

680 Caledonia Road, North York, ON  
For Sublease

# Office/Showroom Space Located in the Heart of the Design District



**Tom Clancy**  
Broker, Principal  
+1 647 774 6040  
tom.clancy@avisonyoung.com

**Tessa Compagno, B.E.S**  
Sales Representative  
+1 416 400 1015  
tessa.compagno@avisonyoung.com

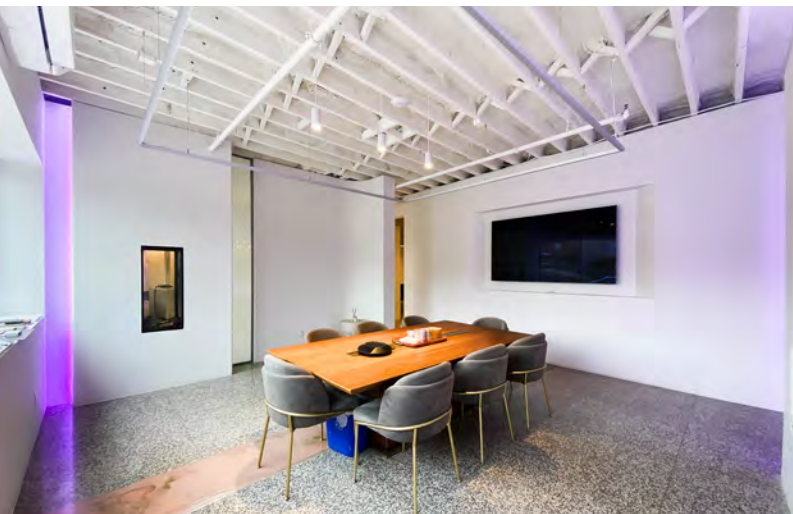
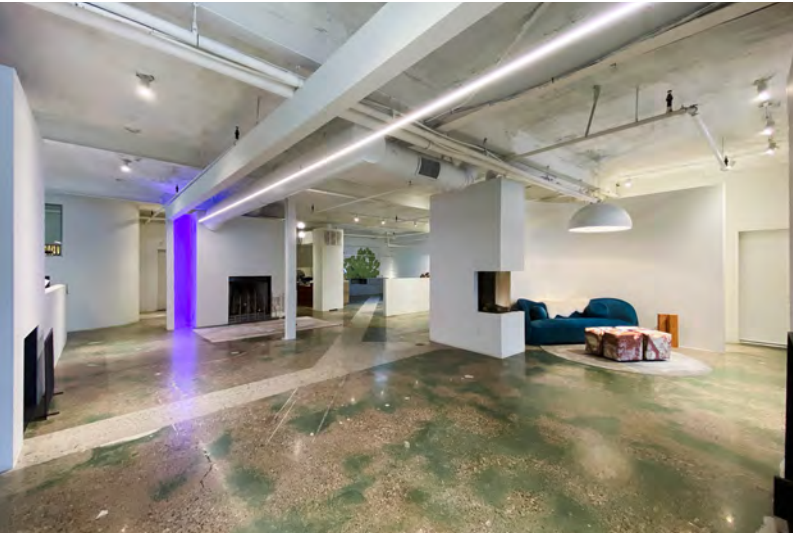
**Noah Frankel**  
Sales Representative  
+1 647 287 4315  
noah.frankel@avisonyoung.com

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## Property Overview



## Unit Information

Size	2,426 sf
Clear Height	9'
Zoning	PE
TMI	TBD
Asking Net Rent	<b>\$14.95 psf</b>
Possession	30 days

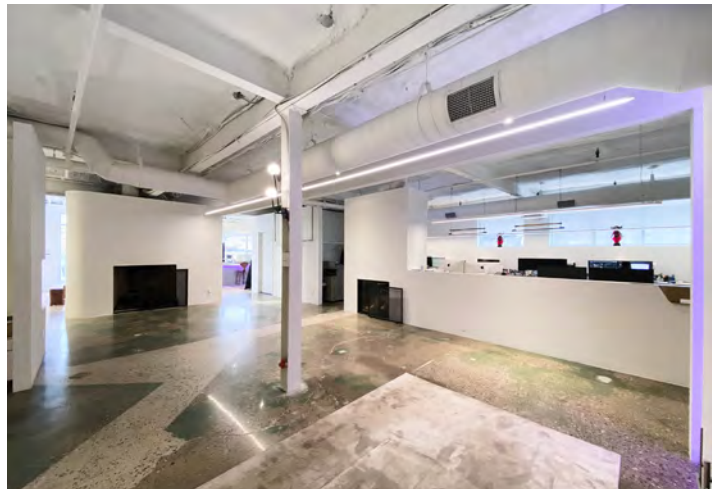
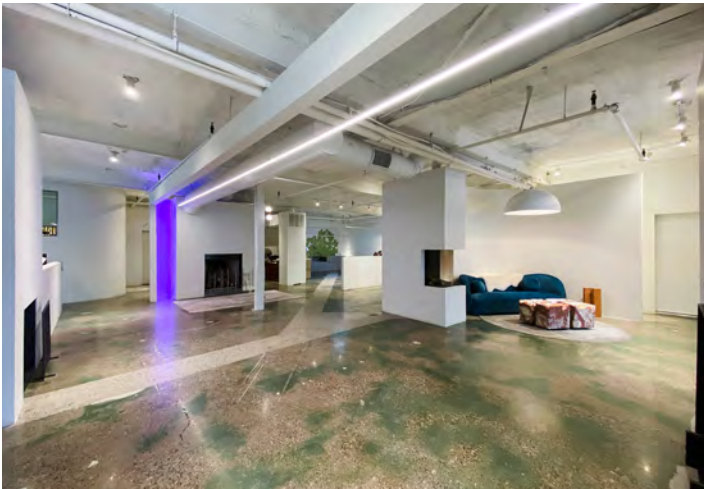
## Highlights

- Located within a creative, design-driven workspace currently occupied by Igne Ferro, a premium architectural fireplace and luxury design studio based in Toronto
- Situated in Toronto's Design District, one of the city's most established hubs for design, architecture, furniture, lighting, and creative trades
- The space is best suited for architects, designers, builders, specifiers, and other design-driven, client-facing businesses seeking a collaborative environment, with access to shared common areas and amenities.
- Prime exposure on busy Caledonia Road
- TTC at your doorstep and walking distance to Eglinton Avenue and local amenities

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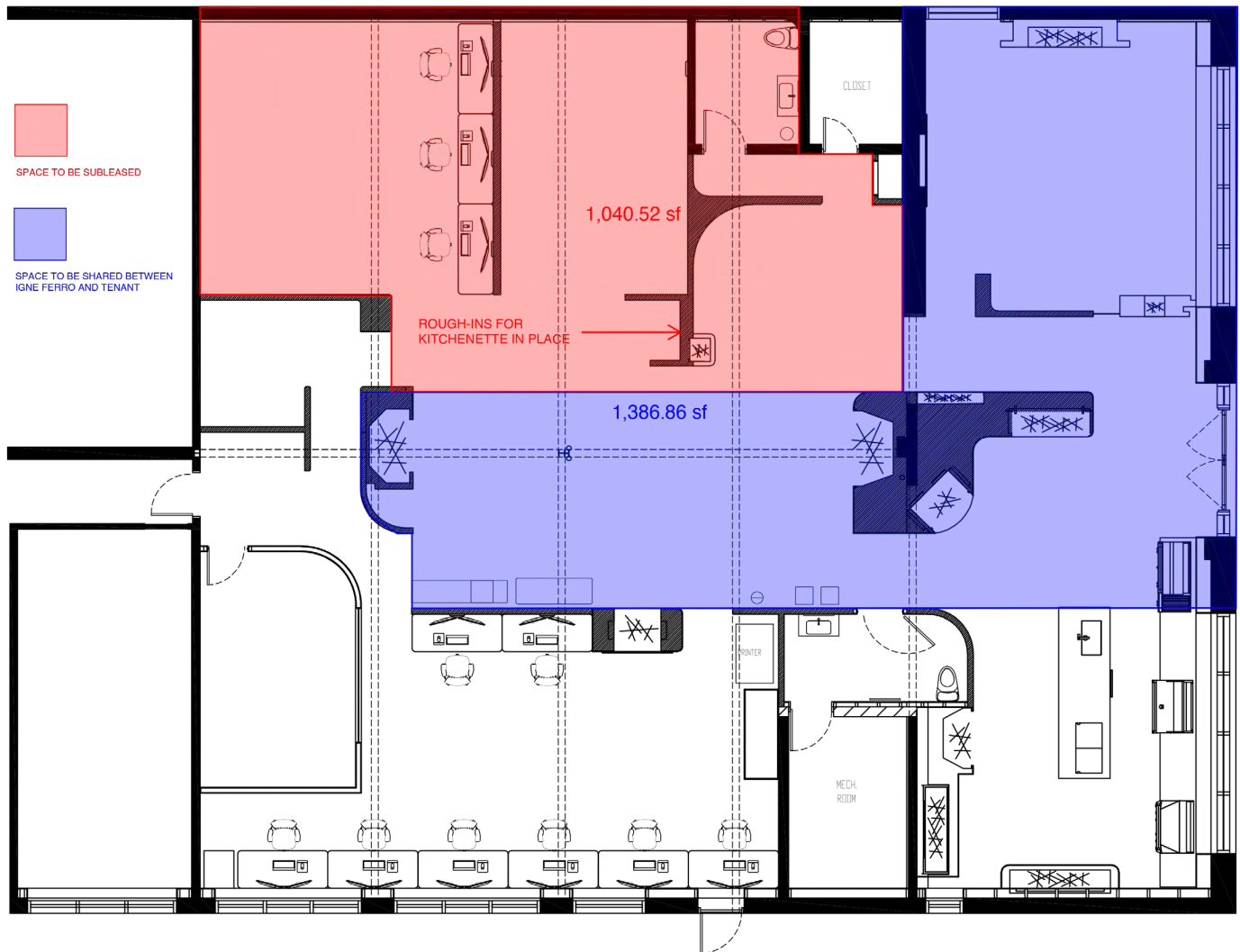
**Interior Photos**



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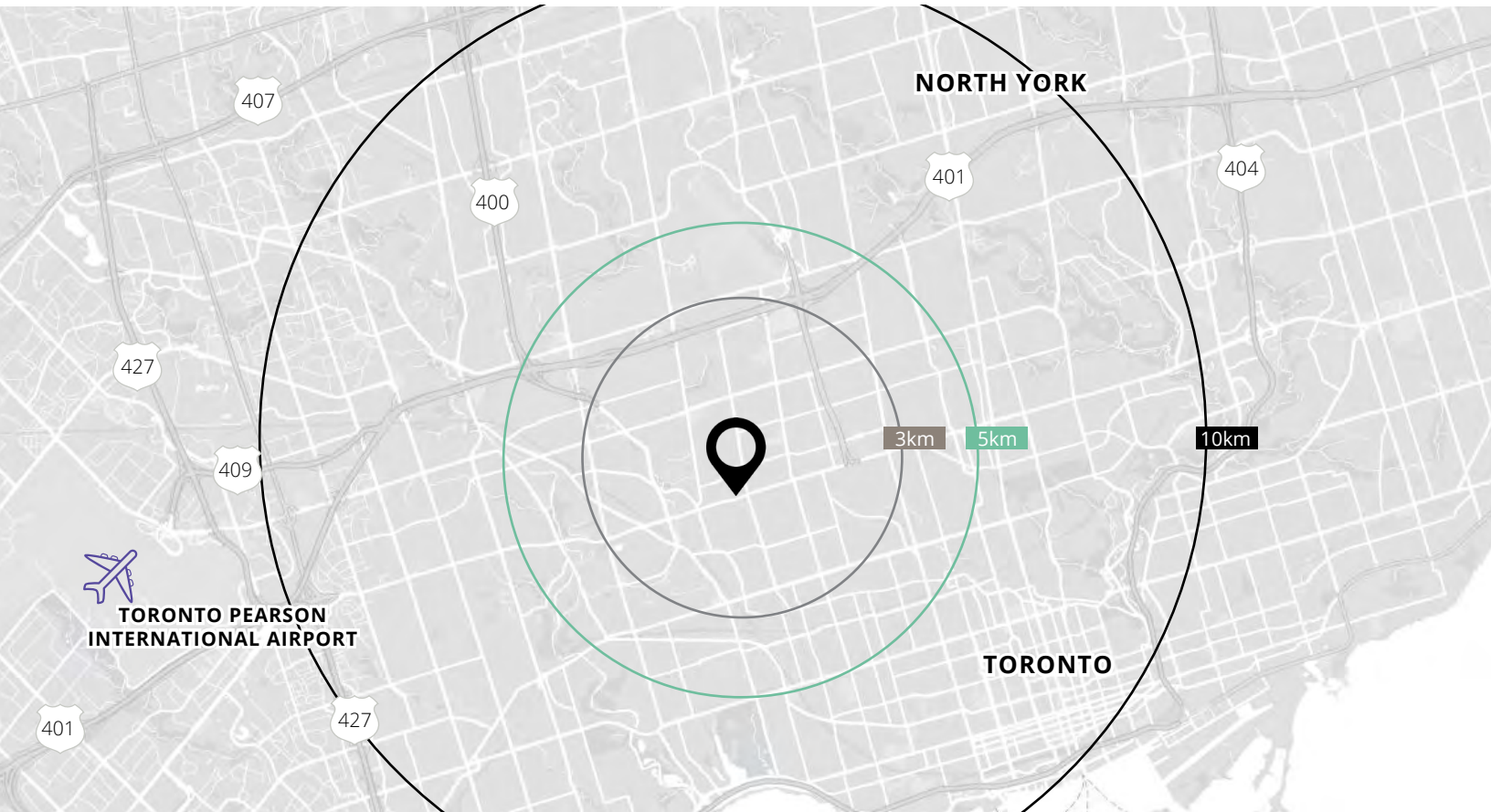
## Floor Plan



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## Demographics

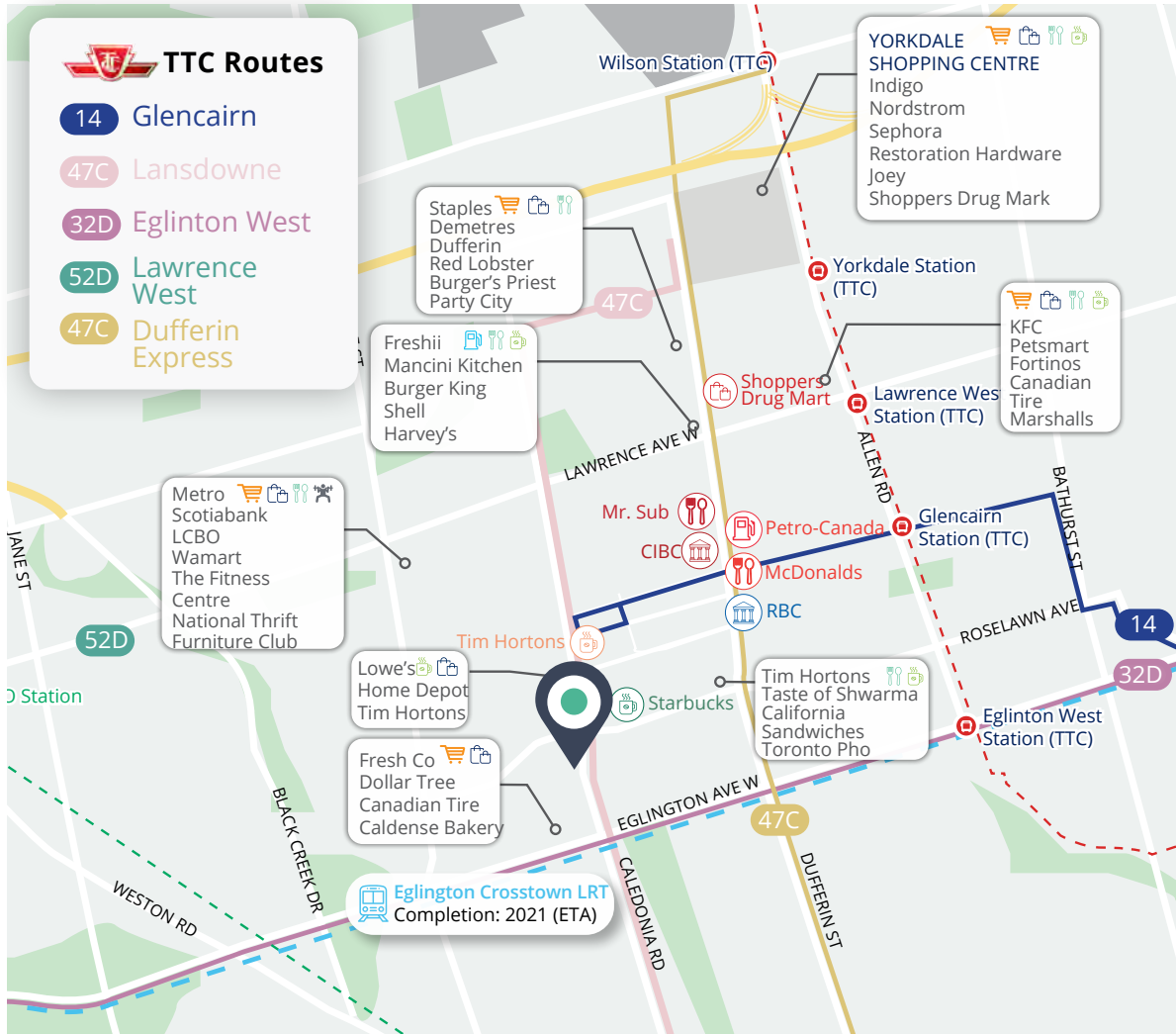


Radius	Total Population	Households	Household Income	Families	Median Age
3 km	173,722	63,397	\$86,447	41,741	38.8
5 km	500,516	193,108	\$91,757	119,271	39.0
10km	1,870,131	794,578	\$94,219	426,276	37.4

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## Location



## DRIVE TIMES

HWY  
401

12 MINUTES

HWY  
400

13 MINUTES

HWY  
407

17 MINUTES

HWY  
7

25 MINUTES

HWY  
427

25 MINUTES

## AMENITY COUNT WITHIN 5 KM



8

HOTELS



220

RESTAURANTS



325

RETAIL STORES



58

GAS STATIONS



125

BANKS

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Sales Representative

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### Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office +1 905 712 2100 Fax +1 905 712 2937

avisonyoung.ca

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