

1670 Bayview Avenue

1670 Bayview Avenue, Toronto, ON, M4G 3C2



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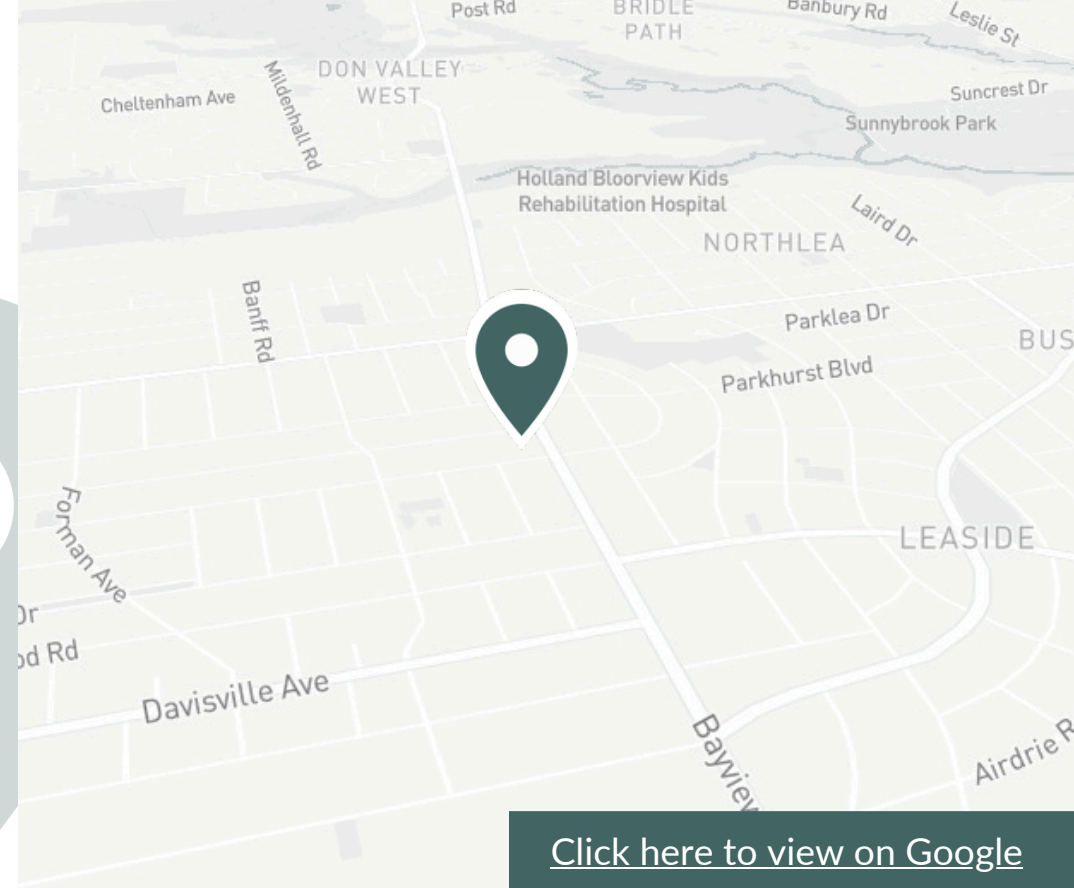
Situated northeast of Toronto's downtown core is Leaside, one of the city's most popular neighbourhoods. 1670 Bayview Avenue is a modern office tower home to multiple medical and professional offices. This mixed-used building offers **four levels of professional office space above a Bank of Montreal**,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



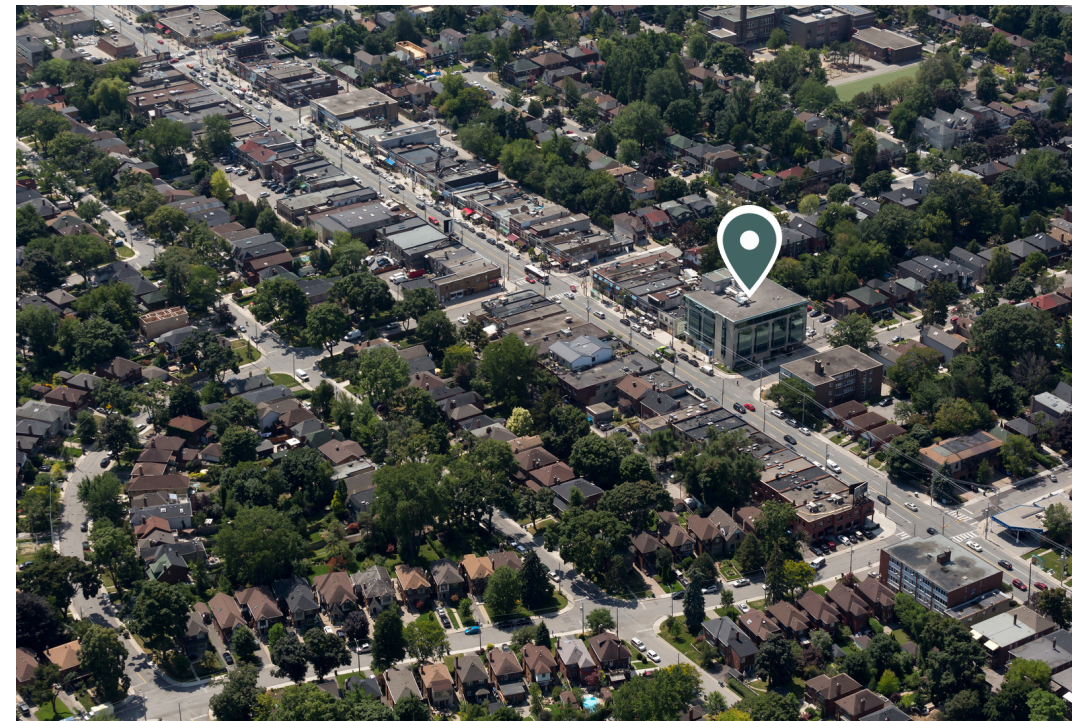
About the Location

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.



[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



tpl • toronto public library

Tim Hortons

Notable Locations



metro

Eglinton Ave E

Leaside High School

Bayview Ave

1670 Bayview Ave

Maurice Cody Jr.
Public School

Maurice Cody
Community Centre

LCBO

Hodgson Middle
School

Greenwood College
School

tpl • toronto
public library

SHOPPERS
DRUG MART

DOLLARAMA

valu-mart

Mt Pleasant Rd

Davisville Ave

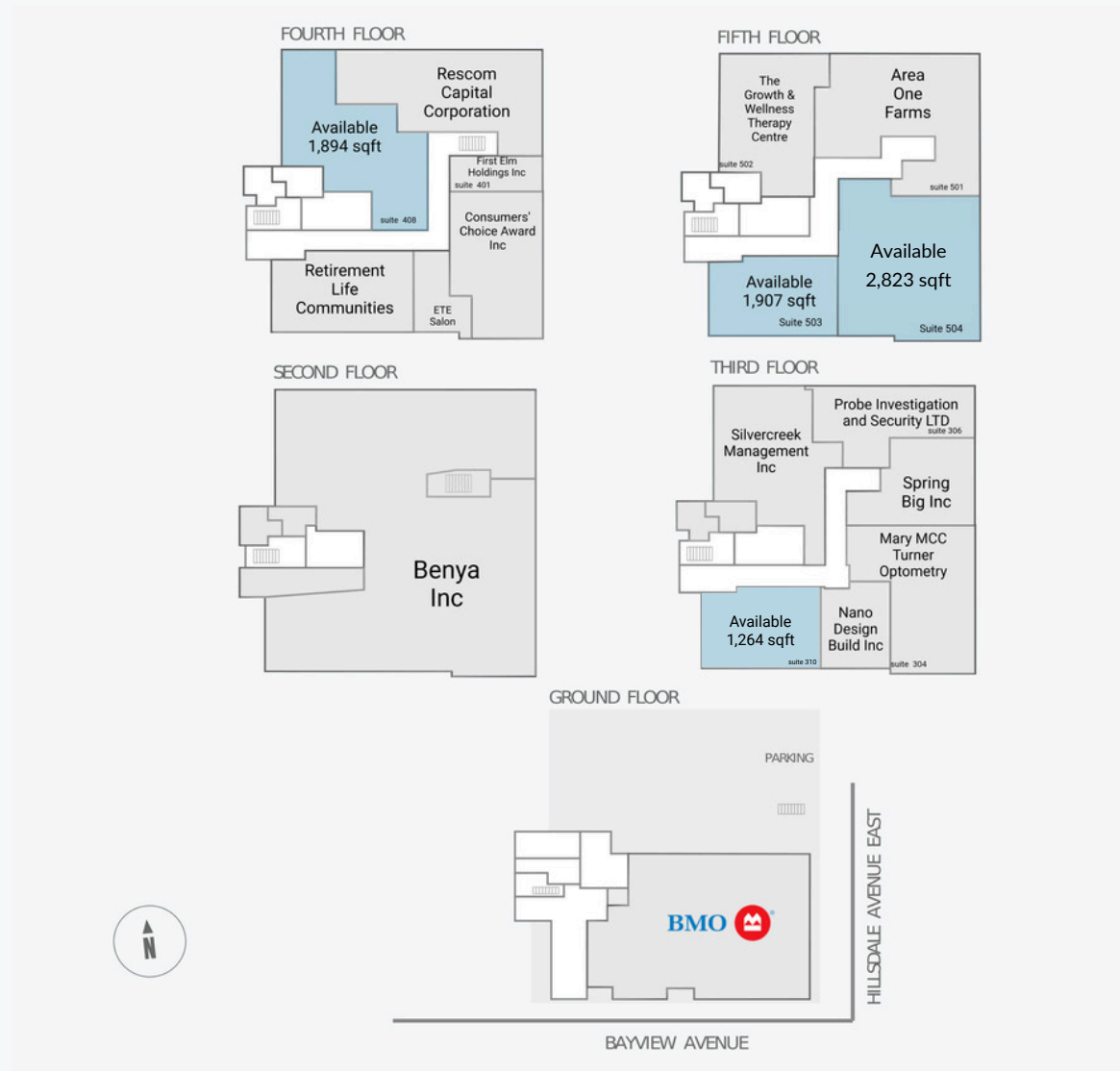
Leasing Opportunities

Rental Rates: upon request

| Suite Number | Unit Number | Floor | SF | *Additional Rent (PSF) | Availability |
|--------------|----------------------|-------|----------|------------------------|-----------------------|
| 310 | AO3005A | 3 | 1,264 sf | \$25.90 | Immediately Available |
| 408 | AO4006A | 4 | 1,894 sf | \$25.90 | Immediately Available |
| 503 | AO5004A | 5 | 1,907 sf | \$25.90 | Immediately Available |
| 504 | AO5002A & AO5003A | 5 | 2,823 sf | \$25.90 | Immediately Available |

*2026 estimates

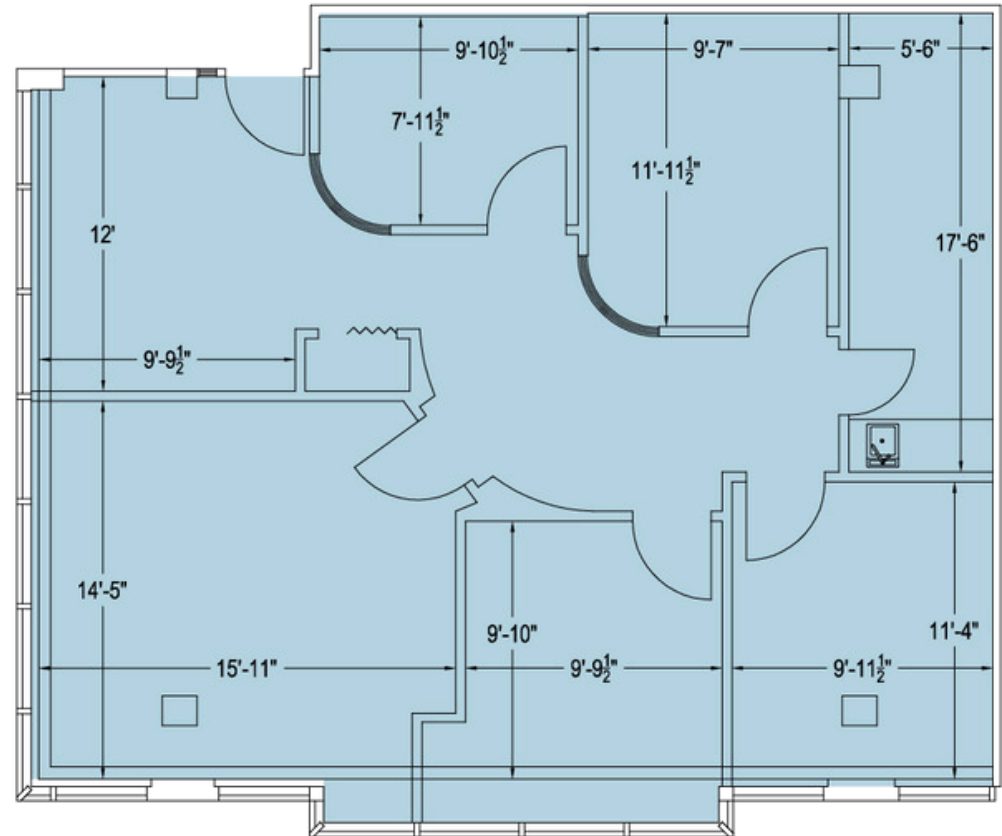
Site Plan



Suite 310

1,264 SF

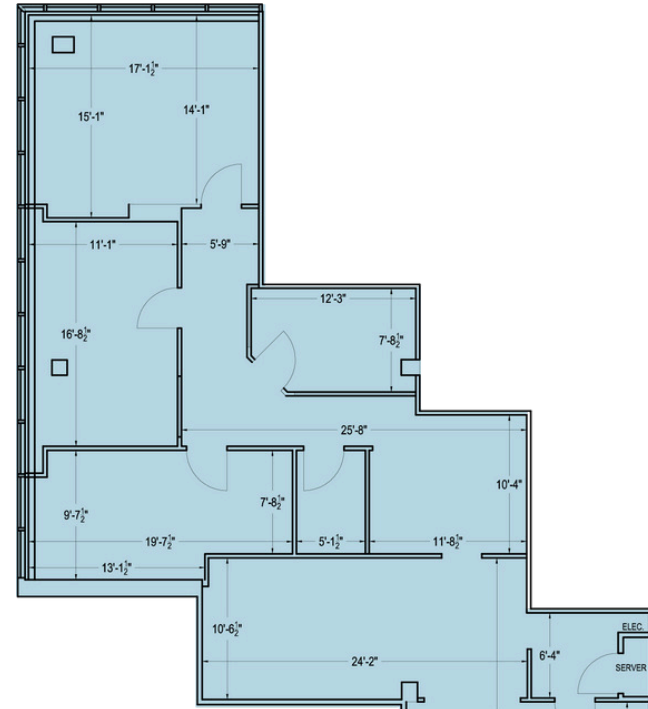
| | |
|------------------------|-----------------------|
| Floor | 3 |
| Unit Number | AO3005A |
| Additional Rent (psf)* | \$25.90 |
| Availability | Immediately Available |



Suite 408

1,894 SF

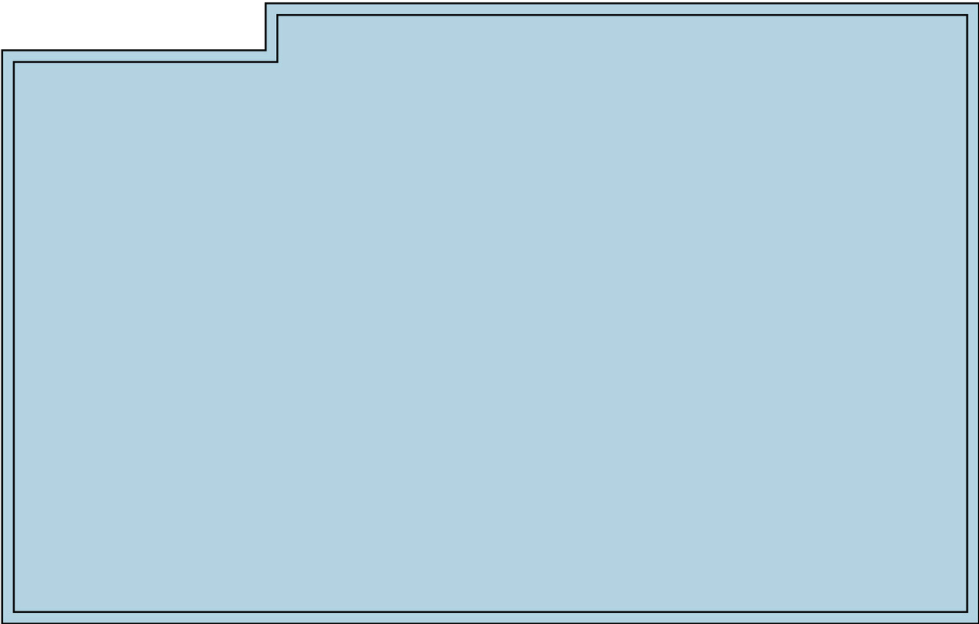
| | |
|------------------------|-----------------------|
| Floor | 4 |
| Unit Number | AO4006A |
| Additional Rent (psf)* | \$25.90 |
| Availability | Immediately Available |
| Additional Information | Built out Office |



Suite 503

1,464 sf

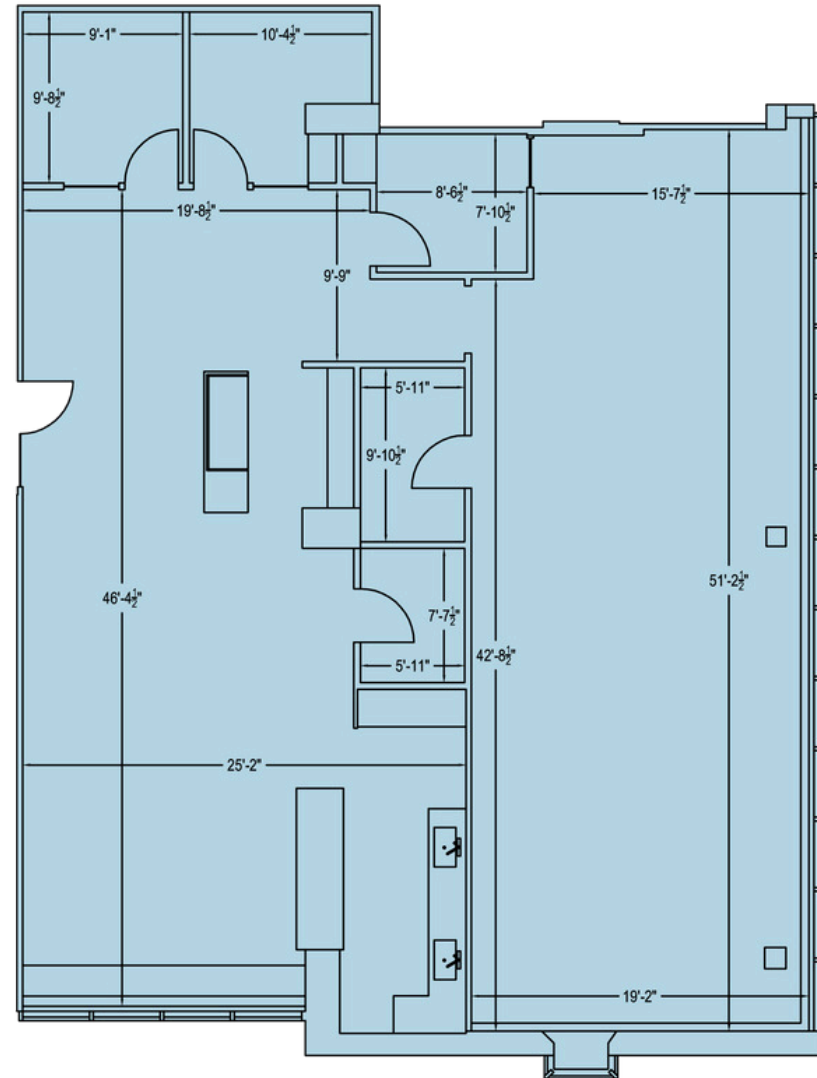
| | |
|------------------------|---|
| Floor | 5 |
| Unit Number | AO5004A |
| Additional Rent (psf)* | \$25.90 |
| Availability | Immediately Available |
| Additional Information | Built out office space with ability to demise |



Suite 504

2,823 sf

| | |
|-------------------------------|------------------------|
| Floor | 5 |
| Unit Number | AO5002A & AO5003A |
| Additional Rent (psf)* | \$25.90 |
| Availability | Immediately Available |
| Additional Information | Built out office space |





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