

**SHORT-TERM
LEASE**



112 AVENUE ROAD, YORKVILLE
PREMIUM SPACE FOR LEASE

PROPERTY DETAILS

112 Avenue Road is a rare short-term leasing opportunity within a historic Victorian 4-level professional office building with excellent frontage & signage exposure on Avenue Road. The subject property is steps from Yorkville, Canada's most prestigious shopping district.

Neighbouring tenants include Whole Foods, Ferrari, Equinox Fitness, TNT, Sotto Sotto, & more! The area is undergoing significant residential & commercial intensification.

There are hardwood floors throughout with generous open floor plates. There is a private exclusive-use west facing rear patio built-out with a functional stone waterfall.

Excellent for a variety of professional office uses.

LOCATION	South of Davenport Road on the West side of Avenue Road.
BUILDING DETAILS	2nd + 3rd Floor 2,262 SF
RENTAL RATE	Negotiable
ADDITIONAL RENT	Proportionate Share of Utilities + HST
TERM	6 to 36 months
POSSESSION	Immediate



DEMOGRAPHICS & ACTIVE DEVELOPMENTS IN THE AREA

#	DEVELOPMENT	# OF UNITS	COMPLETION YEAR
1	1 BLOOR ST	416	2023
2	8 CUMBERLAND ST	356	2022
3	33 YORKVILLE AVE	1033	2022
4	181 BEDFORD RD	283	2021
5	420 DUPONT ST	216	2021
6	346 DAVENPORT RD	31	2021
7	281 AVENUE RD	39	2020
8	155 AVENUE RD	67	2019
9	200 CUMBERLAND ST	320	2019
10	1 YORKVILLE AVE	555	2019



310,174
Population

+15.3%
Population
10Yr Growth



\$143,011
Average
Household
Income



9,546
Pedestrian
Foot Traffic



55,569
Vehicular
Traffic



AREA OVERVIEW

112 Avenue Road is situated at the border of the Annex and Yorkville Village, Canada's most prestigious shopping district. Home to exclusive restaurants, boutiques, art galleries, amenities and entertainment, the node defines luxury living in Toronto. Besides being a retail mecca, Yorkville is lined with beautiful streets and gracious history homes, mature trees and perfect little parks.

RESTAURANTS & BARS

Yorkville is home to many of Toronto's highest-rated restaurants including:

- Alo Bar
- Buca
- Cafe Boulud
- Chabrol
- Cibo
- Estia
- Joso's
- Sassafras
- Kasamoto
- Yamato
- Sofia
- ONE
- STK
- Blu
- Trattoria Nervosa



HEALTH & LIFESTYLE

Equinox is Yorkville's premier fitness destination featuring cutting-edge facilities. Head to Whole Foods afterwards for some healthy snacks.

For those who are more adventurous there is a Crossfit located at the corner of Davenport and Avenue Road.

SHOPPING

From designer boutiques carrying the latest fashion trends, to high-end galleries and antique shops, Yorkville is a must-shop for residents and tourists alike!



PROMINENT PUBLIC TRANSIT



DISTANCE TO ST. GEORGE, BAY
OR MUSEUM TTC SUBWAY
STATIONS

**APPROXIMATELY 750M
9 MINUTE WALK**



TTC BUS ACCESS

5 AVENUE ROAD | 6 BAY

BLOOR DANFORTH LINE

YONGE &
UNIVERSITY LINE

SPADINA RD

SPADINA
STATION

ST GEORGE
STATION

BLOOR ST W

ST GEORGE ST

TRANBY AVE

5 AVENUE ROAD BUS



AVENUE RD

DAVENPORT RD

6 BAY BUS

FLOOR PLANS

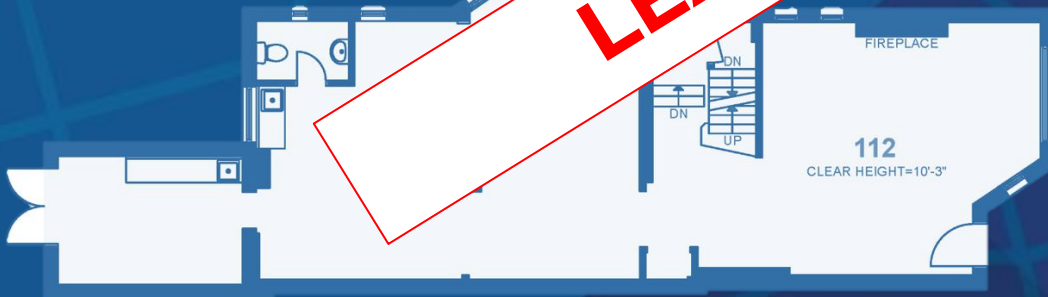
BASEMENT

- 865 SF
- 7.0' CEILINGS



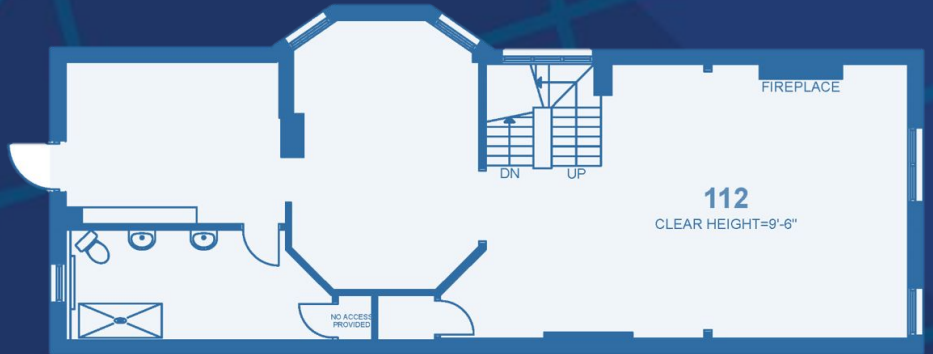
FIRST FLOOR

- 1,286 SF
- 10.3' CEILINGS



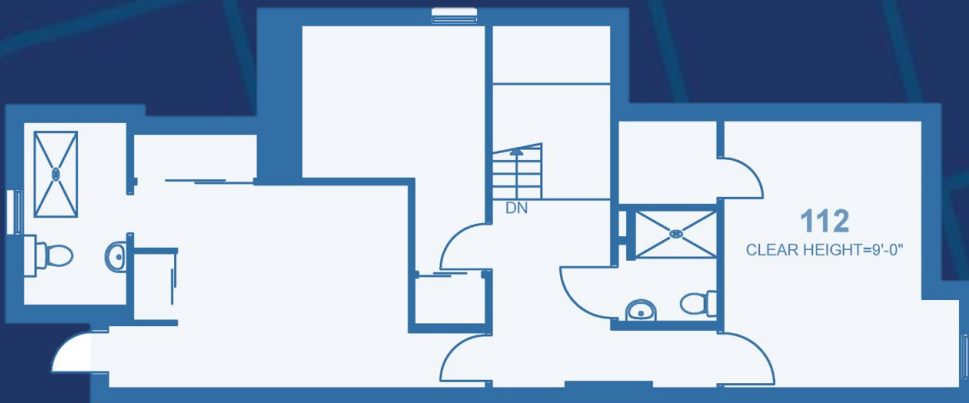
SECOND FLOOR

- 1,173 SF
- 9.6' CEILINGS



THIRD FLOOR

- 1,089 SF
- 9.0' CEILINGS





112 AVENUE ROAD



**METROPOLITAN
COMMERCIAL**

AMIR NOURBAKHSH

Managing Director,
Sales Representative
647.262.4757
amir@metcomrealty.com

JESSE ROTH

Vice President,
Sales Representative
647.289.0244
jesse@metcomrealty.com