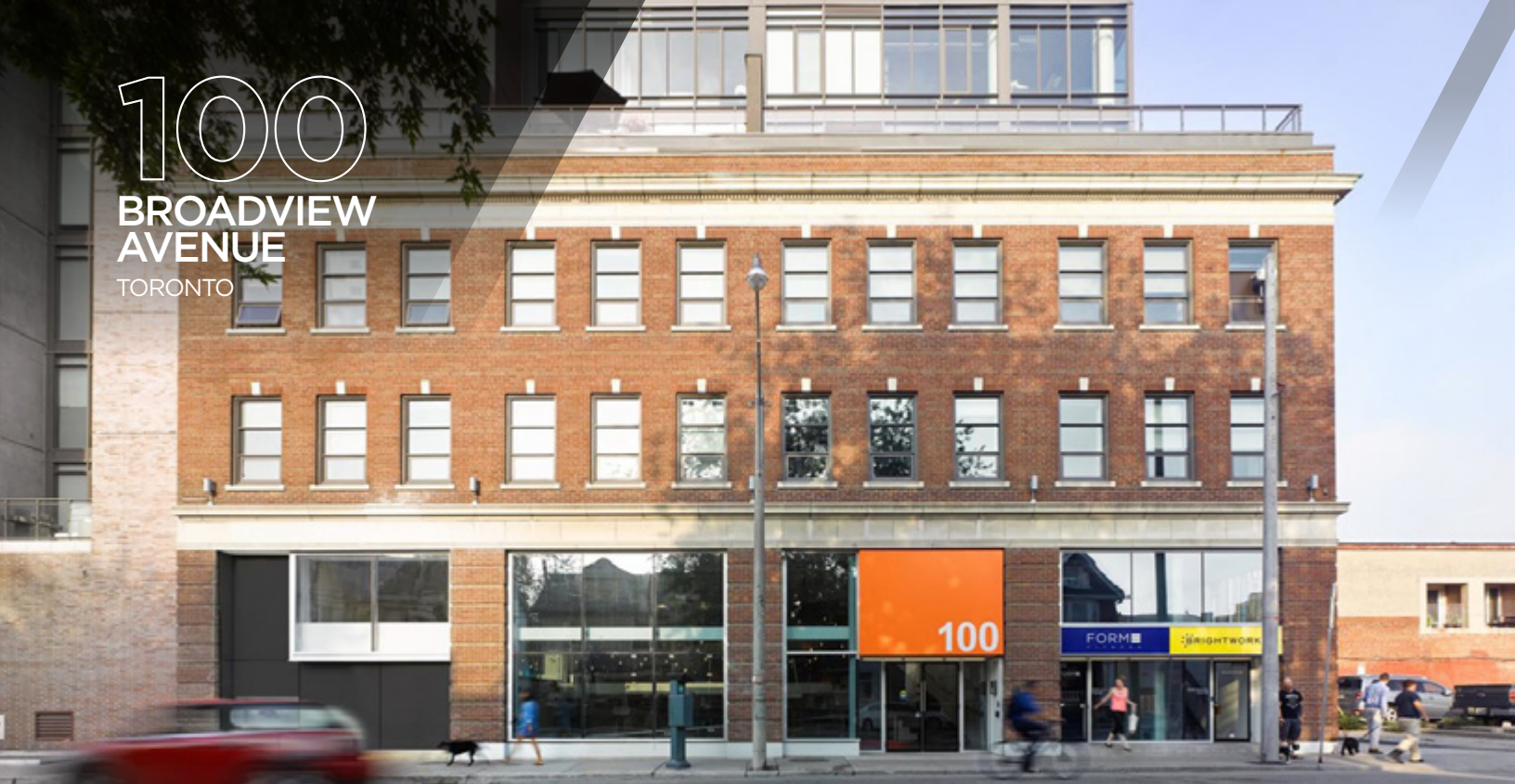


OFFICE SPACE
FOR LEASE

100

**BROADVIEW
AVENUE**
TORONTO



PROPERTY SUMMARY

100 Broadview is located just south of the Broadview Hotel and the bustling Queen Street East strip. The Riverside and neighbouring Leslieville areas have emerged as Toronto's hippest places to dine, drink, shop and live. The Property is accessible via the Queen & King streetcar lines, which offer a short 10-minute commute to the financial core.

DETAILS

Available Space:	Suite 200 - 14,579 SF	
	Suite 300 - 9,017 SF	
	Suite 312 - 1,039 SF	Suite 312+314 Available at 2,368 SF
	Suite 314 - 1,329 SF	
	Suite 400 - 23,114 SF	
	Suite 401 - 7,640 SF	Demisable Options for Suite 400
	Suite 402 - 6,538 SF	
Suite 403 - 7,112 SF		

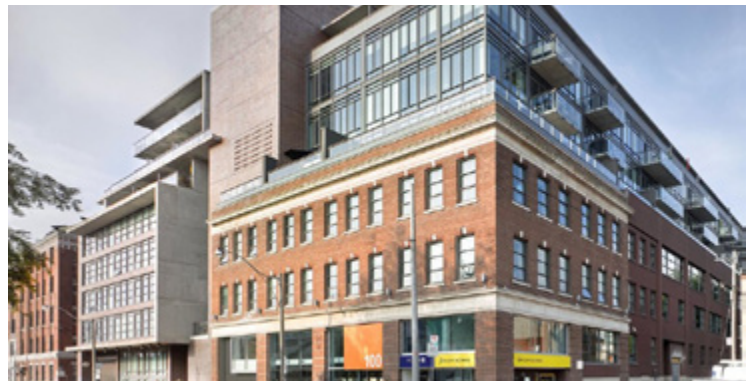
Net Rent: Contact listing agents

Additional Rent: \$13.50 psf (est. 2024)

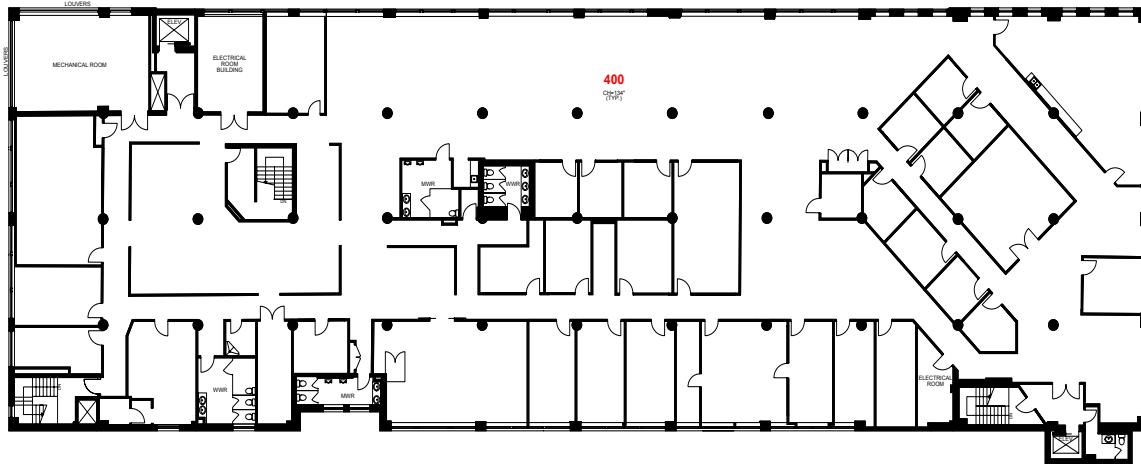
Parking: 26 stalls available
(4 being EV stalls)
• \$185/stall above ground (7)
• \$285/stall underground (19)

HIGHLIGHTS

- ▶ Recently retrofitted and award-winning character building, located in Riverside neighbourhood
- ▶ Open concept space, featuring polished concrete floors and high exposed ceilings
- ▶ Private entrance and signage available
- ▶ Ample secure bike and parking available
- ▶ Passenger elevator providing access to all suites
- ▶ On site amenities include café and AnyTime Fitness

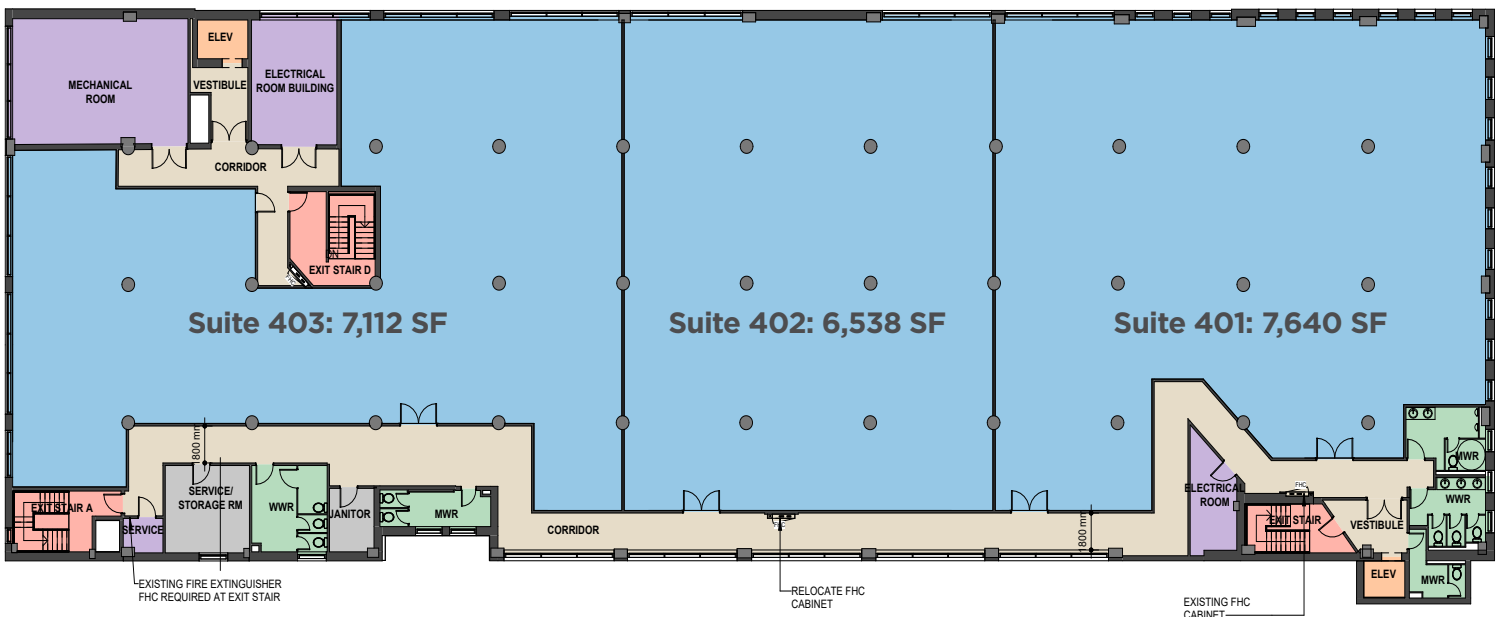


Suite 400: 23,114 SF



- Beautifully built-out space including open concept area with workstations, multiple meeting rooms, and dedicated reception entrance
- Ample natural light and hardwood floors
- In-suite showers and theatre/show case room
- Full serviced data centre with supplemental HVAC and a server room
- High-end and fully equipped cafeteria style kitchen

Suite 400 Demising Options



100
BROADVIEW
AVENUE
TORONTO

OFFICE SPACE
FOR LEASE



Suite 400 Pictures

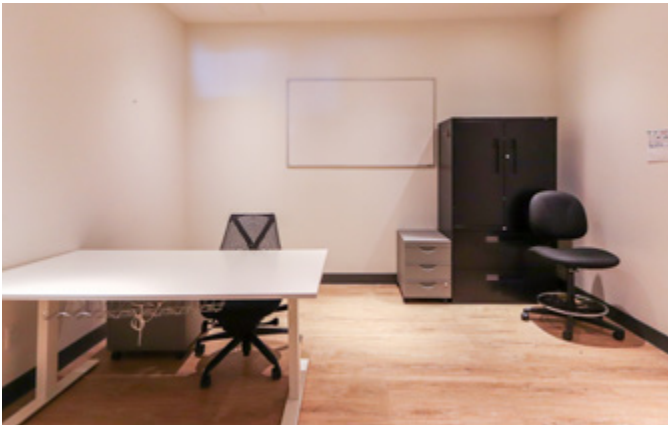


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BROADVIEW
AVENUE
TORONTO

OFFICE SPACE
FOR LEASE



Suite 400 Pictures



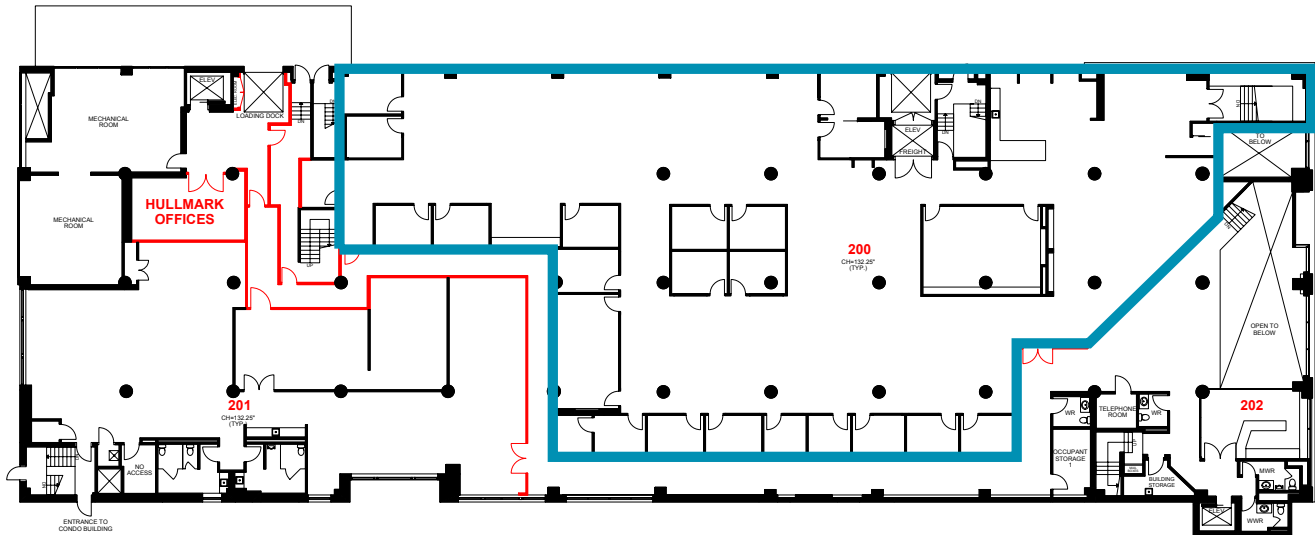
100 BROADVIEW AVENUE

TORONTO

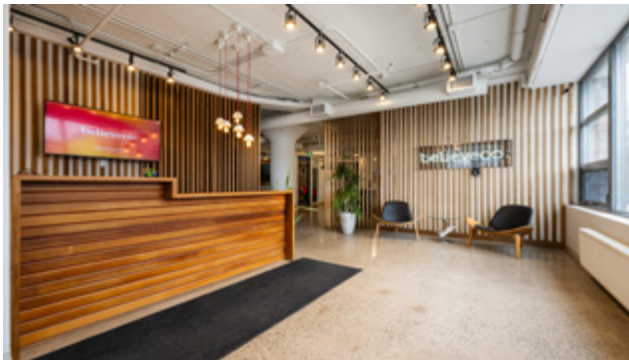
OFFICE SPACE FOR LEASE



Suite 200: 14,579 SF



- Built out with 18 offices/meeting rooms, kitchenette, dedicated reception and open area
- Plenty of natural light
- Polished concrete floors and exposed ceilings
- Space can function as quasi retail/showroom space as well as traditional office with its loading capacity and private entrance



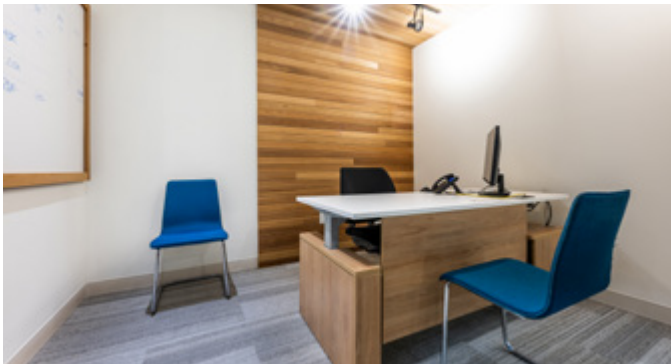
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**BROADVIEW
AVENUE**
TORONTO

OFFICE SPACE FOR LEASE



Suite 200 Pictures

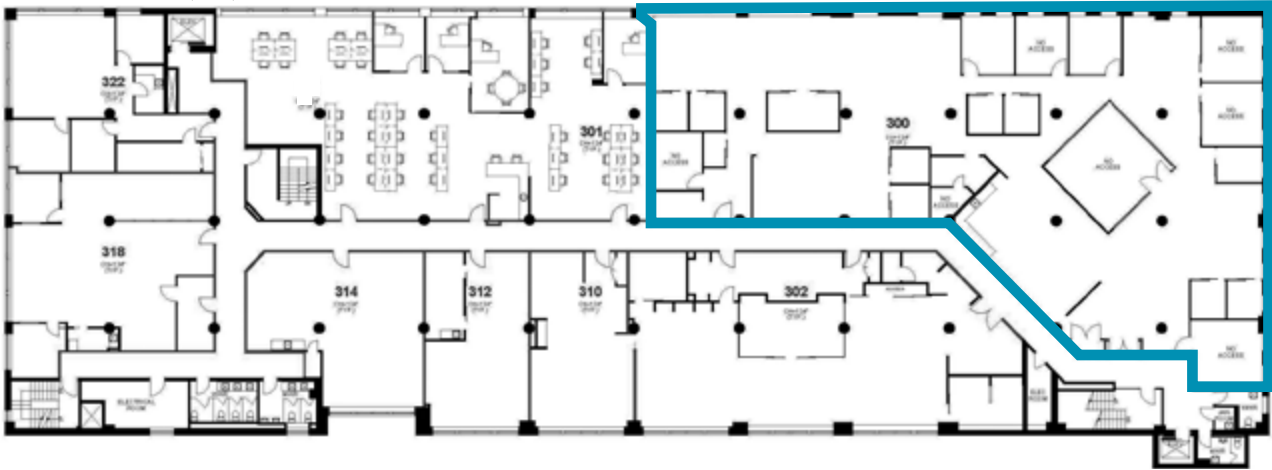


100 BROADVIEW AVENUE TORONTO

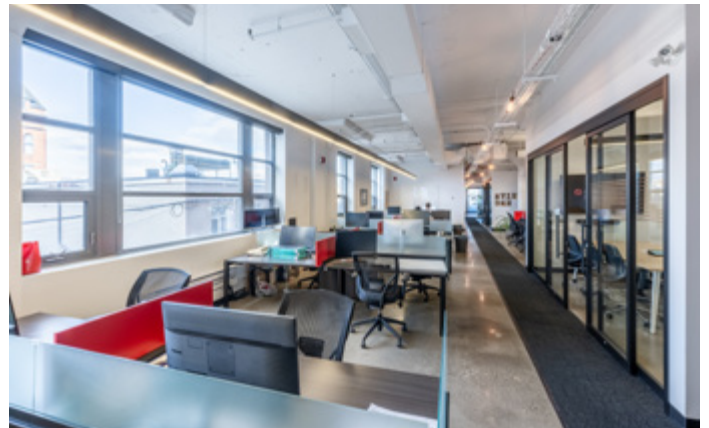
OFFICE SPACE FOR LEASE



Suite 300: 9,017 SF



- Built out with 7 offices/meeting rooms, 9 call rooms, kitchenette, boardroom and open area
- Polished concrete and exposed ceilings
- Corner unit with ample natural light

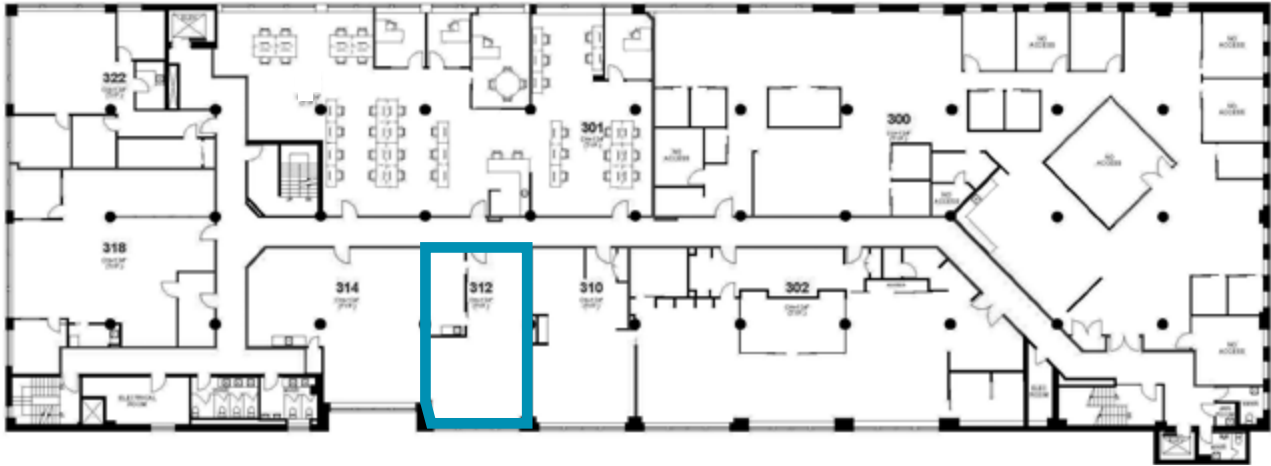


100 BROADVIEW AVENUE TORONTO

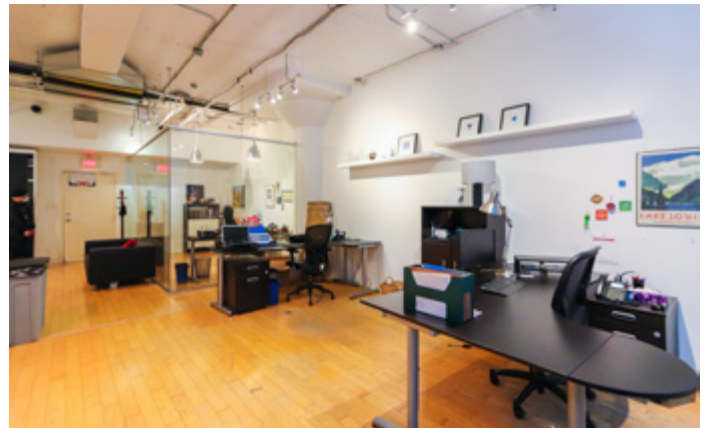
OFFICE SPACE FOR LEASE



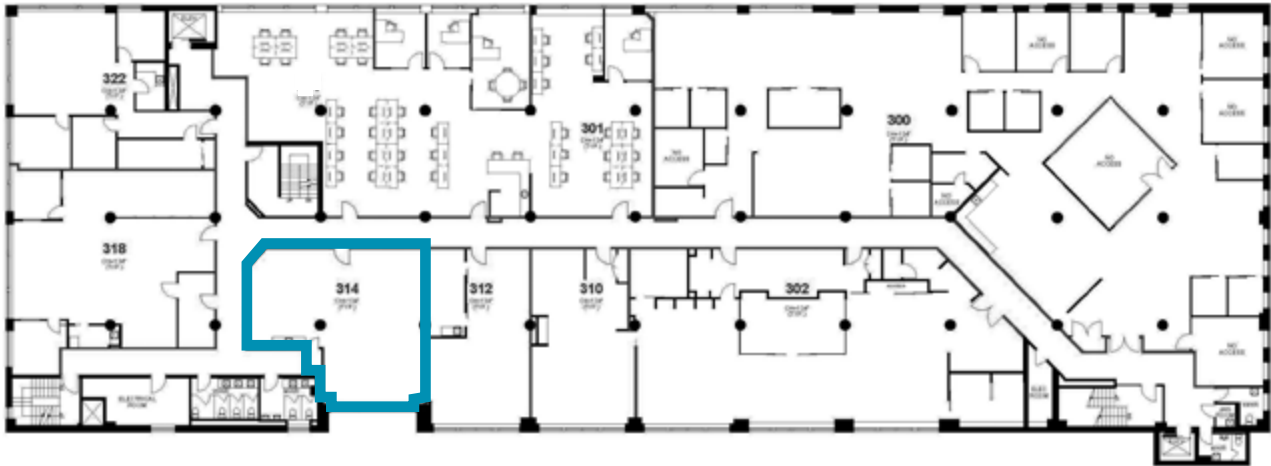
Suite 312: 1,039 SF



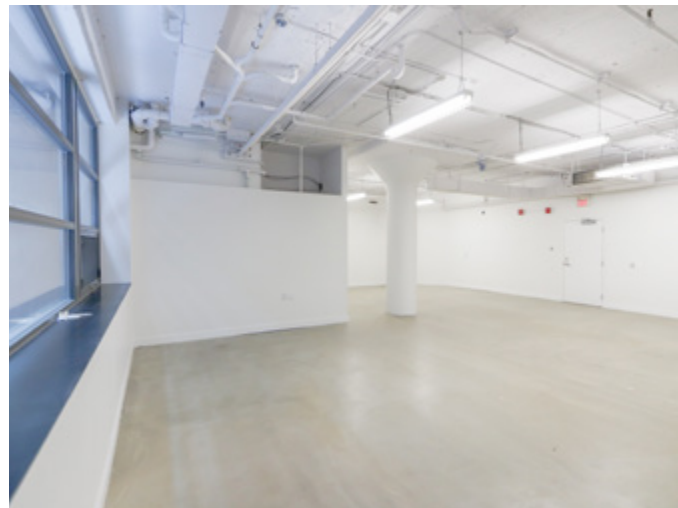
- Open space concept with a private office
- Plenty of natural light
- Hardwood floors and exposed ceilings
- Contiguous with Suite 314 for up to 2,368 SF



Suite 314: 1,329 SF



- Open space concept with exposed columns and a kitchenette
- Plenty of natural light
- Polished concrete floors and exposed ceilings
- Contiguous with Suite 312 for up to 2,368 SF

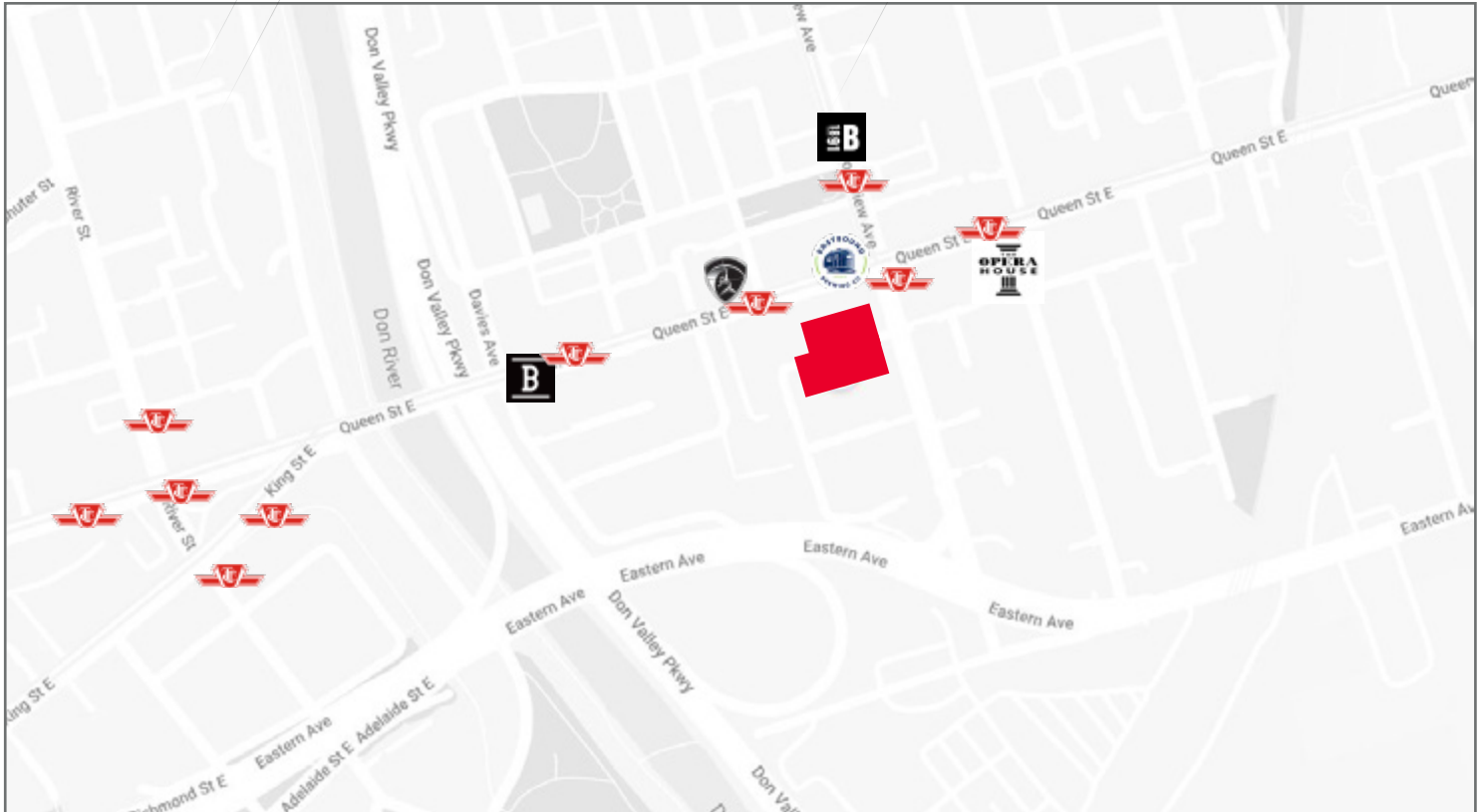


100
BROADVIEW
AVENUE
TORONTO

OFFICE / RETAIL
SPACE FOR LEASE




LOCAL FAVOURITES



100 Broadview Avenue

 **Fitness Gym**
Studio Lagree

 **Restaurant/Bar**
Eastbound Brewing Co.

 **Coffee Shop**
Blackbird Baking Co.

 **Hotel**
The Broadview Hotel

 **Venue**
The Opera House

DEMOGRAPHICS



WALK SCORE
86/100



AVG. HOUSEHOLD INCOME
\$93,215



POPULATION
21,182



AVG. DAYTIME POPULATION
21,433



TRANSIT SCORE
89/100

**Within 1 km
Source: Statistics Canada*

100 BROADVIEW AVENUE TORONTO

OFFICE SPACE FOR LEASE



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