

2171 Avenue Road

Toronto Professional Boutique Office Building For Lease



CBRE

Starlight™ INVESTMENTS

Property Details

Available Suites	Suite 105: 1,191 SF
	Suite 205: 1,492 SF
	Suite 302: 4,756 SF (Available March 1, 2027)
Net Rent	\$23.00 PSF
Additional Rent	\$22.23 PSF (2026 Estimate)
Parking	Tenant and visitor surface parking Underground parking available for tenants

Highlights



Professional boutique office building located at Avenue Rd & Wilson Ave



2.3/1,000 SF Parking Ratio



Outdoor common area for tenants



Direct access to Highway 401. Easy access to Highway 404/400



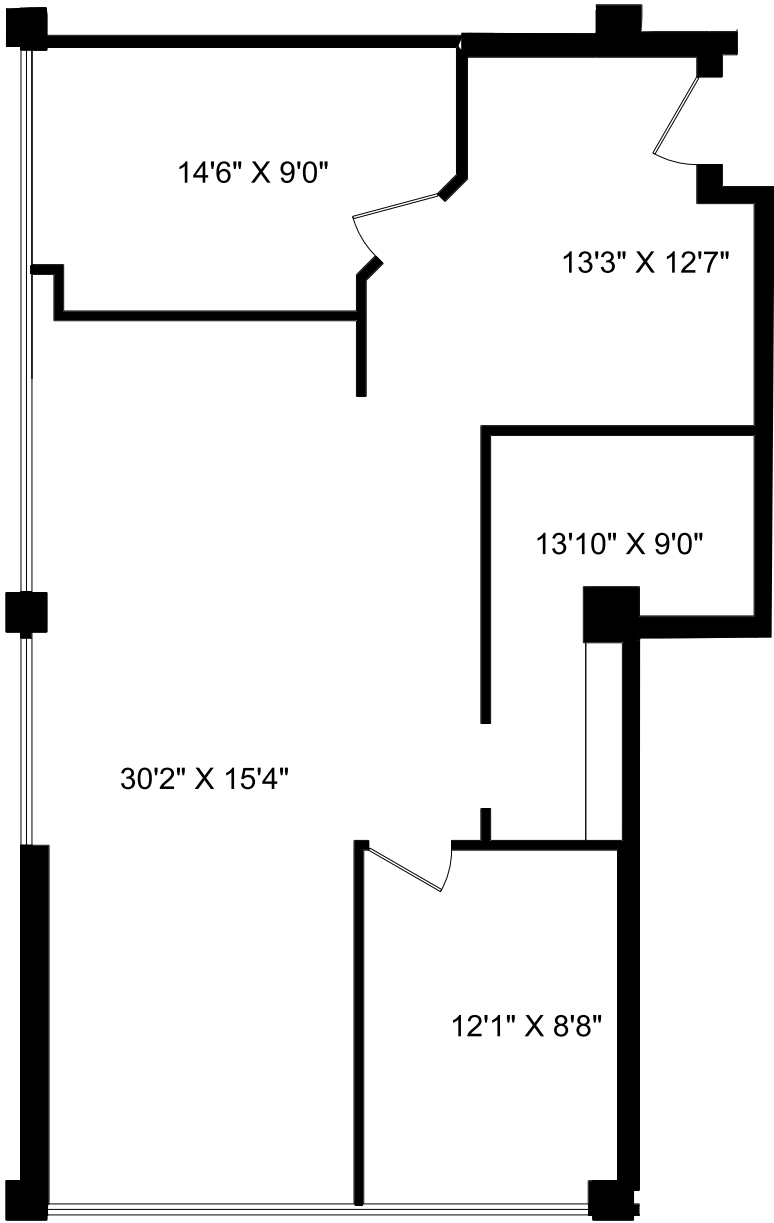
TTC Transit at doorstep, quick access to TTC York Mills or Wilson subway stations



Ample amenities in the area



105 1,191 SF

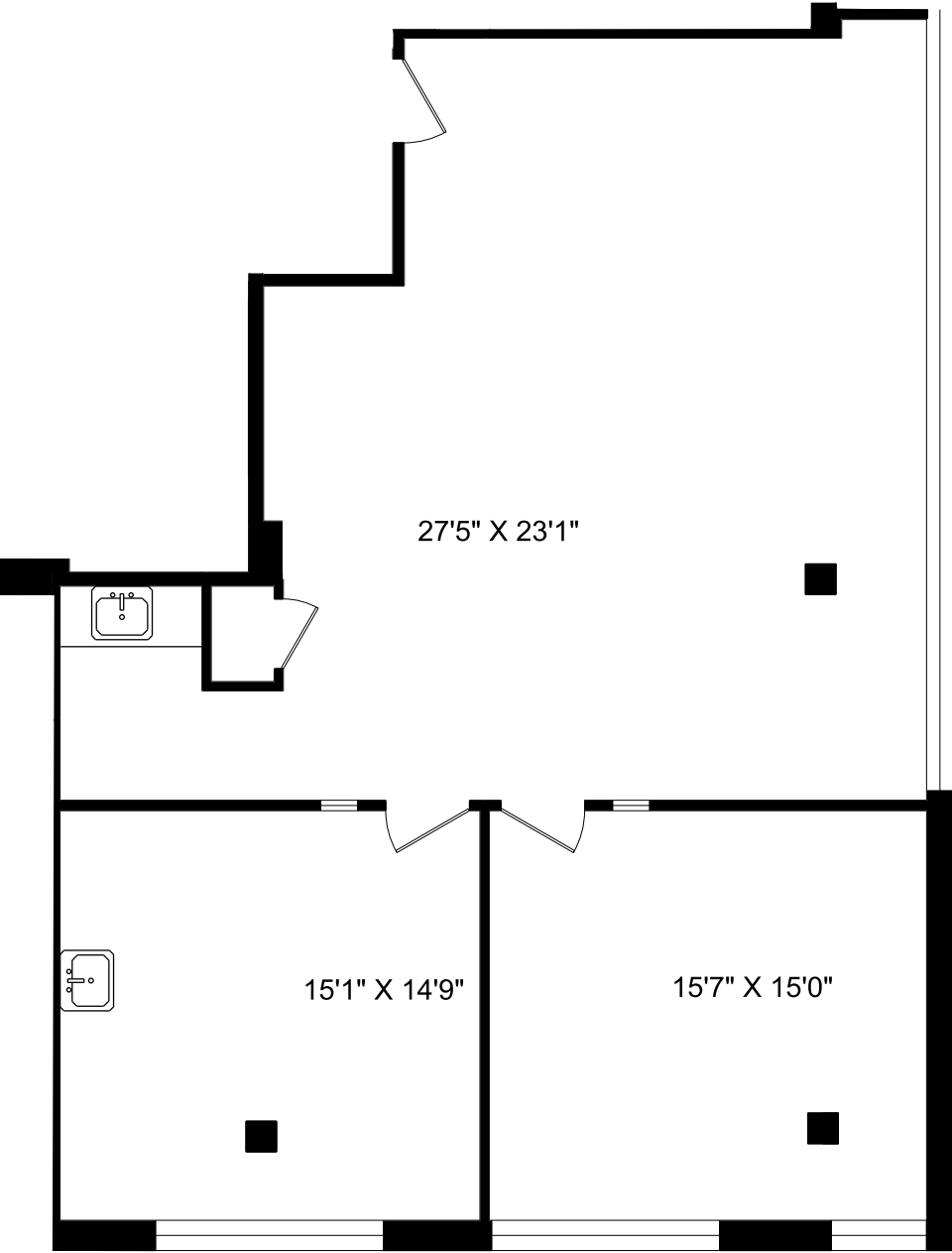


Suite Features

- Ground floor opportunity
- Ample natural light
- Two private offices
- Open workspace



205 1,492 SF



Suite Features

- Ample natural light
- Two private offices
- Open workspace
- Kitchentte



302 4,756 SF



- Suite Features**
- Available March 1, 2027
 - Private offices
 - In-suite washroom
 - Open area workspace
 - Kitchentte

Local Amenities



Drive Times


1
MIN
HIGHWAY 401


9
MIN
HIGHWAY 404


14
MIN
HIGHWAY 407


19
MIN
PEARSON AIRPORT


24
MIN
UNION STATION

Drive times are approximate only

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Contact Us

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