

1670 Bayview Avenue



1670 Bayview Avenue, Toronto, ON, M4G 3C2



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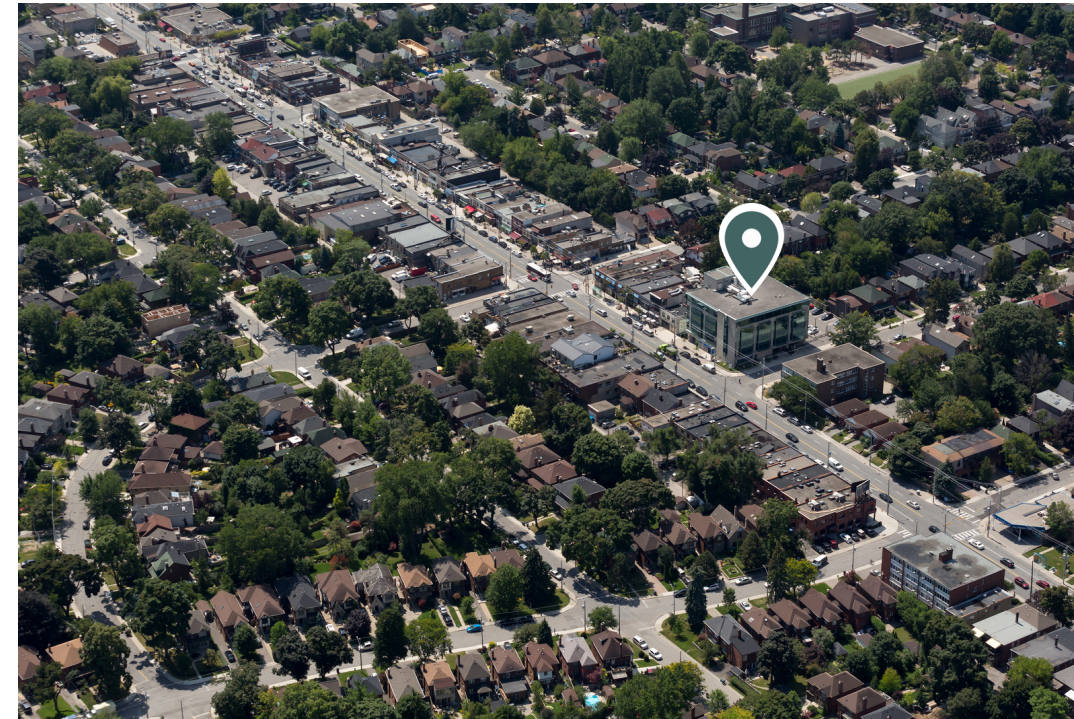
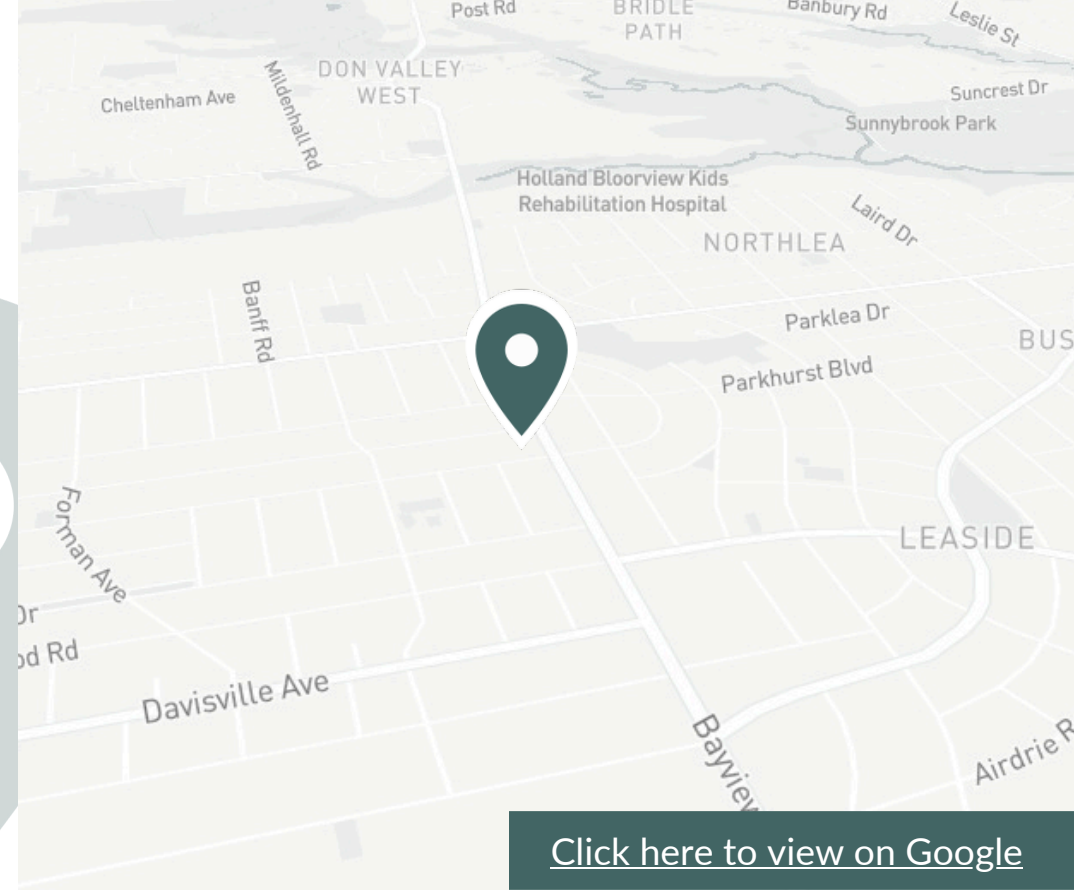
Situated northeast of Toronto's downtown core is Leaside, one of the city's most popular neighbourhoods. 1670 Bayview Avenue is a modern office tower home to multiple medical and professional offices. This mixed-used building offers **four levels of professional office space above a Bank of Montreal**, 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.



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

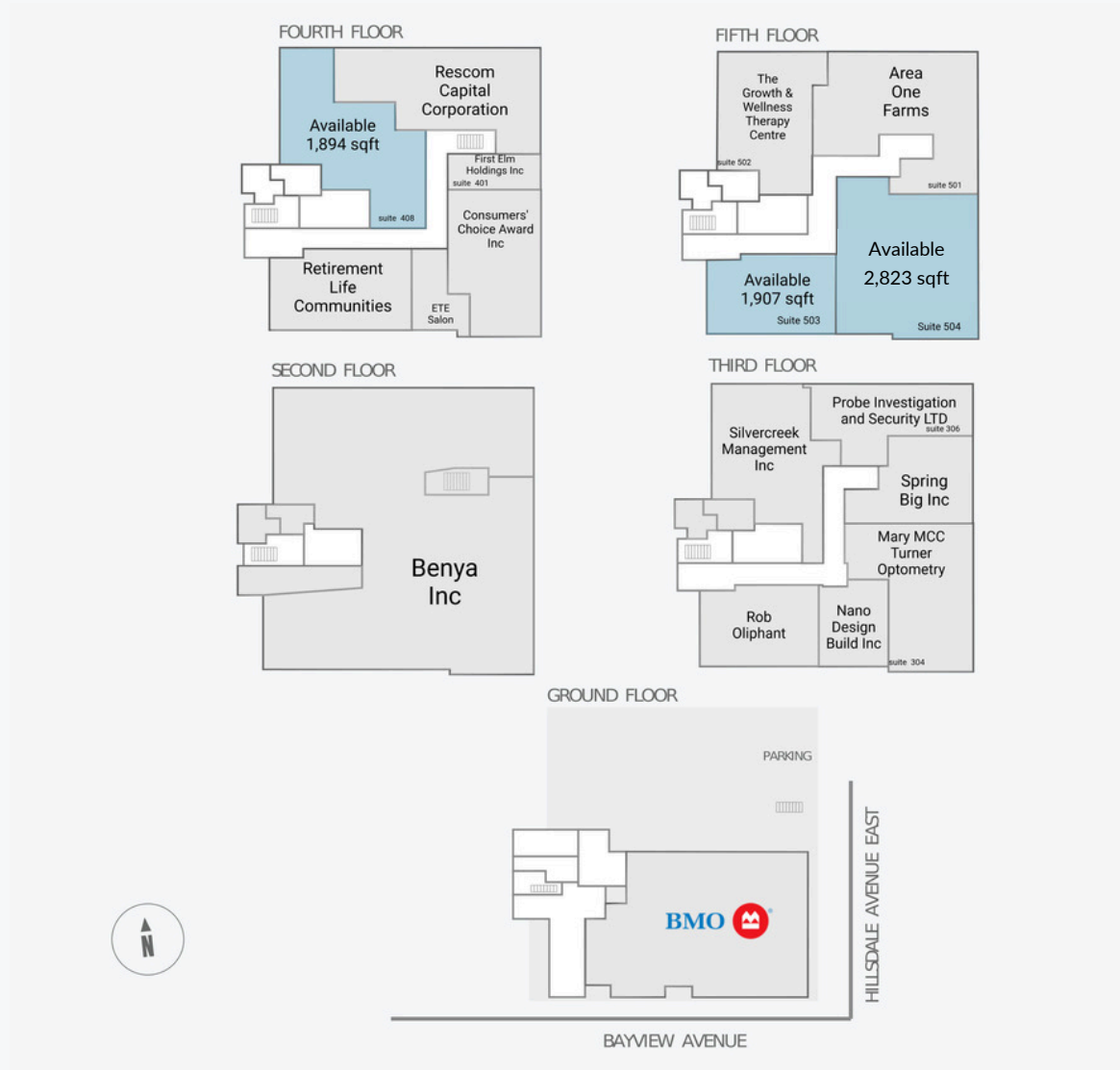


Leasing Opportunities

Rental Rates: upon request

Suite Number	Unit Number	Floor	SF	*Additional Rent (PSF)	Availability
408	AO4006A	4	1,894 sf	\$23.28	Immediately Available
503	AO5001A	5	1,907 sf	\$23.28	Immediately Available
504	AO5002A	5	2,823 sf	\$23.28	Immediately Available

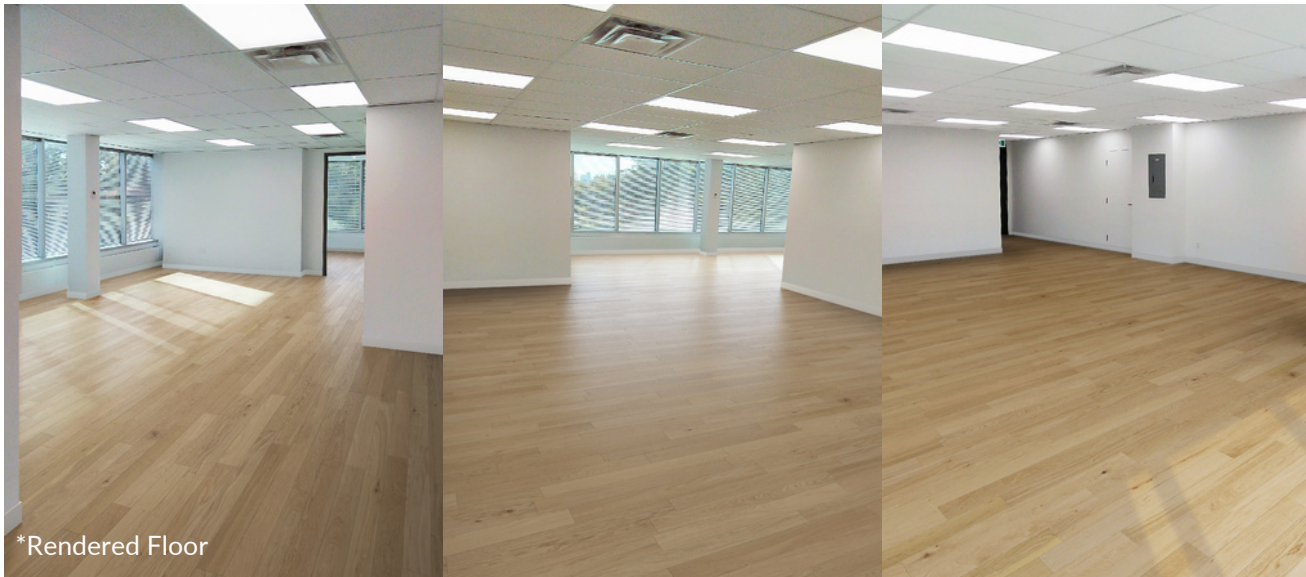
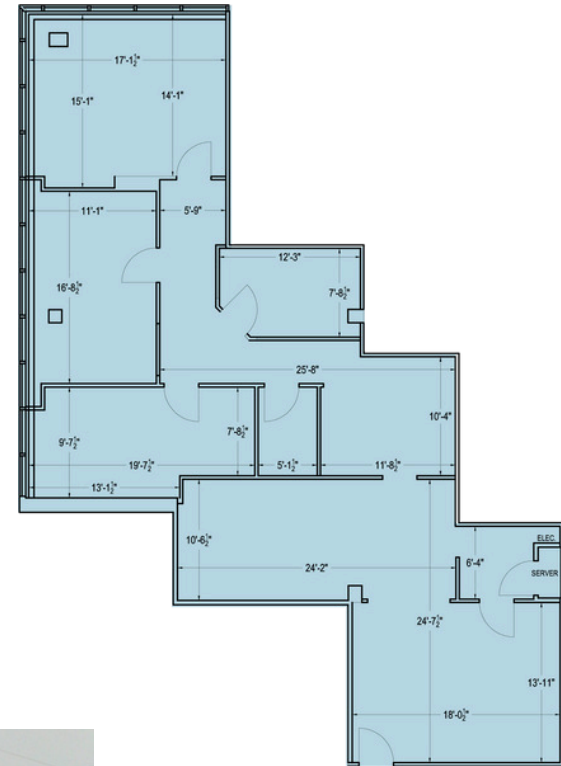
Site Plan



Suite 408

1,894 SF

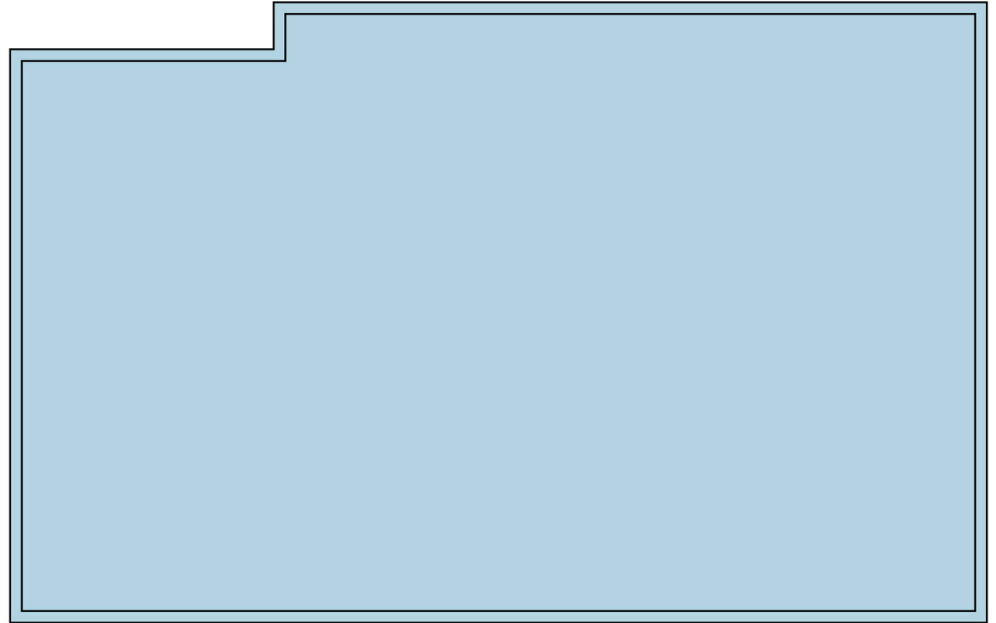
Floor	4
Unit Number	AO4006A
Additional Rent (psf)*	\$23.28
Availability	Immediately Available
Additional Information	Built out Office



Suite 503

1,907 sf

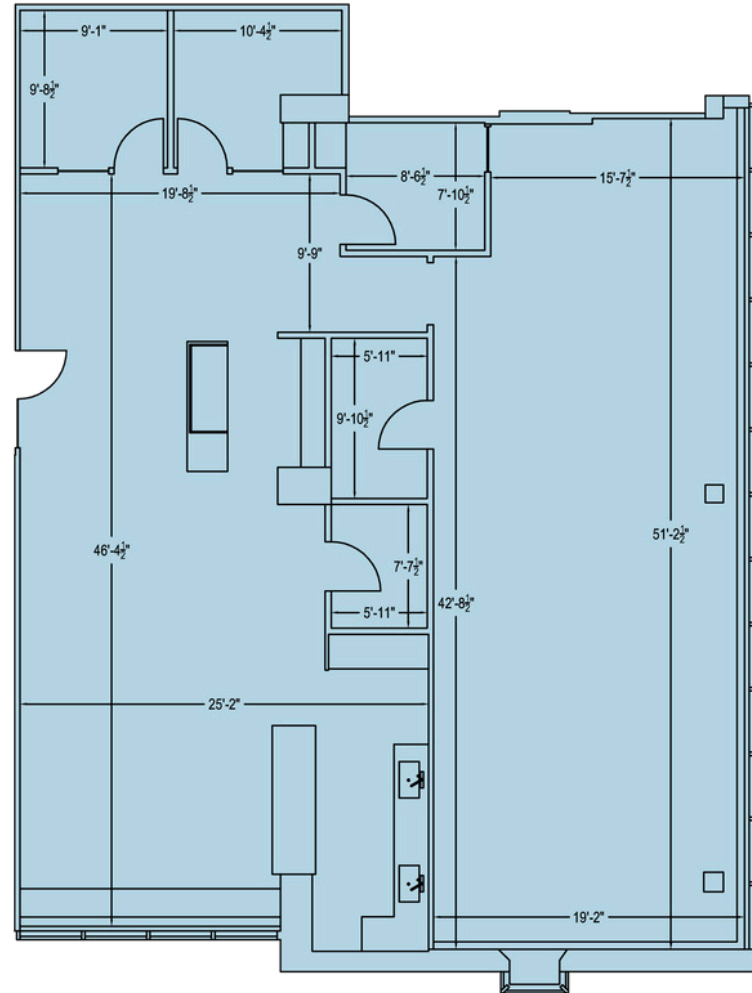
Floor	5
Unit Number	AO5001A
Additional Rent (psf)*	\$23.28
Availability	Immediately Available
Additional Information	Built out office space with ability to demise.



Suite 504

2,823 sf

Floor	5
Unit Number	AO5002A
Additional Rent (psf)*	\$23.28
Availability	Immediately Available
Additional Information	Built out office space





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