

# 1670 Bayview Avenue



1670 Bayview Avenue, Toronto, ON, M4G 3C2



## 1670 Bayview Avenue

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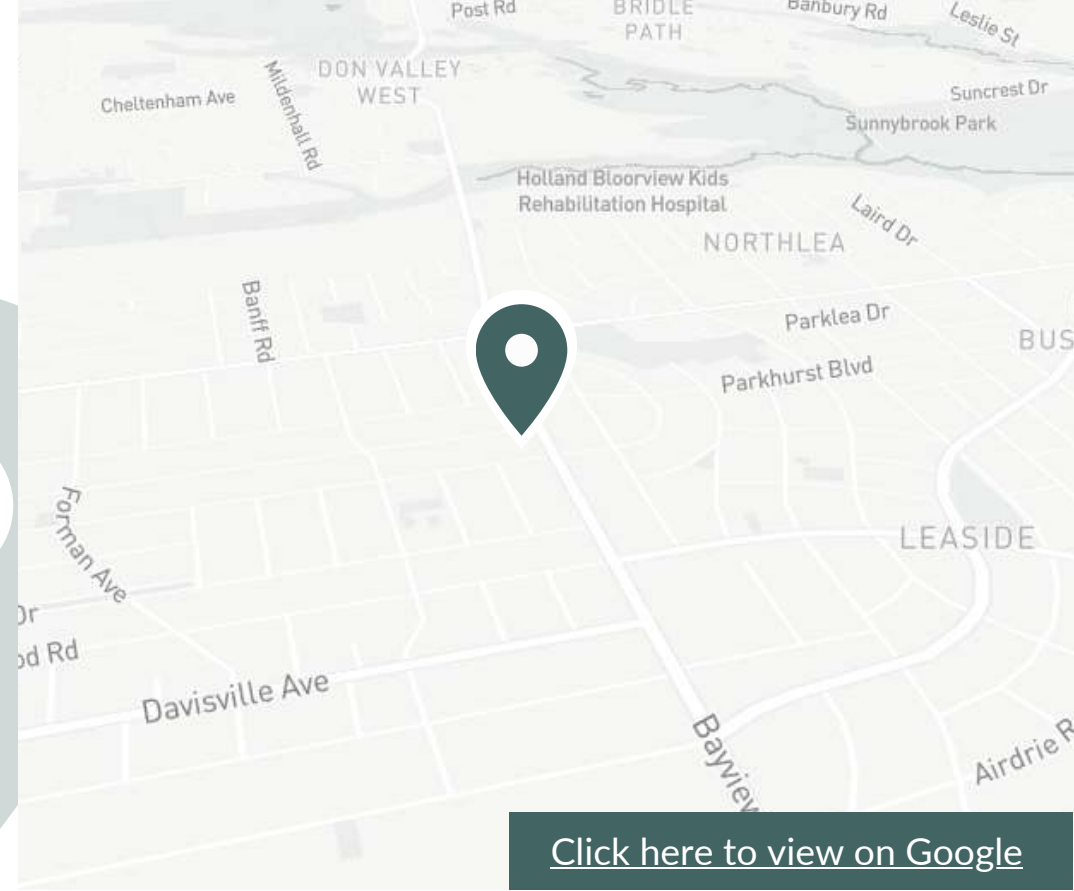
Situated northeast of Toronto's downtown core is Leaside, one of the city's most popular neighbourhoods. 1670 Bayview Avenue is a modern office tower home to multiple medical and professional offices. This mixed-used building offers **four levels of professional office space above a Bank of Montreal**, and is surrounded by eccentric shops and a wide variety of amenities. It caters to a diverse, family-oriented community of over **230,000 households within a five-kilometre radius**, with an average household income of **\$201,342**



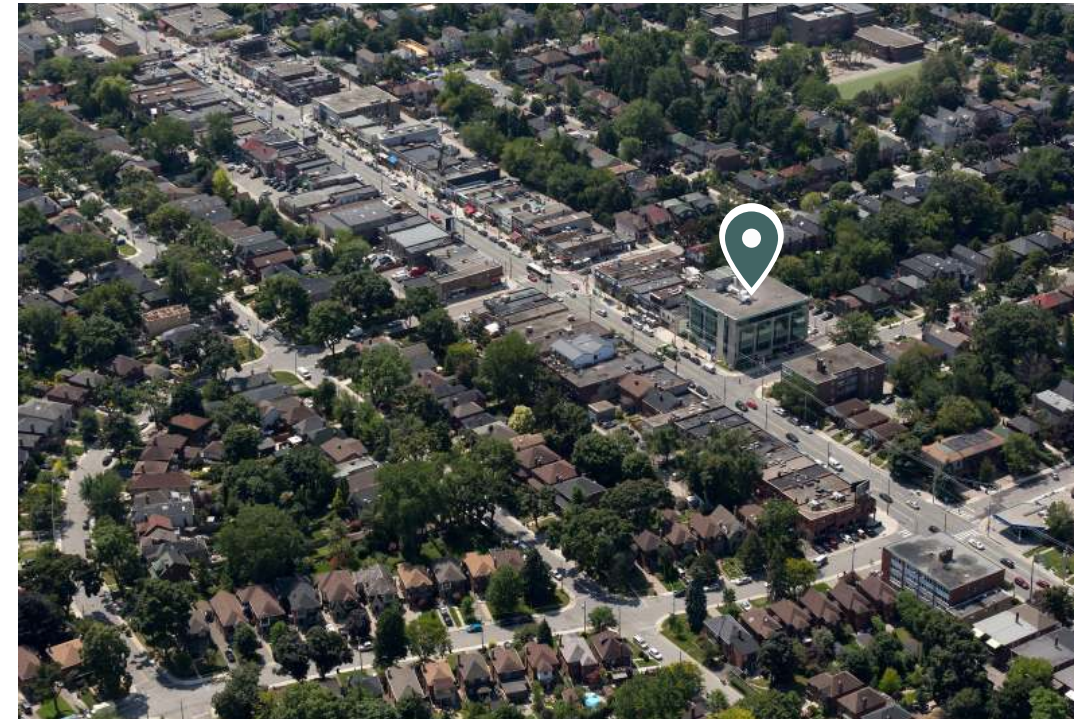
# About the Location

1670 Bayview Avenue is prominently situated in the heart of Toronto's highly populated Leaside neighbourhood. It features a number of essential amenities in the immediate area, including Metro, Shoppers Drug Mart, Valu-mart, Toronto Public Library, and the LCBO. It is less than a 5-minute drive to a number of schools, including Leaside High School and Greenwood College School.

It is easily accessible by car, public transit and walking, with exposure to over 33,000 vehicles per day and a very high walk score. Just a 15-minute drive from the Don Valley Parkway and a 10-minute drive from Highway 401, it is the perfect location for commuters and Leaside locals alike.



[Click here to view on Google](#)



# Neighborhood Features



15-MINUTE DRIVE TO DON VALLEY PARKWAY



10-MINUTE DRIVE TO HWY 401



15-MINUTE DRIVE TO DOWNTOWN TORONTO



Nearest Bus line  
11 Bayview Ave - 400m



Nearest Rail line  
Yonge-University Subway Line - 1.8km



On-site parking



Population (5km)  
502,407



Household Income (5km)  
\$201,342



Households (5km)  
230,391



Walk Score  
98



Transit Score  
70



Bike Score  
70



Traffic count  
33,050 (ADDT)

## Notable amenities and tenants



LCBO



metro



Tim Hortons

# Notable Locations

**metro**

Leaside High School

Eglinton Ave E

Bayview Ave

**tpl** toronto public library

1670 Bayview Ave

**SHOPPERS**  
DRUG MART

Maurice Cody Jr. Public School

Maurice Cody Community Centre

**LCBO**

**DOLLARAMA**

**valu-mart**

Mt Pleasant Rd

Hodgson Middle School

Davisville Ave

Greenwood College School

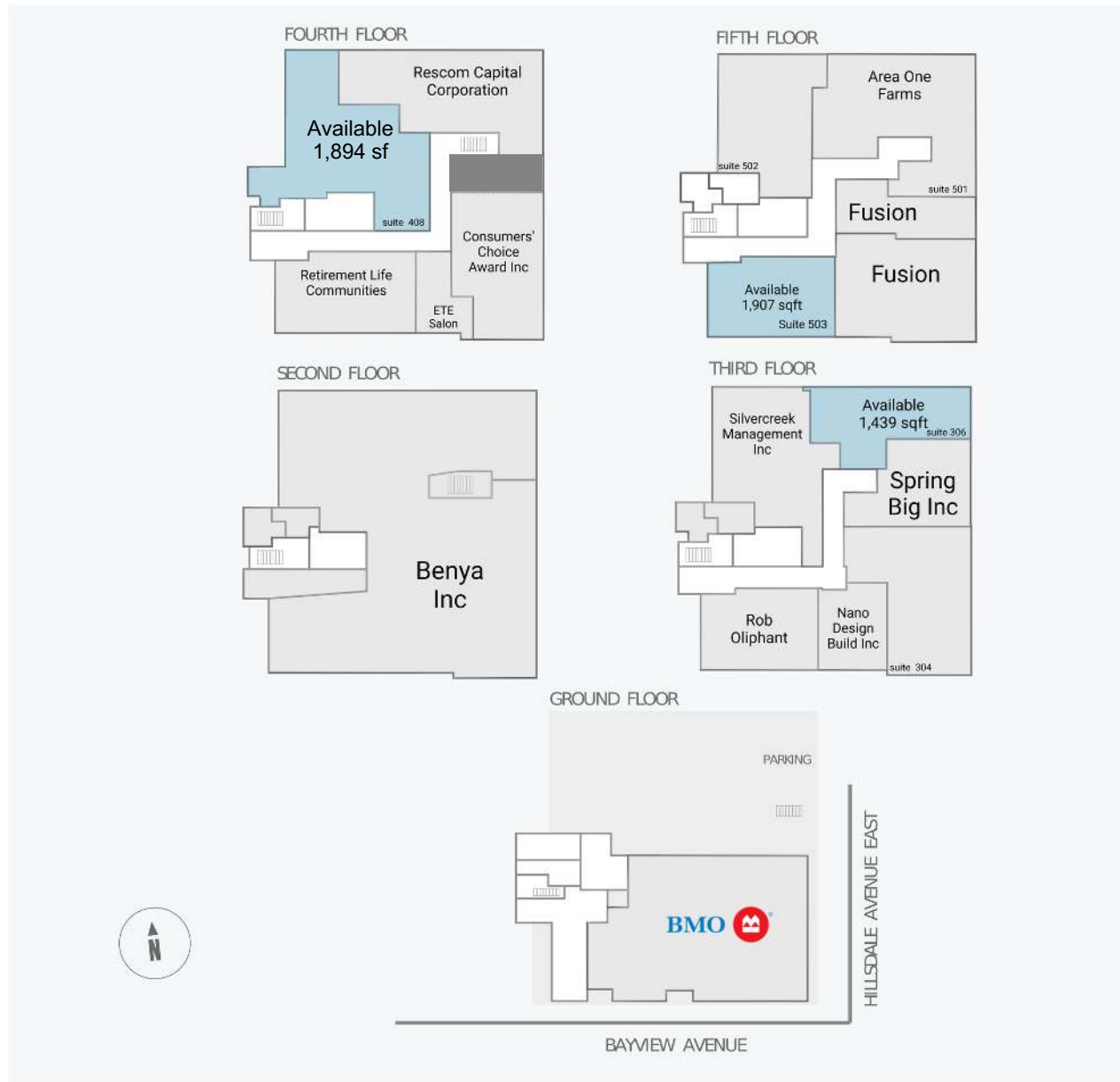


# Leasing Opportunities

Rental Rates: upon request

Suite Number	Unit Number	Floor	SF	*Additional Rent (PSF)	Availability
306	AO3001A	3	1,439 sf	\$23.28	Immediately Available
408	AO4006A	4	1,894 sf	\$23.28	Immediately Available
503	AO5001A	5	1,907 sf	\$23.28	Immediately Available

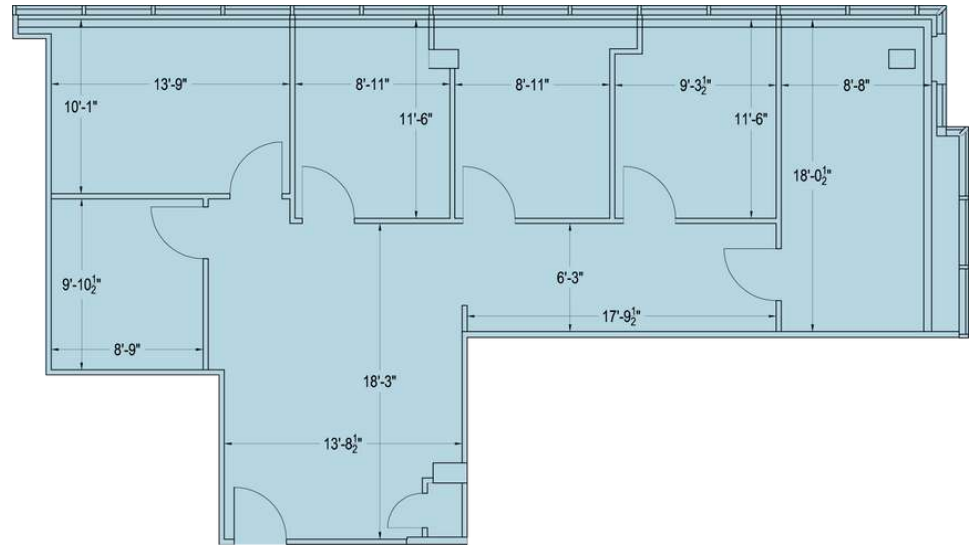
# Site Plan



# Suite 306

1,439 SF

<b>Floor</b>	3
<b>Unit Number</b>	AO3001A
<b>Additional Rent (psf)*</b>	\$23.28
<b>Availability</b>	Immediately
<b>Additional Information</b>	Built out office with kitchenette

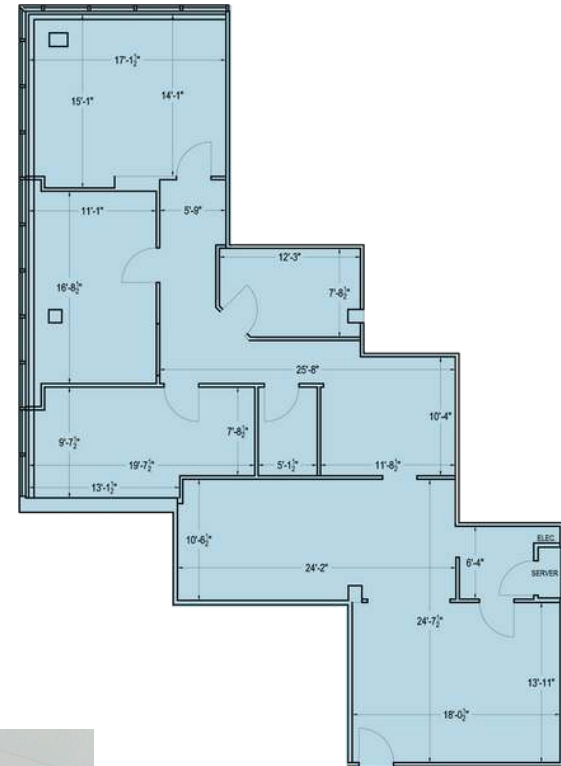




# Suite 408

1,894 SF

<b>Floor</b>	4
<b>Unit Number</b>	AO4006A
<b>Additional Rent (psf)*</b>	\$23.28
<b>Availability</b>	Immediately Available
<b>Additional Information</b>	Built out Office

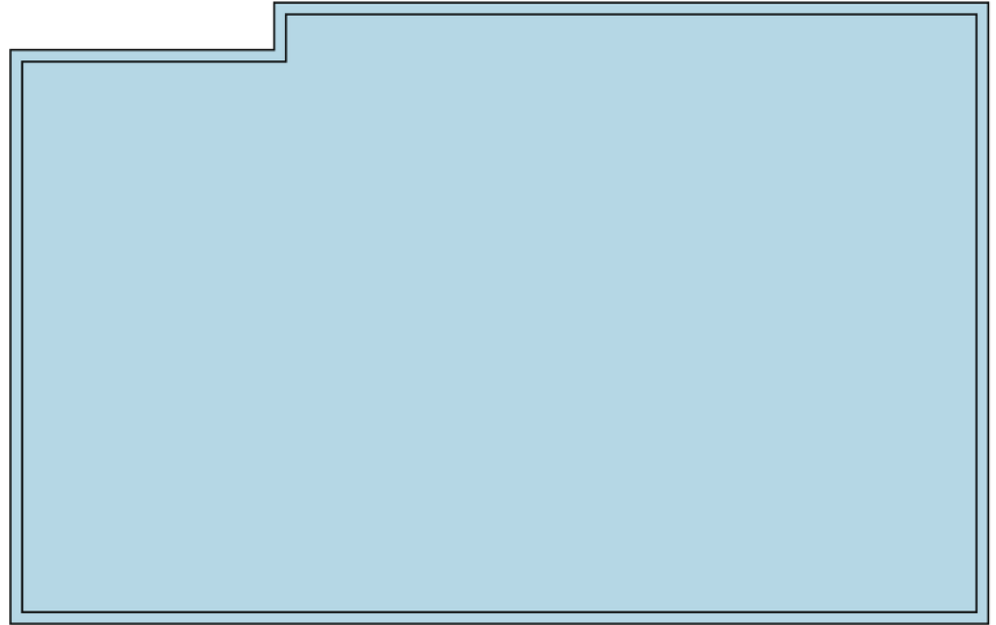


\*Rendered Floor

# Suite 503

1,907 sf

<b>Floor</b>	5
<b>Unit Number</b>	AO5001A
<b>Additional Rent (psf)*</b>	\$23.28
<b>Availability</b>	Immediately Available
<b>Additional Information</b>	Built out office space with ability to demise.





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