

1670 Bayview Avenue



1670 Bayview Avenue, Toronto, ON, M4G 3C2



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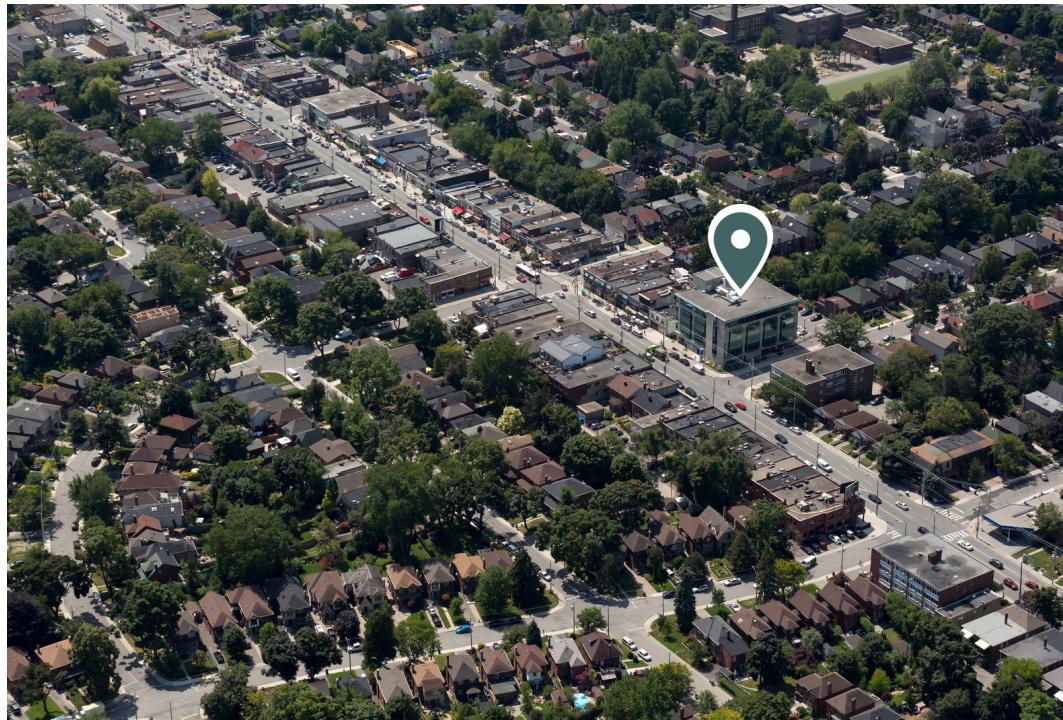
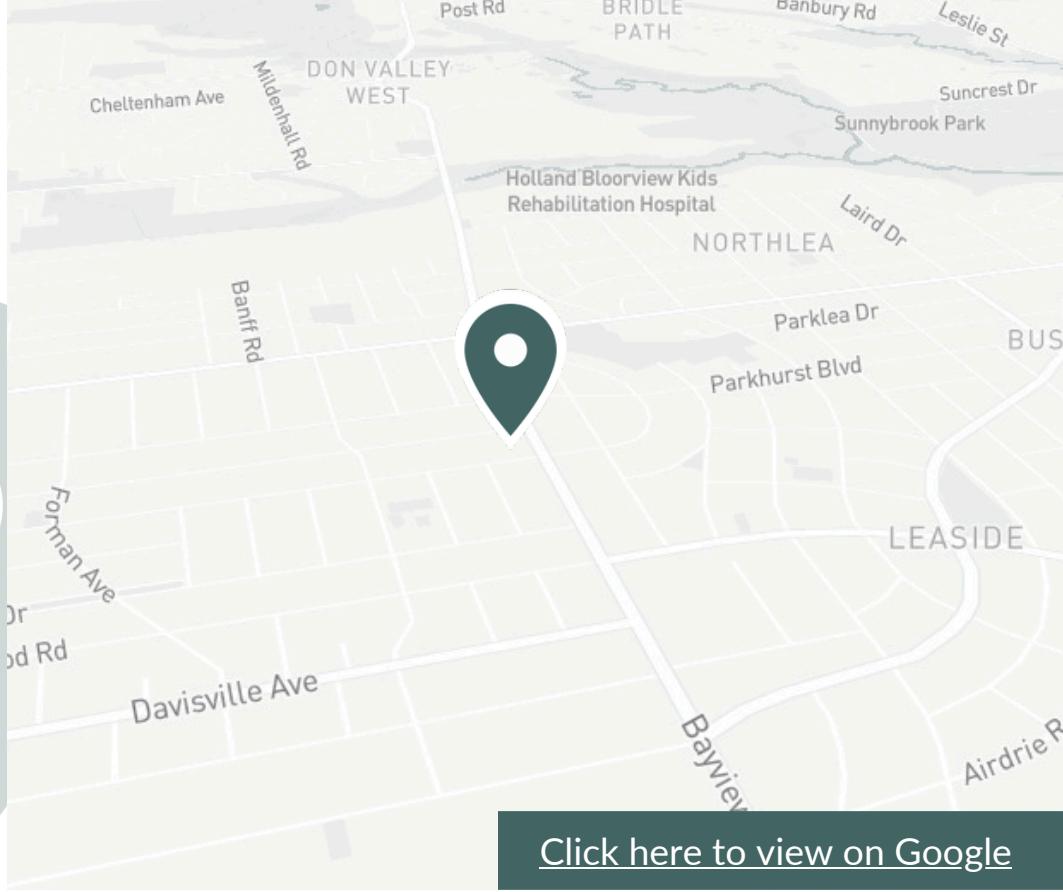
Situated northeast of Toronto's downtown core is Leaside, one of the city's most popular neighbourhoods. 1670 Bayview Avenue is a modern office tower home to multiple medical and professional offices. This mixed-used building offers **four levels of professional office space above a Bank of Montreal**,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



Walk Score
98



Household Income (5km)
\$201,342



Transit Score
70



Households (5km)
230,391



Bike Score
70



Traffic count
33,050 (ADDT)

Notable amenities and tenants



LCBO



WHOLE FOODS
MARKET



metro



tpl toronto
public library

Tim Hortons

Notable Locations

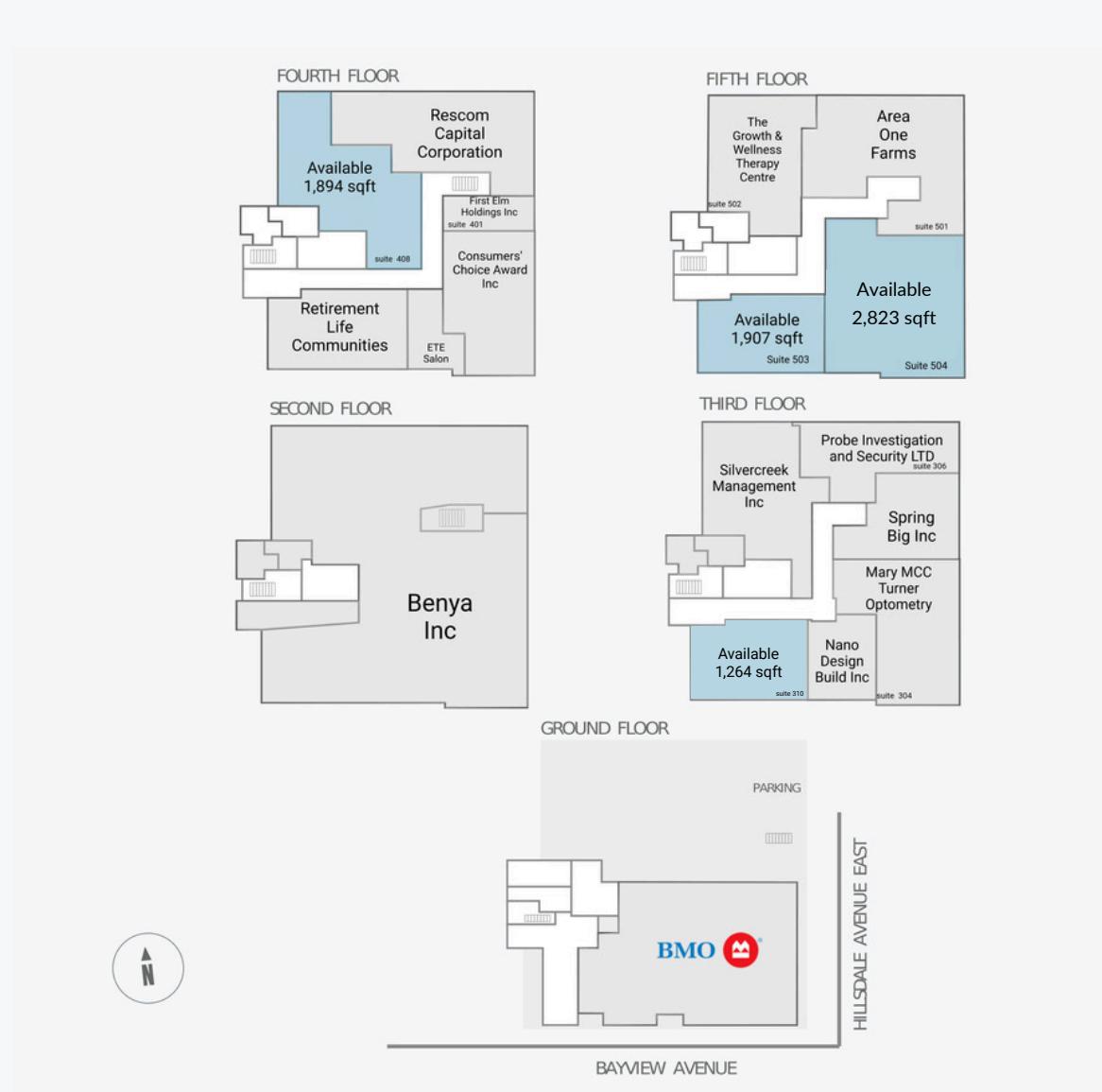


Leasing Opportunities

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

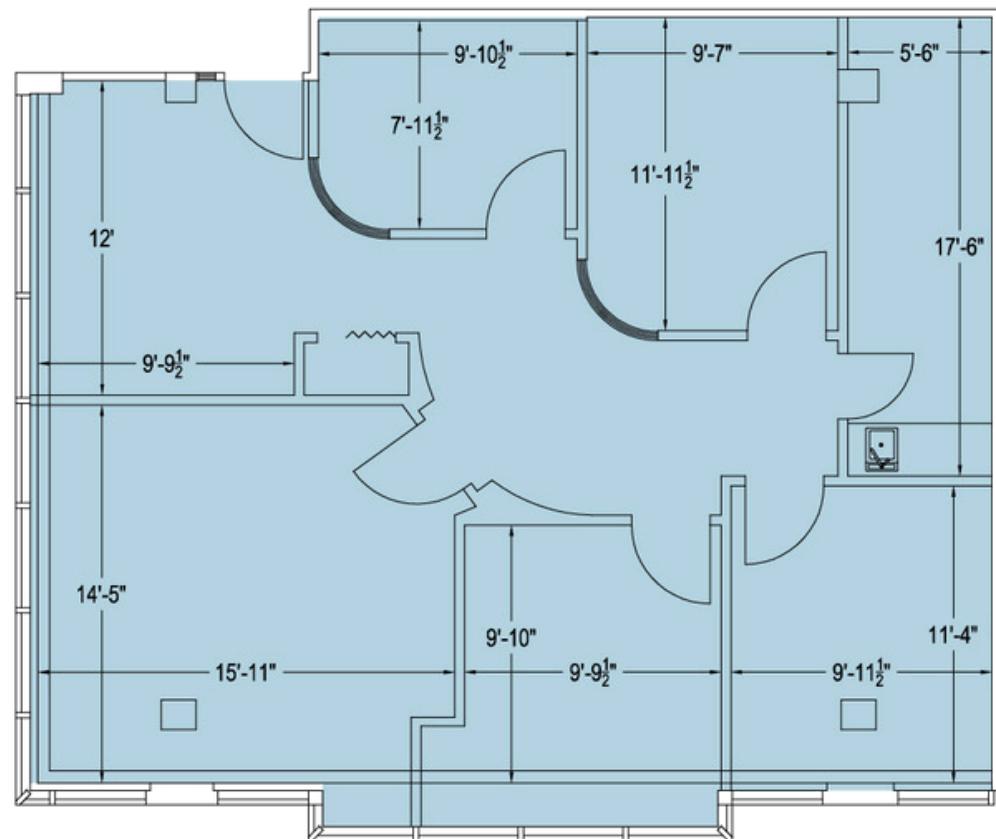
Site Plan



Suite 310

1,264 SF

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



Suite 408

1,894 SF

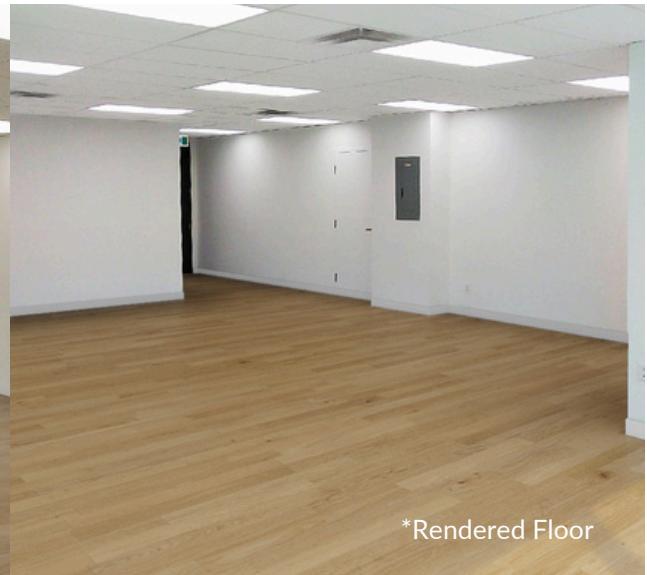
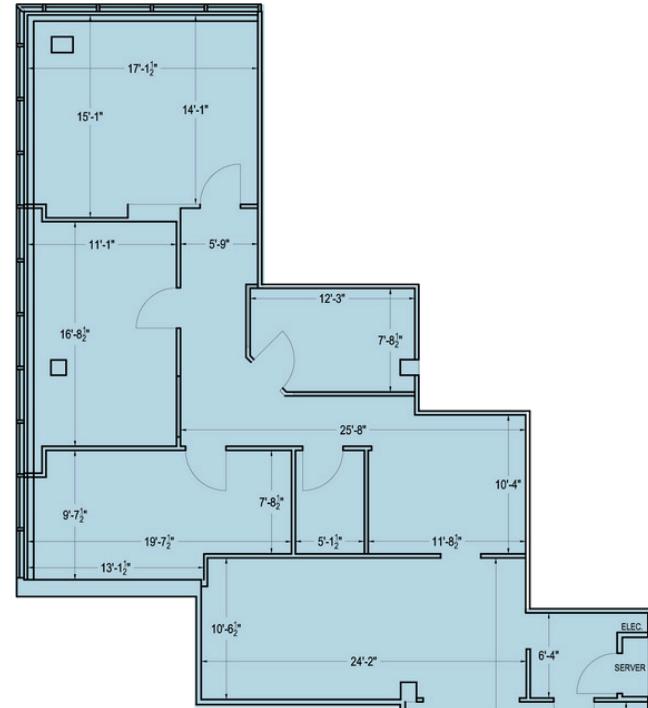
Floor 4

Unit Number AO4006A

Additional Rent (psf)* \$25.90

Availability Immediately Available

Additional Information Built out Office

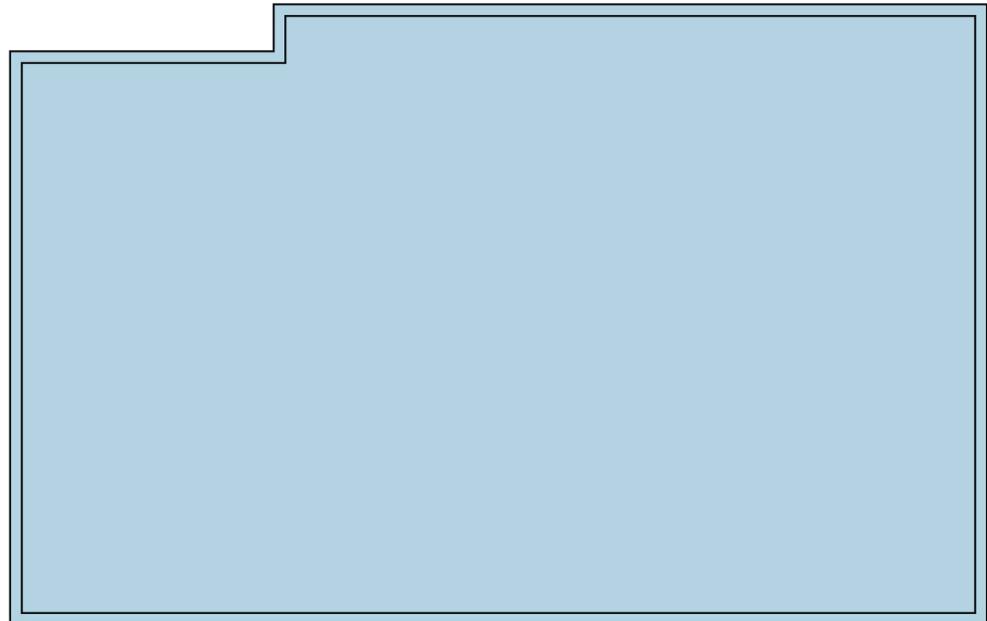


*Rendered Floor

Suite 503

1,464 sf

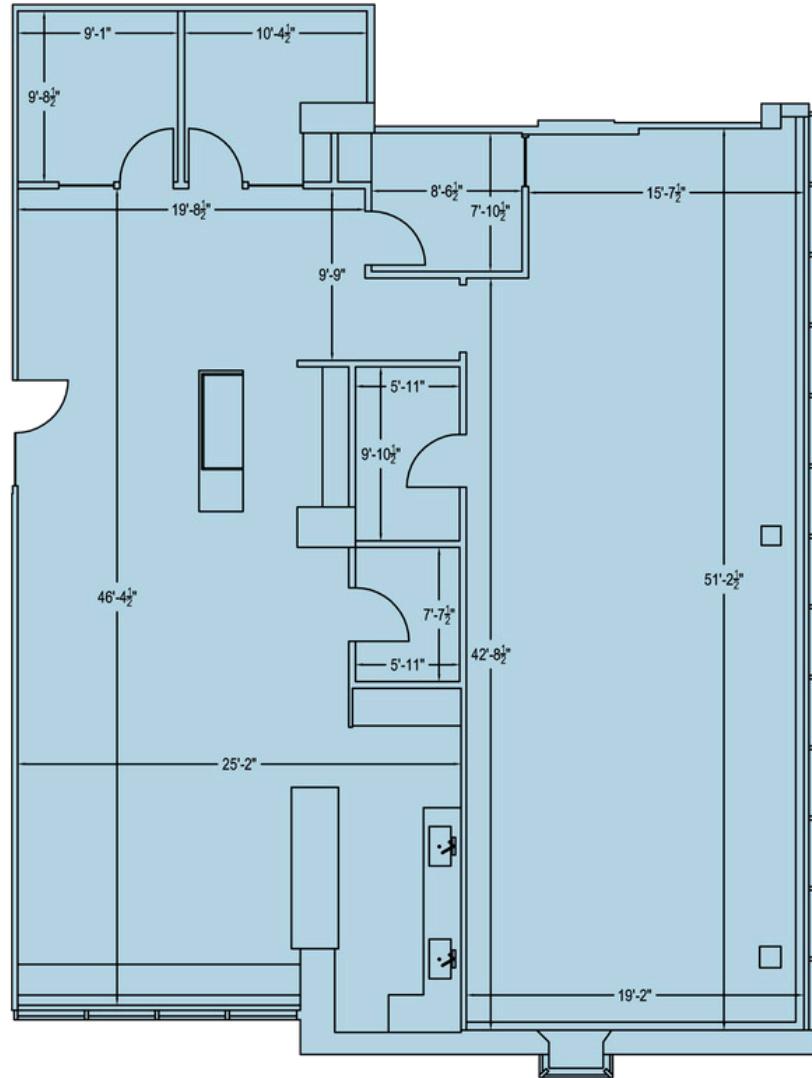
Floor	5
Unit Number	AO5004A
Additional Rent (psf)*	\$25.90
Availability	Immediately Available
Additional Information	Built out office space with ability to demise



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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