

OFFICE SPACE

# FOR LEASE



15 Gervais Drive, Unit 700, Toronto, ON, M3C 1Y8



UNIT 700  
NORTHSPACE  
8,645 SF

| REDUCED PRICE |

TURN-KEY Office Space for Lease

Co-Broker Commissions: \$9.00/PSF! (\$1.80PSF/5 Years)\*

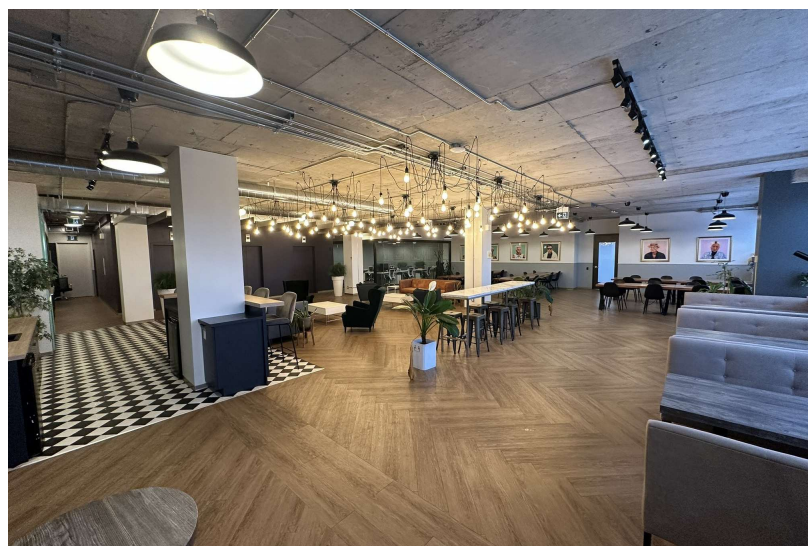
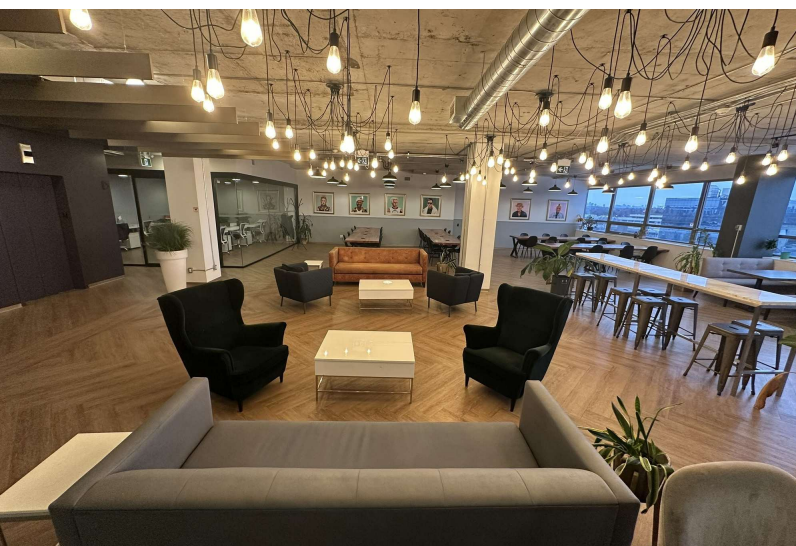
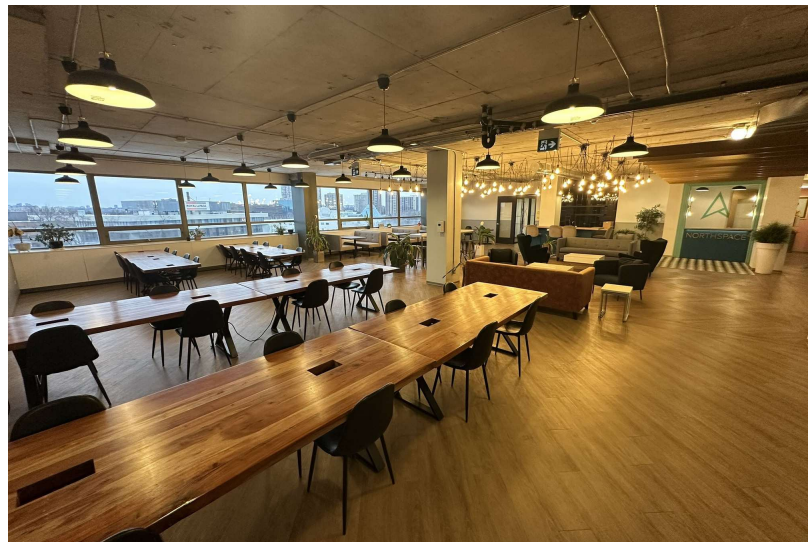
- Units Available from 500 SF - 11,000 SF
- Short-Term/Flexible Lease Terms Available
- Seamless access to the Don Valley Parkway and TTC routes, ensuring excellent connectivity for commuters
- Steps away from future Eglinton Crosstown LRT and Aga Khan Park & Museum stop
- Prime location for professionals seeking both business and lifestyle amenities
- \*Full 5-Year Commission (\$9.00 PSF) Paid on Qualifying 3-Year Lease Terms!

**BRIAN SIVAK**

Sales Representative  
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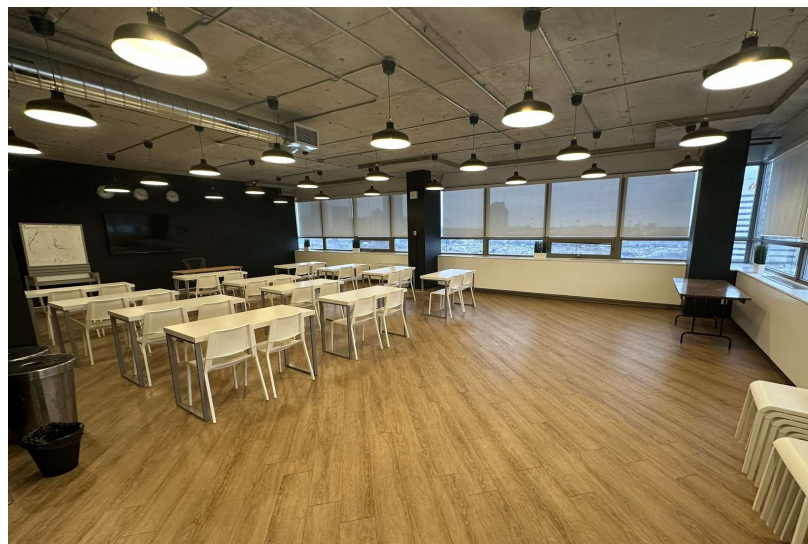
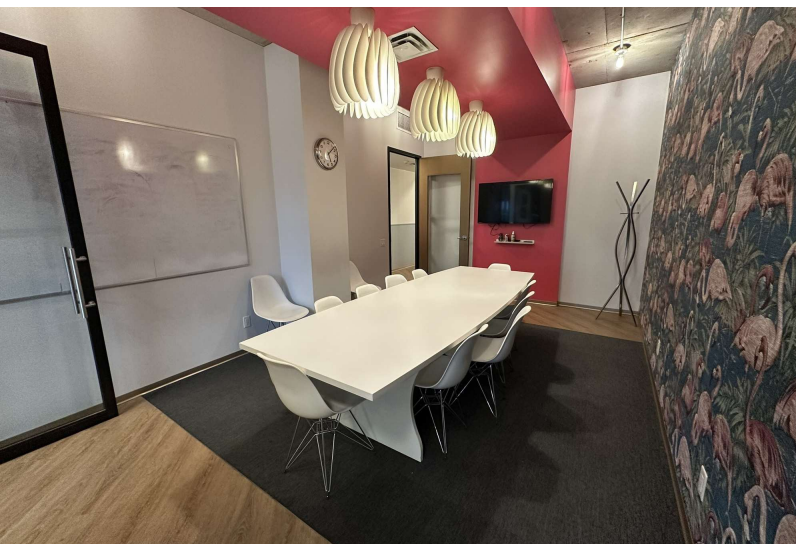
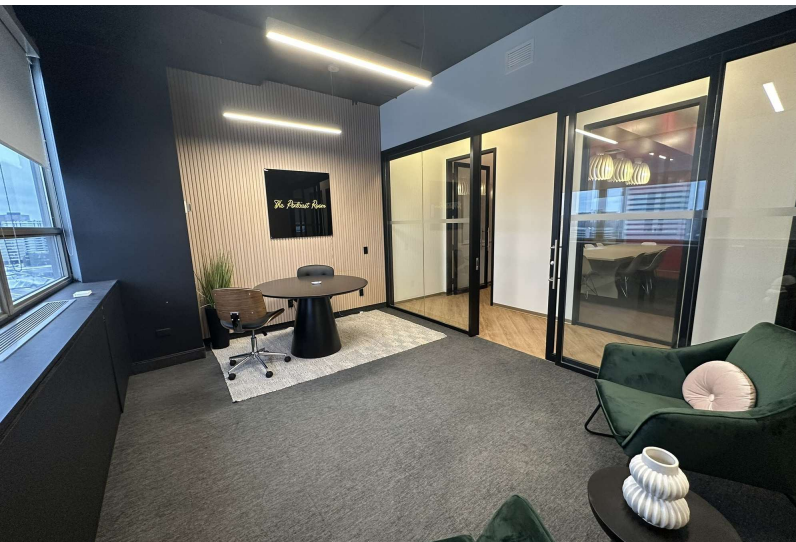
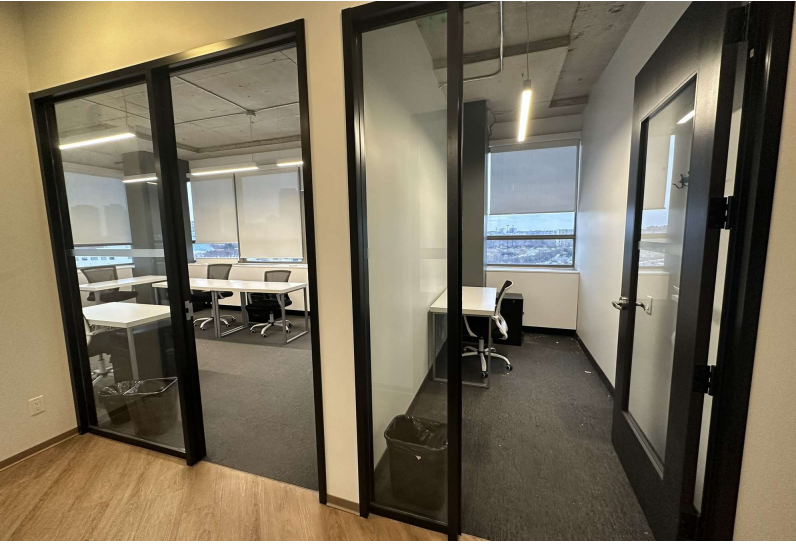
The Behar Group Realty Inc., Brokerage



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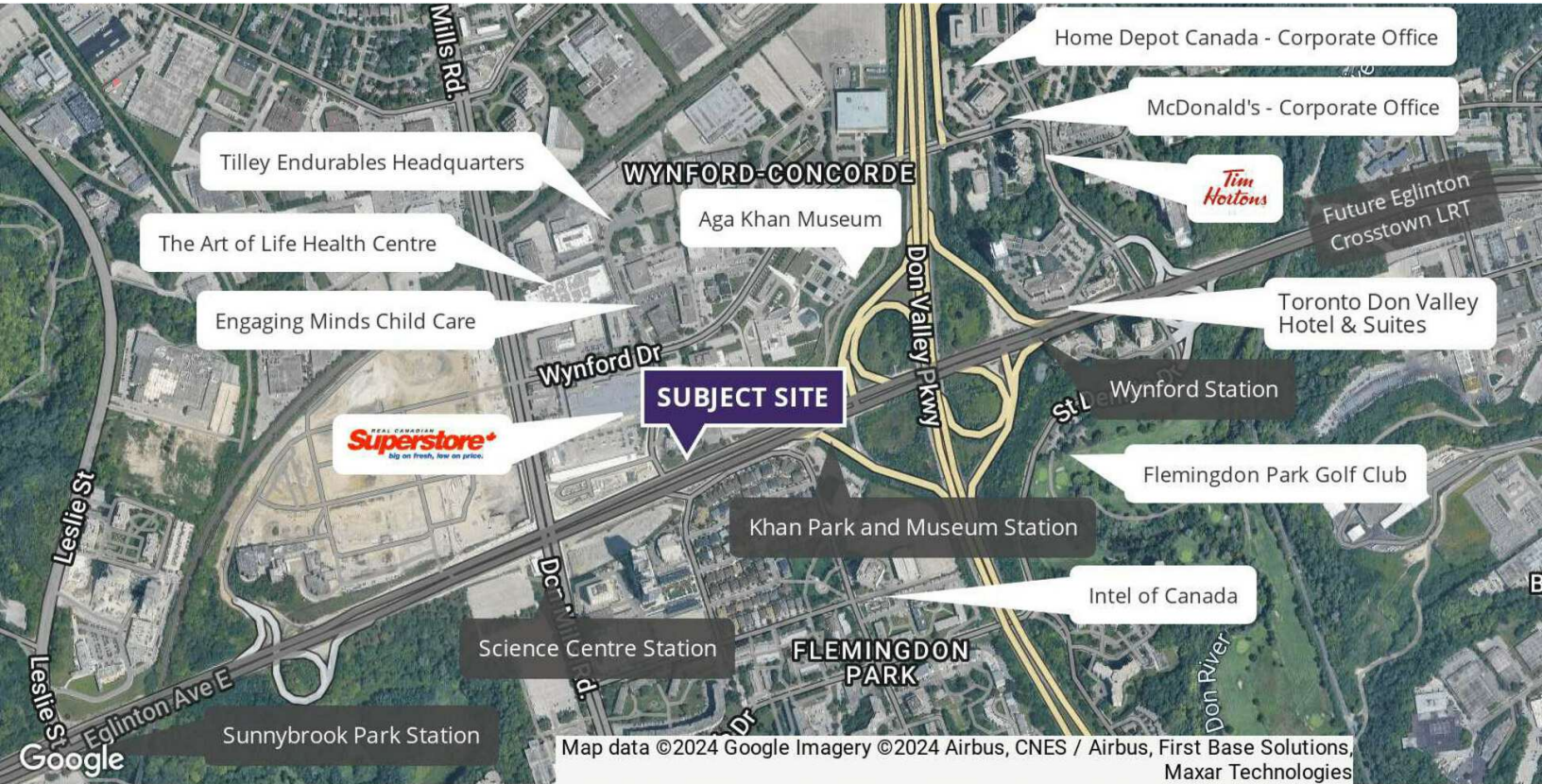


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**UNIT 700 - NORTHSPACE**

Size:	8,645 SF
Lease Rate:	\$9.90 SF/yr (NNN)
Additional Rent:	\$15.80 SF/yr

**DEMOGRAPHICS**

	1 KM	3 KM	5 KM
Total Population	23,323	118,722	379,108
Daytime Population	36,180	135,415	379,663
Total Households	9,391	47,169	153,687
Average Household Income	\$97,596	\$117,230	\$144,614

*Data Source: Environics Estimates 2023*

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# THE BEHAR GROUP™

## BROKERAGE & COMMERCIAL REAL ESTATE SERVICES

LANDLORD  
SERVICES

TENANT  
SERVICES

CAPITAL  
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ADVISORY  
SERVICES

### Head Office (Mailing Address)

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The Behar Group Realty Inc., Brokerage  
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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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