

670 Caledonia Road, North York, ON
For Sublease

Second Floor Office/Showroom 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

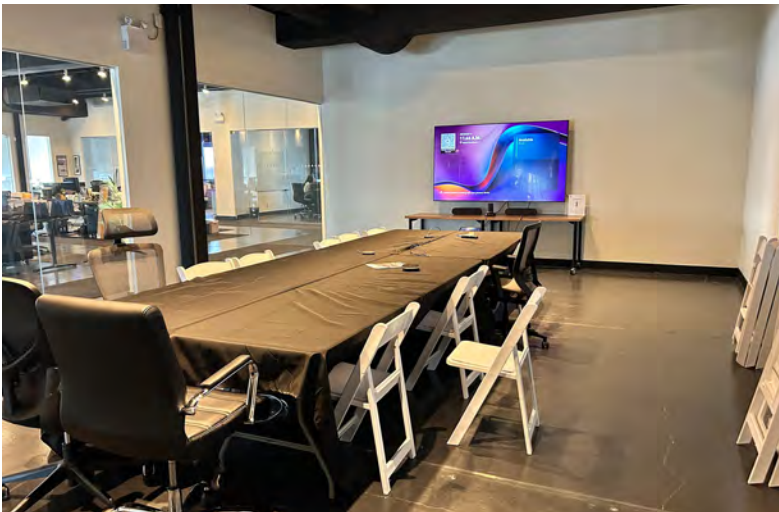
Noah Frankel
Sales Representative
+1 647 287 4315
noah.frankel@avisonyoung.com

**AVISON
YOUNG**

Office/Showroom Available For Sublease

670 Caledonia Road
North York, ON

Property Overview



Unit Information

Size	10,200 sf
Shipping	1 TL
Clear Height	13' 8"
Zoning	PE
TMI	\$4.10 (2025)
Asking Net Rent	\$18.50 psf
Possession	Immediate

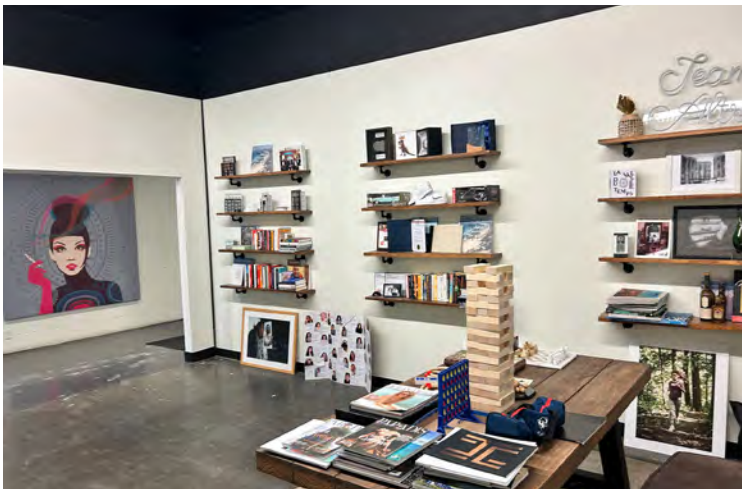
Highlights

- Loft-style second floor offices/showroom location in the historic Hilroy Paper Factory in the Design District
- Prime exposure on busy Caledonia Road
- Well-appointed offices and meeting rooms, polished concrete floors, exposed brick and beam, private kitchenette/bar and washrooms
- Small warehouse/storage area with access to the truck level door
- Five reserved parking spots available on site
- TTC at your doorstep and walking distance to Eglinton Avenue and local amenities

Office/Showroom Available For Sublease

670 Caledonia Road
North York, ON

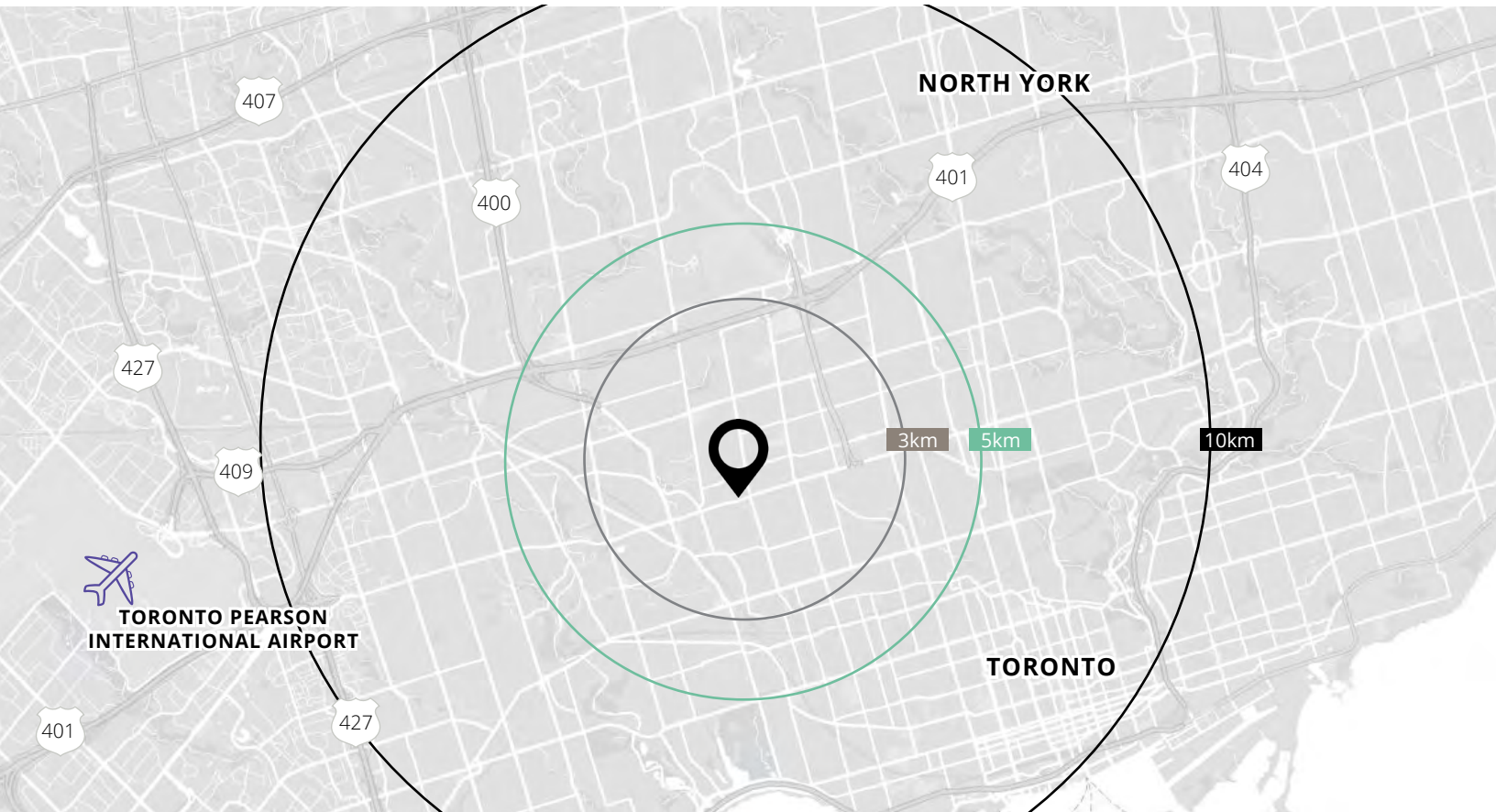
Interior Photos



**Office/Showroom
Available For Sublease**

670 Caledonia Road
North York, ON

Demographics

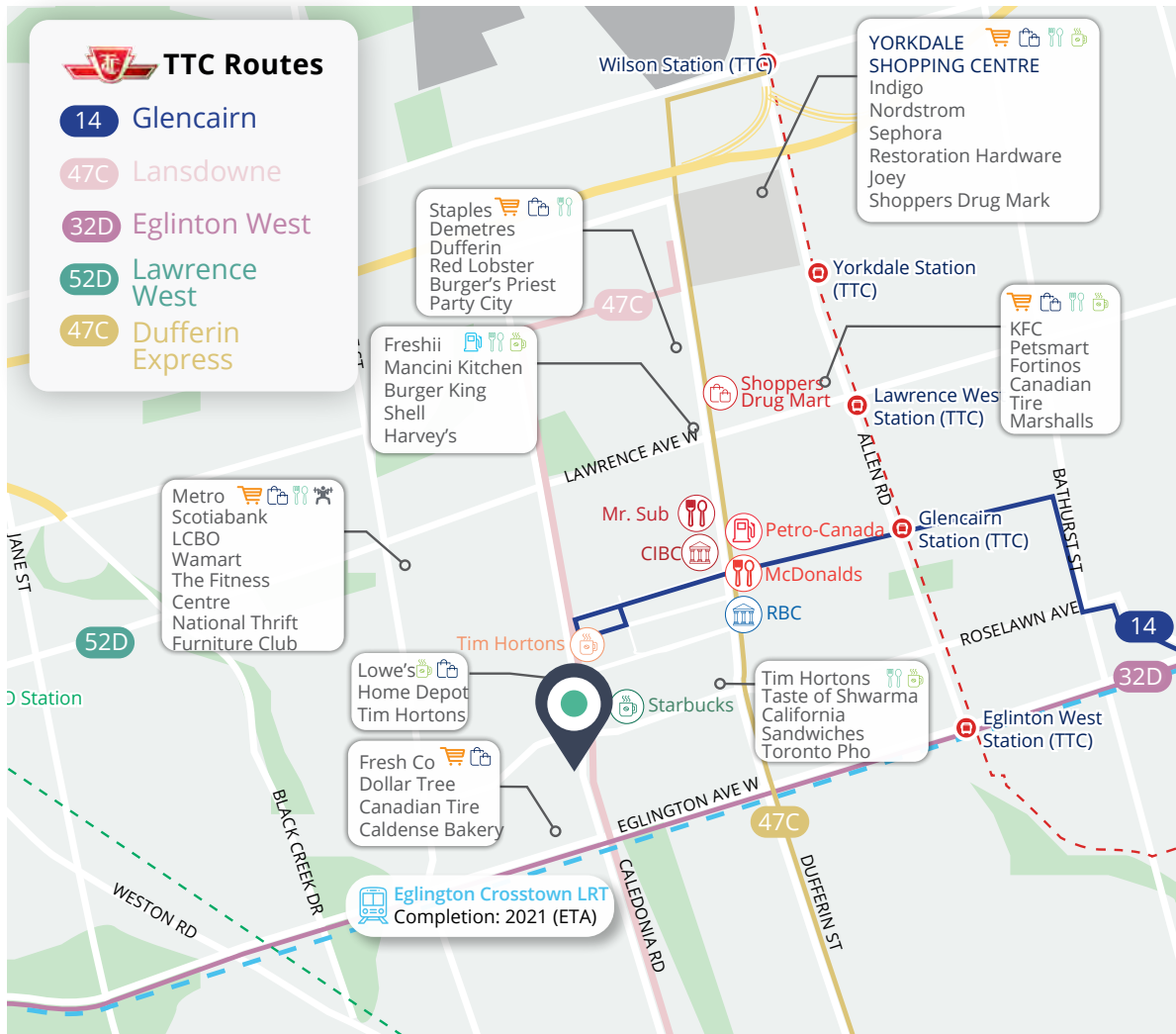


Radius	Total Population	Households	Household Income	Families	Median Age
3 km	173,722	63,397	\$86,447	41,741	38.8
5 km	500,516	193,108	\$91,757	119,271	39.0
10km	1,870,131	794,578	\$94,219	426,276	37.4

Office/Showroom Available For Sublease

670 Caledonia Road
North York, ON

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

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

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

© 2026. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap

