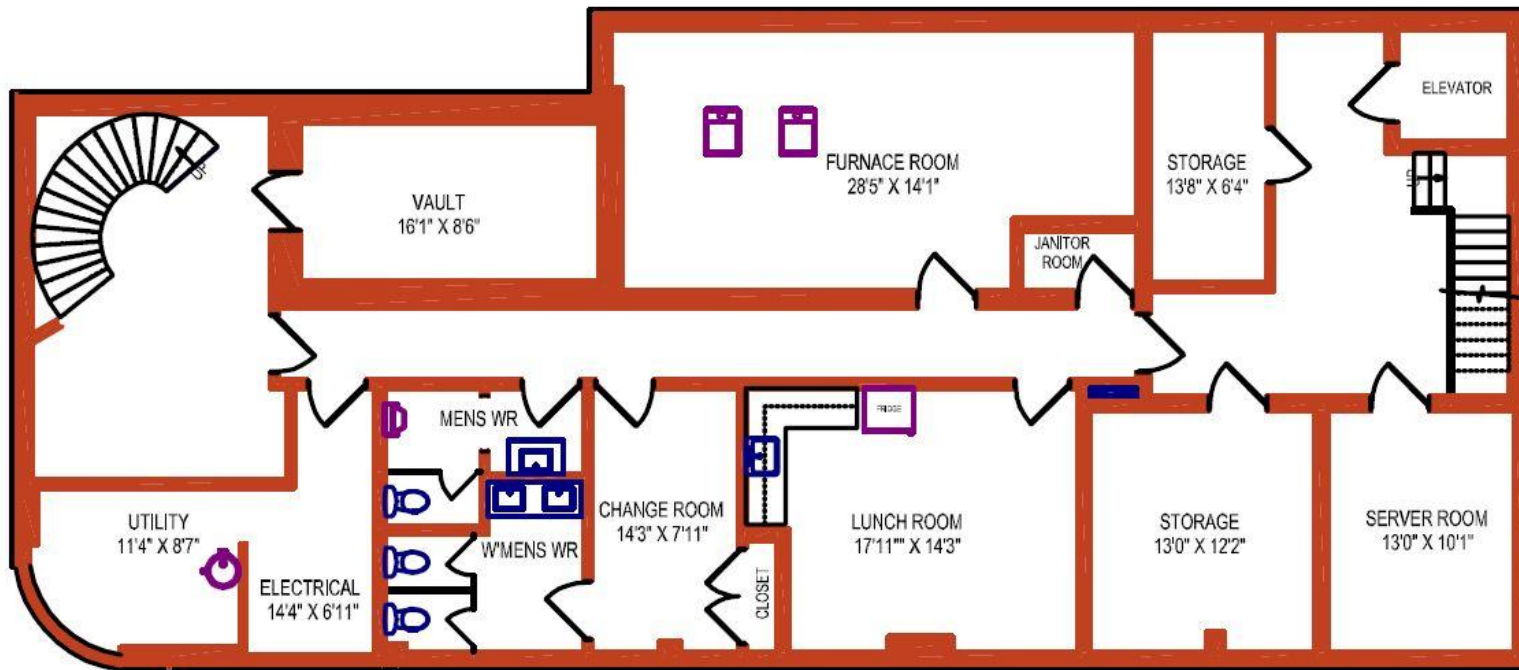
In addition to being a key stop on the Union-Pearson Express line, Weston Station also houses a stop on the GO Transit's Kitchener Train Line. Kitchener is one of the seven train lines of the GO Transit system in the GTA. It extends from Union Station in Toronto to Kitchener, though most trains originate and terminate in Brampton in off-peak hours.

Metrolinx is currently undertaking major improvements to Weston Station that include a new rail platform with enhanced safety features, fully accessible connection to new and existing platforms, and improvements to station signage and landscaping.

# GROUND FLOOR



## LOWER LEVEL



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CONTACT:

**Urban Commercial** Advisory Group

**Amir** Nourbakhsh\*      416.703.6621 x 252      [amir@metcomrealty.com](mailto:amir@metcomrealty.com)

**Jesse** Roth\*      416.703.6621 x 243      [jesse.roth@metcomrealty.com](mailto:jesse.roth@metcomrealty.com)

\*Sales Representative