

For Lease

55

Horner Avenue
Toronto, ON

STAND ALONE GROUND
FLOOR OFFICE SPACE

NET
RENT
Reduced

dream 

**AVISON
YOUNG**

55

Horner Avenue
Toronto, ON



- Demising options available
Unit 1A 5,694 sf & Unit 1B 4,681 sf
- Ample parking
- Located in close proximity to many amenities and public transit
- Close proximity to 400-series highways
- Professionally managed by Dream Industrial REIT
- Signage opportunity

Property Summary

OFFICE SPACE

Unit 1: 10,375 sf
Option 1A: 5,694 sf
Option 1B: 4,681 sf

ADDITIONAL RENT

\$9.85 psf (2024 est.)
*(inclusive of utilities
and janitorial Services)*

Tenant Inducement

\$10.00 psf can be applied to alterations
or used as a free rent credit

NET RENT

~~\$18.95~~ **\$14.95** psf

POSSESSION

IMMEDIATE

Office Highlights



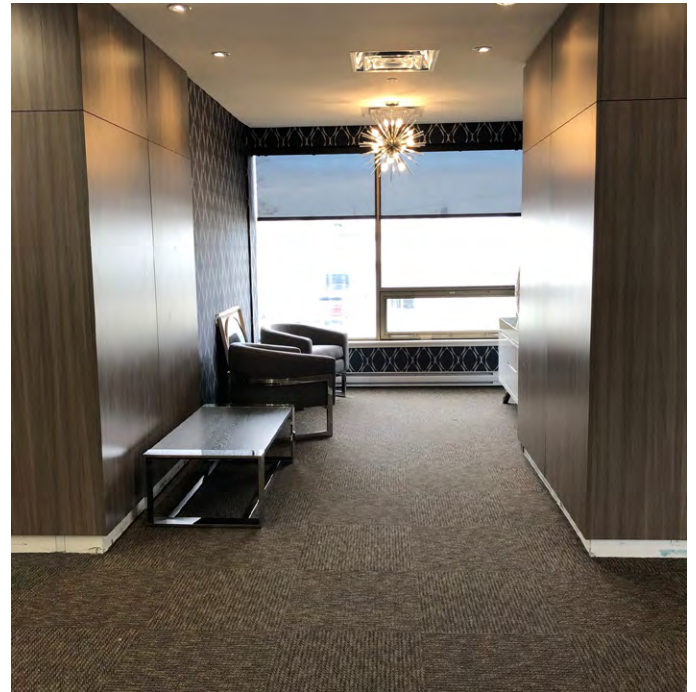
Standalone ground floor office space with improvements in place



Plenty of perimeter office on glass with large sidelights







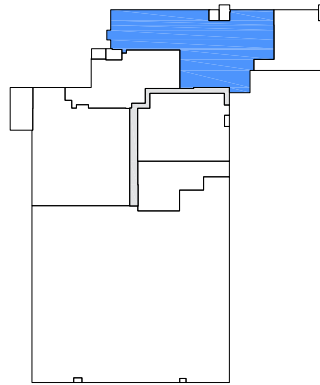
Direct access from parking and private bathrooms in suite



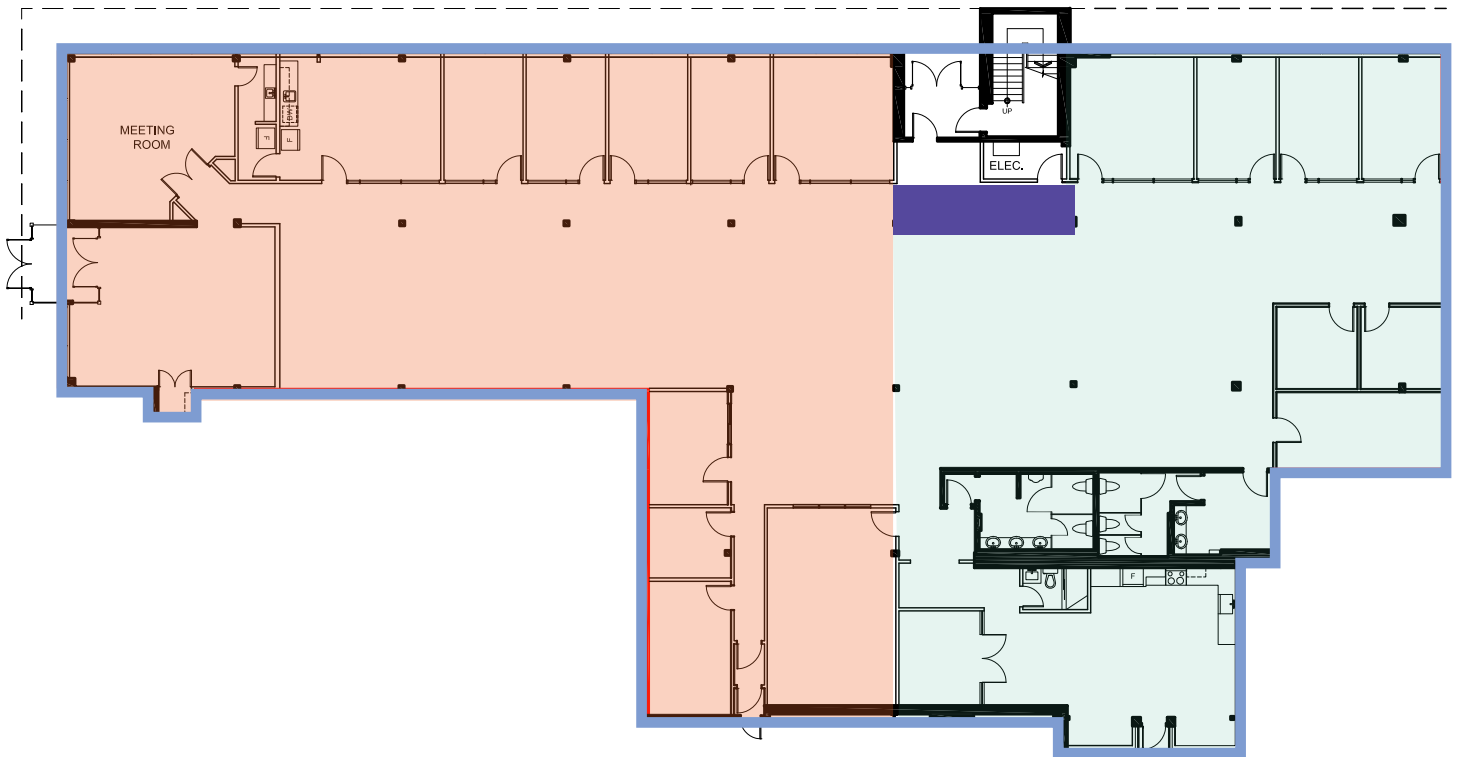
Floor Plan

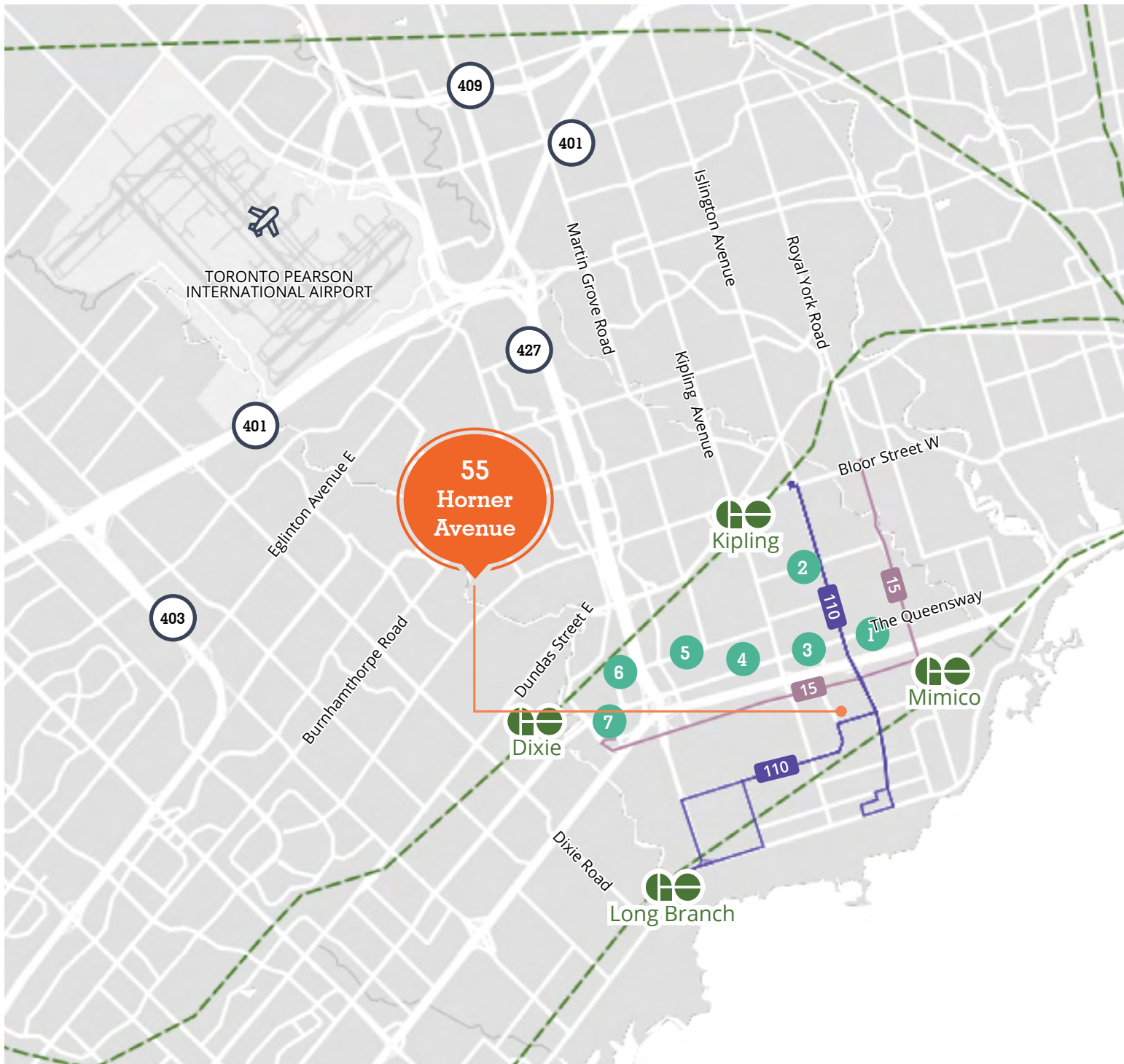
LEGEND

	Unit 1	10,375 sf
	Option 1A	5,694 sf
	Option 1B	4,681 sf
	Common vestibule	



KEY PLAN





Amenities within 5 km

186
RESTAURANTS

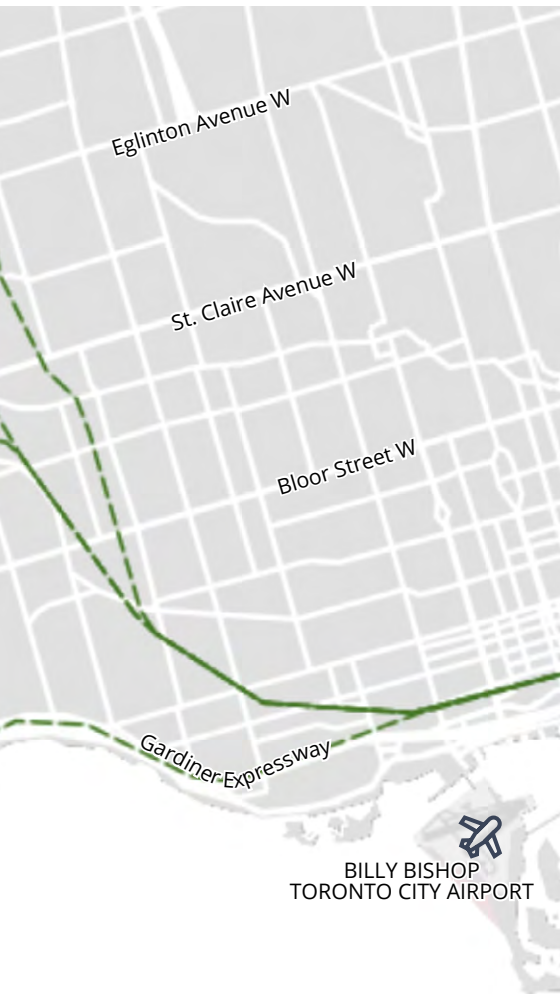
200
RETAIL

96
HOTELS

166
FITNESS CENTRES

106
BANKS

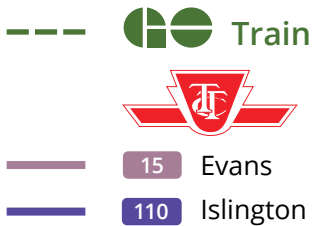
23
GAS STATIONS



Location

Accessibility + Amenities + Transit

- 1 Costco
Tim Hortons
Harvey's
Starbucks
Dairy Queen
- 2 Tim Hortons
Second Cup
No Frills
Beertown
Public House
- 3 Esso
Cineplex
LCBO
K&B Sushi
Mandarin
- 4 Hyundai
Mitsubishi
Honda
Subaru
Nissan
- 5 Canadian Tire
Lowe's
Boston Pizza
Bed Bath & Beyond
- 6 **SmartCentres Etobicoke**
Walmart
Old Navy
Home Depot
Earls
Marshalls
- 7 **Sherway Gardens**
Sporting Life
Sport Chek
Indigo
Joey's
H&M
- The Burger's Priest
California Sandwiches
KFC/Taco Bell
- Party City
Winners
Mark's
Five Guys
Best Buy
- Sephora
Cactus Club
The Keg
Eataly
Hudson's Bay
- Money Mart
The Pie Commission
Pet Valu
- Healthy Planet
McDonalds
7 Eleven
Dollarama
- Spoon & Fork
Service Ontario
Burrito Boyz
Sobeys
Swiss Chalet
- TD
Ikea
Cora
Burger King
Wendy's



GARDINER EXPRESSWAY	1 KM	3 MINS	KIPLING STATION	5.0 KM	10 MINS
HIGHWAY 427	4.3 KM	5 MINS	SHERWAY GARDENS	3.9 KM	10 MINS
HIGHWAY 401	4 KM	11 MINS	TORONTO PEARSON INTERNATIONAL AIRPORT	13.2 KM	15 MINS
DOWNTOWN TORONTO	12 KM	15 MINS	MIMICO GO STATION	1.2 KM	3 MINS

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**AVISON
YOUNG**



Platinum member

AVISON YOUNG is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,400 real estate professionals in 80 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.



Dream TSX: DRM has grown a lot since we started in 1994, becoming one of Canada's leading real estate companies with ~800 employees and approximately \$14 billion of assets under management in North America and Europe. The scope of the business includes residential land development, housing and multi-family development, condominium and mixed-use development, and asset management & management services for four TSX-listed trusts and institutional partnerships, investments in and management of Canadian renewable energy infrastructure and commercial property ownership.

Get more information

Kurt Love, SIOR

Sales Representative, Vice President

416.997.9460

kurt.love@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage

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

Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca