For Lease

100 Broadview Avenue
Toronto, ON

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ASHLAR

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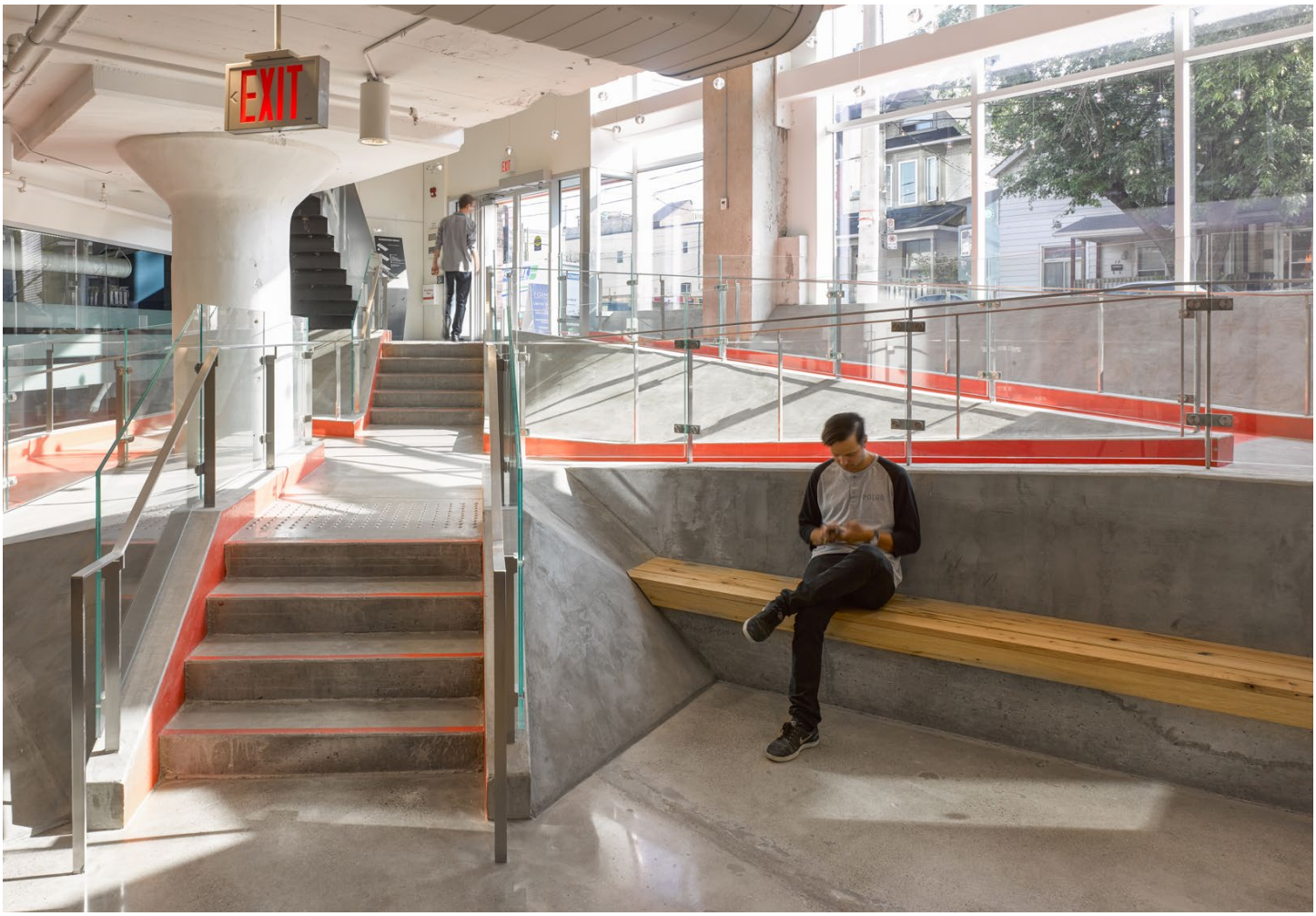
Building Summary

About 100 Broadview Avenue

Opportunity to lease three model suites of north-facing office space in a four-storey office building just south of the intersection of Queen Street East and Broadview Avenue. Constructed in 1933 and originally used as a Coca-Cola bottling facility, the property has seen a full overhaul in the past two years with new electrical and HVAC services, as well as a double-height lobby and updated common areas (including corridors, washrooms and a bicycle storage area). 100 Broadview benefits from a variety of nearby amenities including restaurants, specialty food shops, cafes and more.

The Riverside neighbourhood and surrounding areas are undergoing a significant transformation, with several planned developments in the pipeline. These include: Riverside Square, the New Broadview Hotel, the West Don Lands, and a 28.5 acre multi-phase development site to the south, which would extend Broadview Avenue and add new GO & LRT stations just minutes away.



Creative Space

Key Highlights

• Opportunity to lease office space in a recently retrofitted character building, located in the rapidly gentrifying Riverside neighbourhood of Toronto

• Queen and Broadview has quickly evolved into one of the fastest-growing intersections in the downtown area, with a tremendous influx of new residential and commercial projects that have created a dynamic live, work and play environment for tenants and residents

• Creative space in excellent condition with high ceiling heights, large, efficient floor plates

• Exceptional parking ratio

• Recently upgraded building systems and amenities, including the main entrance-way and lobby, front façade, bathrooms and common area finishes, high-efficiency HVAC, electrical services and windows

• Significantly lower gross occupancy costs relative to options in the traditional financial core, with additional rents estimated at $11.75 PSF for 2017

• Co-tenancies include a mix of design/ creative industries: advertising, marketing, branding, animation, fine art and interior design

• Indoor secured bike stalls

Salient Details

Available Area:
Unit #101 - 8,613 SF
Unit #301 - 1,635 SF
Unit #321 - 1,289 SF

Third Floor Ceiling Heights:
Approx. 13.0'

Basement Clear Heights:
Approx. 10.5’

Offering

Net Rent: Negotiable

Additional Rent: $11.75 per SF
(estimate for 2017)

Riverside (Queen Street East)

History

The area was originally positioned as a working class residential community, with retail along the Queen Street corridor and residential and light industrial uses to the north and south. In recent decades, the area has emerged as a thriving arts and cultural centre, which has led to significant gentrification and the infusion of hip and trendy young professionals. Within a one-mile radius of the property, average household incomes are over $85,000, with 68% of residents between the ages of 25-44.

100 Broadview now enjoys abundant restaurant and retail amenities within Riverside and the neighboring areas including Leslieville, Corktown and the Distillery District. To the south, the existing buildings are either being retrofitted for new creative office and retail uses or high-density residential development. This area has quickly cemented itself as one of the city's most dynamic live, work and play environments.

Active Development

Major planned development projects in the area include the West Don Lands, Riverside Square (~900 residential units) and the New Broadview Hotel (57-room boutique hotel). A reputable developer has also released plans to redevelop over 28 acres of vacant land less than one kilometre to the south of the property. The plans propose a mixed-use campus of up to 15 million square feet and an extension of Broadview Avenue to the south with new LRT /GO train connections.

Transportation

Destination	Method	Travel Time
Queen Subway Station	501 Streetcar – West	8 minutes
King Subway Station	504 Streetcar – West	10 minutes
Broadview Subway Station	504/505 Streetcar – North	12 minutes
Don Valley Parkway	Vehicle – Davies Avenue	30 seconds
Gardiner Expressway	Vehicle – Eastern Avenue	2 minutes

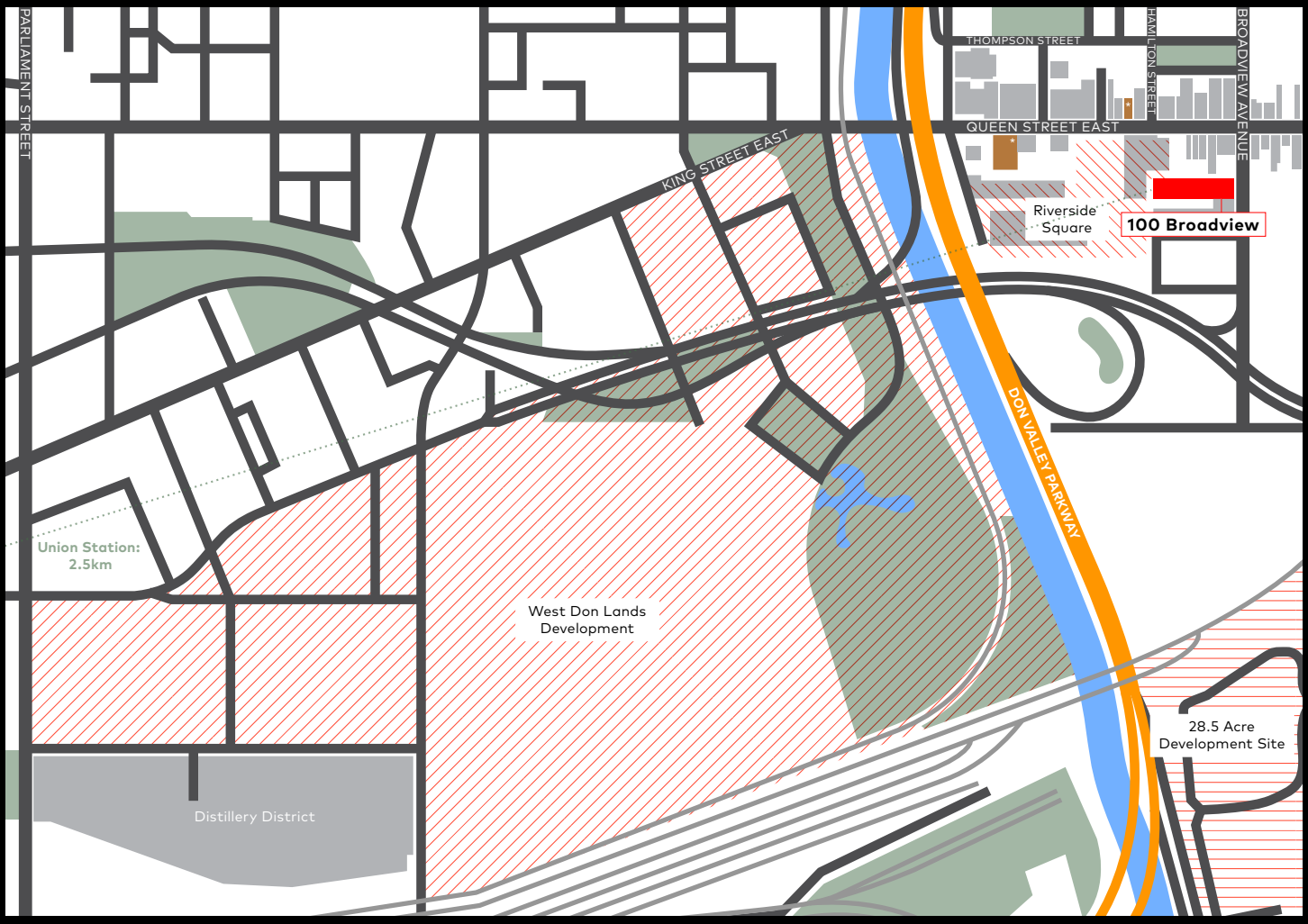
Interior Photos

3
300 Round 13 Capital
302 Mike Niven Interior Design Inc.
312 Catalyst TCM Inc.
314 Crayon Design Co. Inc.
318 The Small Winemakers Collection Inc.
319 Simon Pure Marketing Inc.
321 Longtale Inc.
322 Christie Mills Insurance Brokers Ltd.

Unit 301

Unit 321

Area Map



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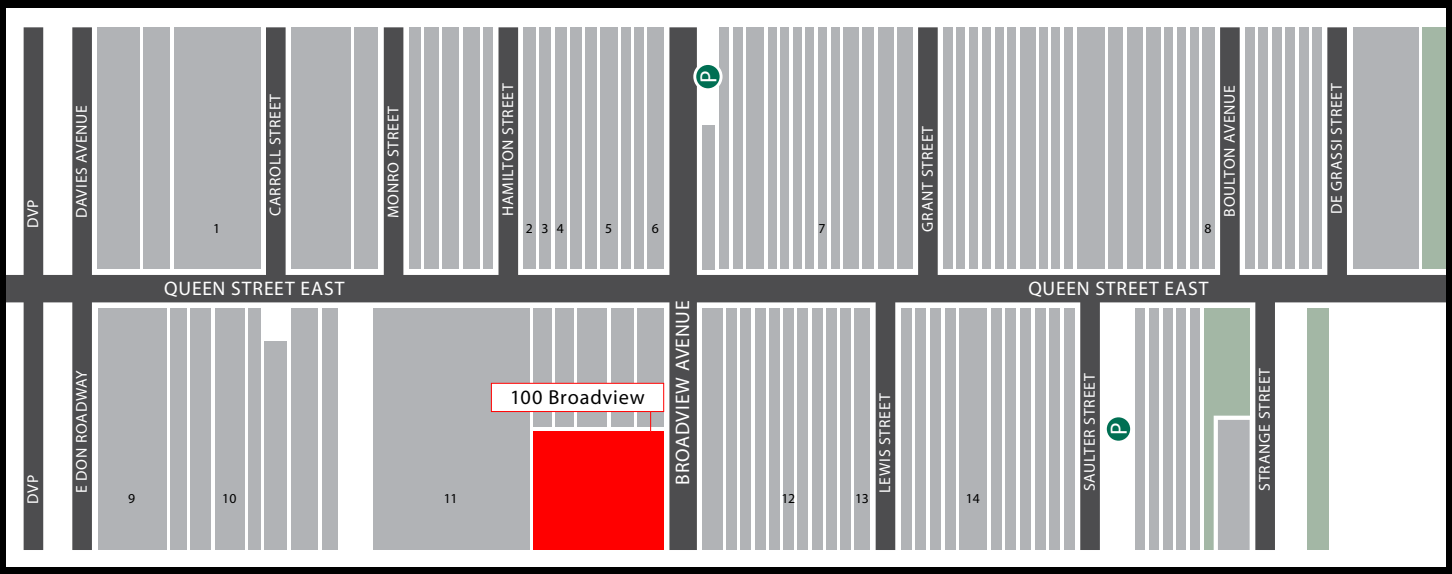
Streetscape Map



1 Dark Horse Espresso Bar / Sync Lofts

2 Aft Kitchen And Bar (New)

3 Aft Kitchen And Bar

4 Burger Shoppe

5 Prohibition Gastrohouse

6 New Broadview Hotel

7 Ruby Watchco

8 The County General

9 Edge Lofts

10 The Cannonball Coffee and Bar

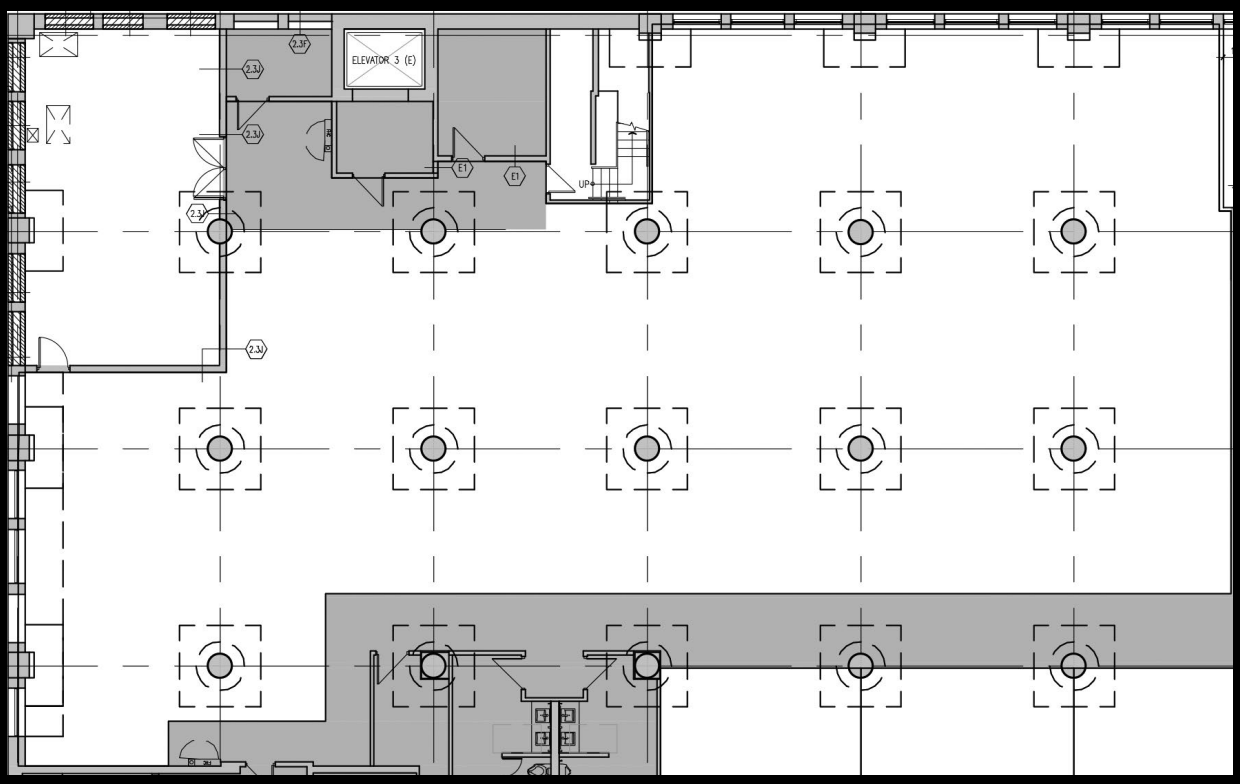
11 Riverside Square

12 Boots And Bourbon

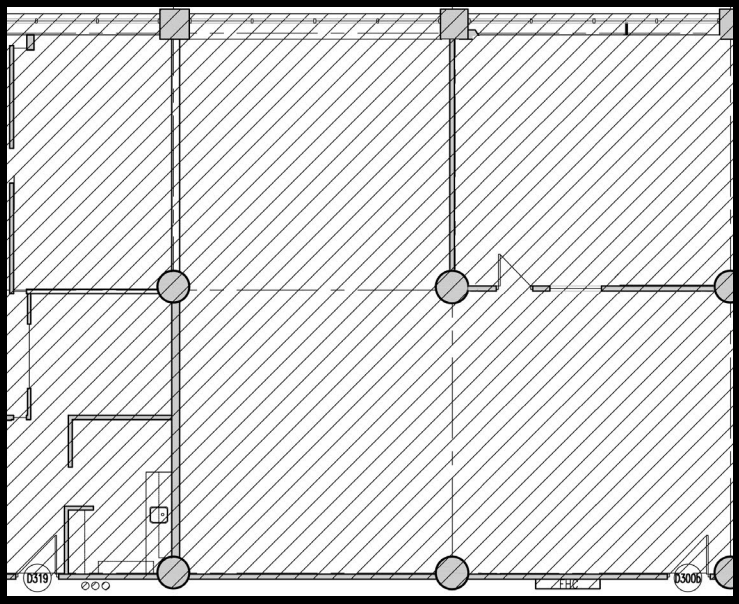
13 The Opera House

14 Riverside Lofts

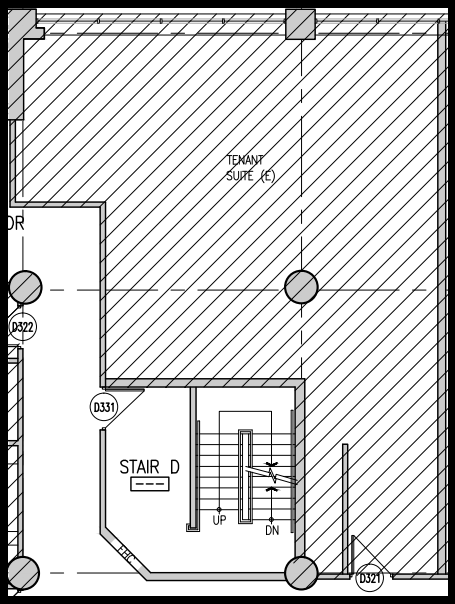
Floor Plans



Unit 101



Unit 301



Unit 321

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