

OFFICE SPACE FOR LEASE | HUMBOLD BUSINESS CENTRE

1120 Finch Ave West

TORONTO, ONTARIO

OFFICE SPACE AVAILABLE FROM
1,500 SF TO A FULL FLOOR OF 15,000 SF
BUILDING SIGNAGE AVAILABLE

QUALIFIED TOUR INCENTIVES

FOR 15,000 SF FULL FLOOR: **\$100**
FOR LESS THAN FULL FLOOR: **\$50**

BONUS INCENTIVES

BONUS FEES OF \$20K ON A FULL FLOOR
OR \$10K ON HALF FLOOR DEALS!

ZARKO STOJANOVIC**

VICE PRESIDENT

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Office Space For Lease

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TORONTO, ONTARIO

The Location

Humboldt Business Centre - A mixed-use commercial complex comprised of 250,000 SF, including an 8-storey office building, situated between streets Keele and Dufferin on a 10-acre site, fronting directly onto Finch Avenue with an average daily traffic count of 43,000 vehicles.

Newly Renovated - Modern common areas and washrooms in office tower.

Accessibility - Quick and easy access to the Allen Expressway, Highways 7, 401 and 407.

Bus Stop at Door - 36 Finch West Bus Stop, part of the 10 Minute TTC Network operating 10 minutes or better, all day, every day to the Finch West and Downsview Subway Stations.

Building Amenities - A&W Restaurant located in the lower level retail portion of the complex along with other sit-down restaurants offering additional food choices.

Neighborhood Amenities - The area has a full range of amenities including a wide variety of restaurants, professional businesses and banking services.

Parking - The complex has surface parking for over 750 cars and 120 underground spaces for office tenants.

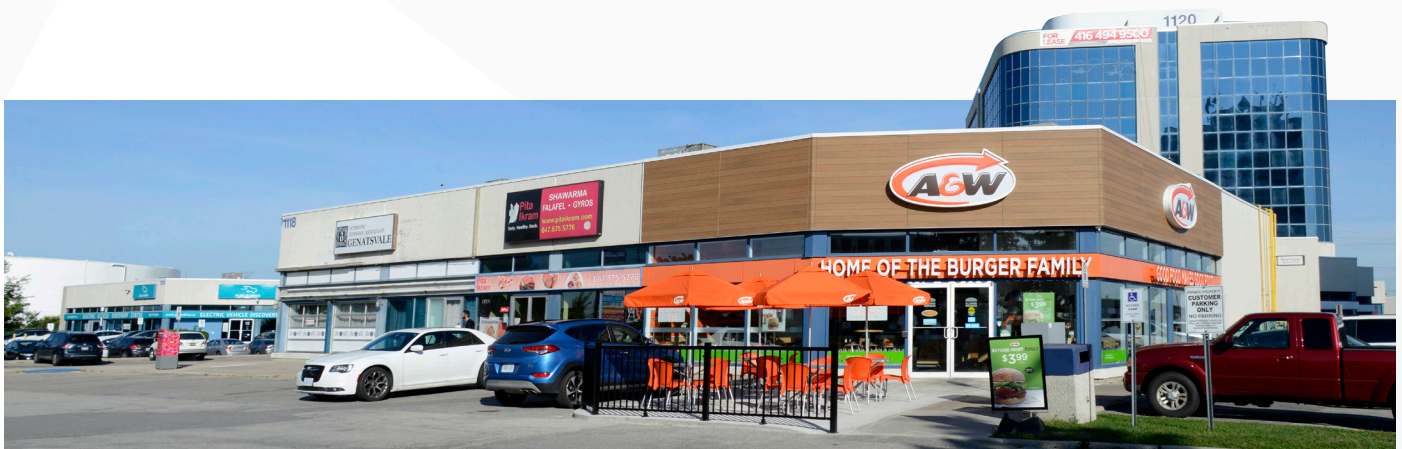
Security - The entire complex is protected by state-of-the-art security and fire safety systems.

Tenant Mix - The complex is complimented with existing tenants that include government tenants, lawyers, accounting, technology businesses, medical clinic, restaurants, printing services, and retail.



Featured Available Suites

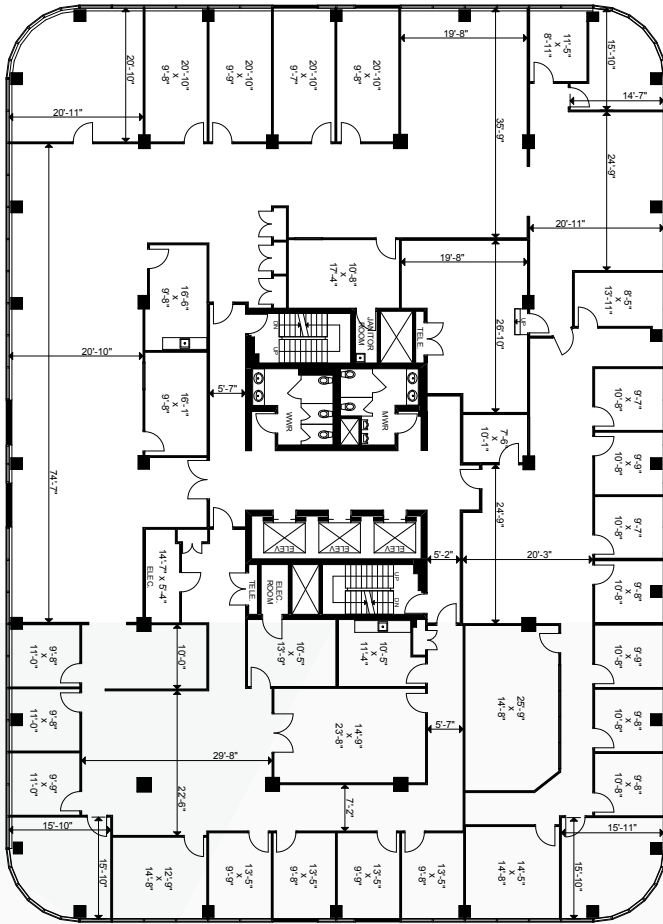
UNIT	AREA	AVAILABILITY	NET RENT	T&O
102	3,220	Immediate	\$10.00	\$17.08
400	15,034	Immediate	\$10.00	\$17.08
703	6,906	April 2022	\$10.00	\$17.08
800	7,931	April 2022	\$10.00	\$17.08



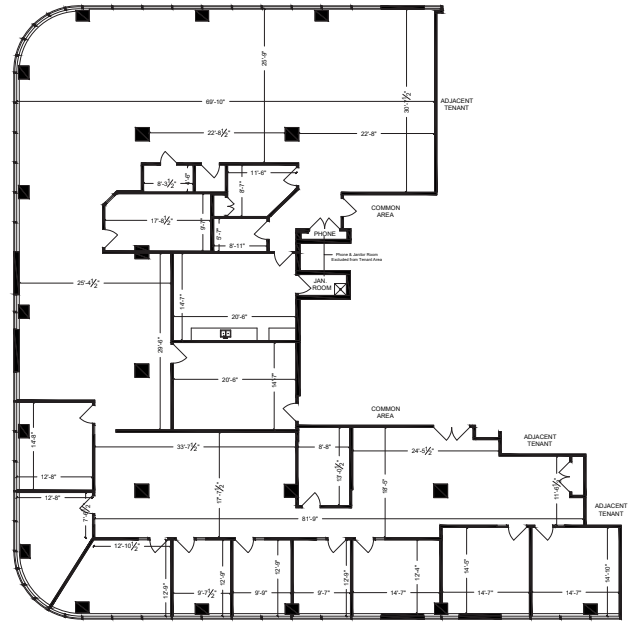
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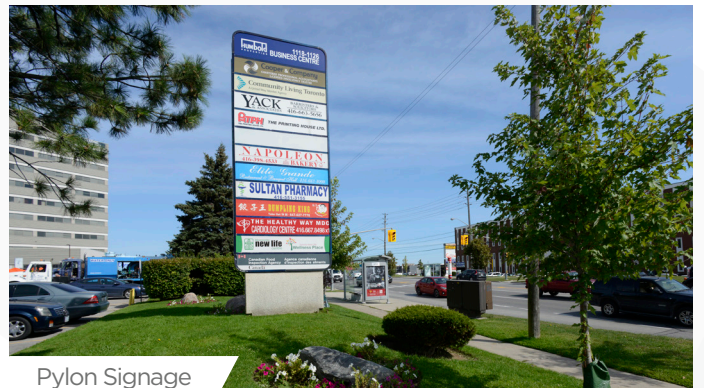
Suite 400 - 15,000 SF



Suite 800 - 7,931 SF



Finch Avenue West Frontage

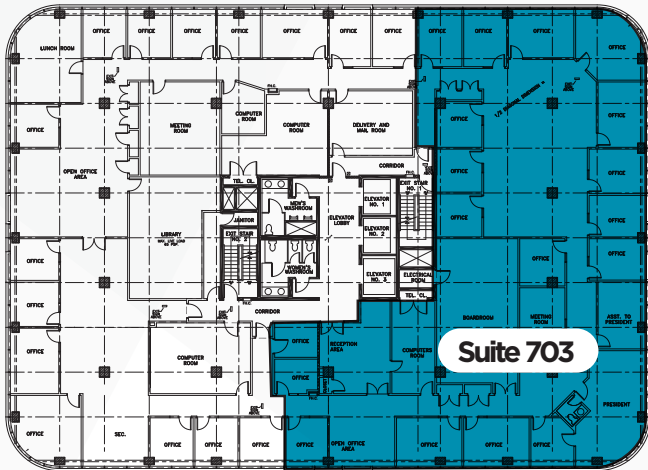


Pylon Signage

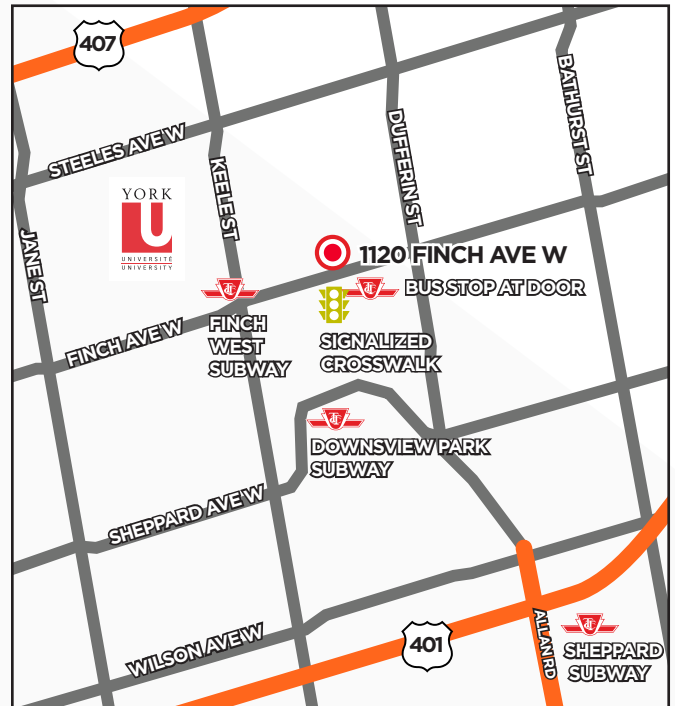
Office Space For Lease

1120 Finch Ave West

TORONTO, ONTARIO



Suite 703 - 6,937 SF



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