

## WELCOME TO

# **102 Atlantic**

Ideally located in the heart of Liberty Village
- a thriving community of innovative and
creative companies, restaurants, and retailers
- 102 Atlantic is a unique four-storey brickand-beam building. 102 Atlantic combines
traditional architectural elements with
modern office features, ideal for tenants
looking for both a creative and independent
space. With convenient access to transit and
highways, an array of lifestyle amenities,
bike parking and storage, 102 Atlantic is the
perfect retail or office destination.

## **DETAILS**

(All floors can accommodate both retail and office tenancies)

Ground Floor Leased
Second Floor Leased
Third Floor Leased
Fourth Floor 5,089 SF
Total 5,089 SF

Net RentCall Listing AgentsAdditional Rent\$16.29\* (est. 2024)

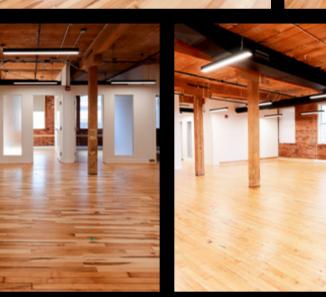
ParkingOutdoor: \$250 per stallUnderground: \$300 per stall

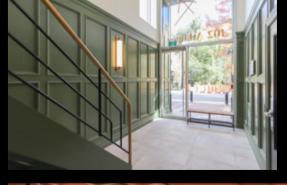
\*(excludes in-suite janitorial, includes utilities)

















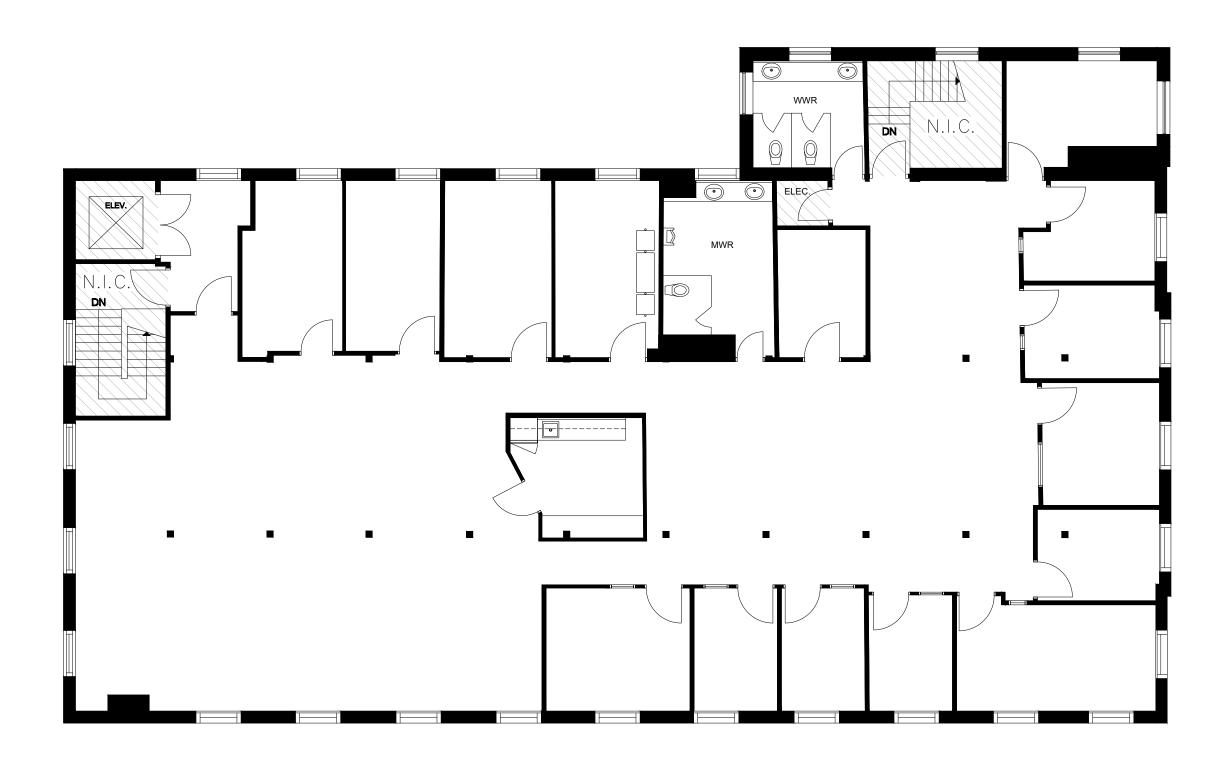




# FOURTH FLOOR Plans

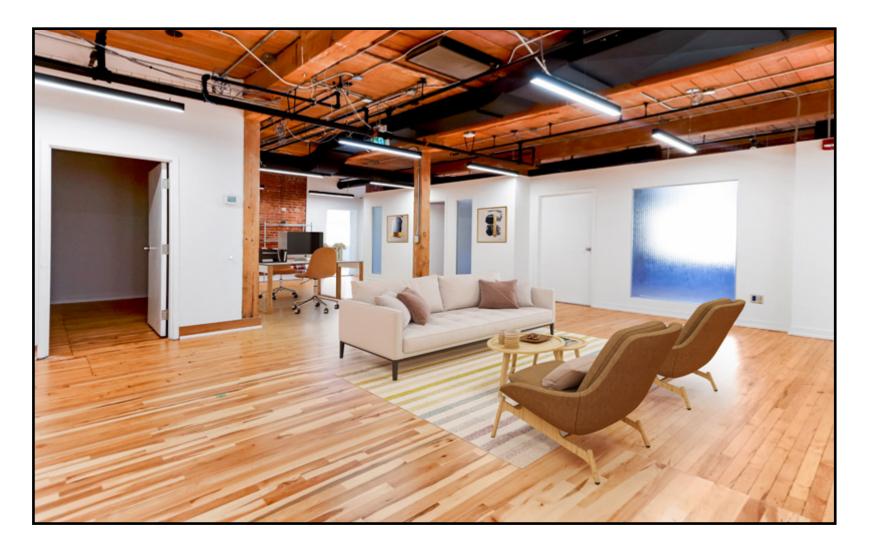
Fourth Floor: 5,089 SF

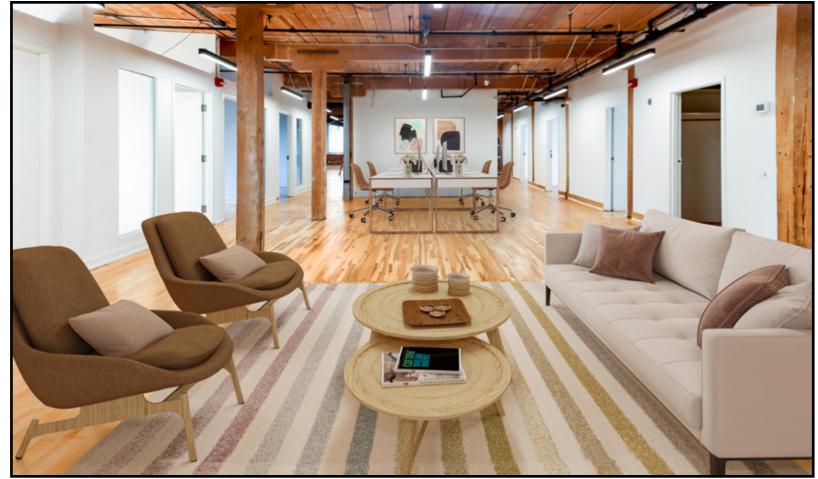
- Potential to open up floor plan and remove all demised spaces
- Perfect for health & wellness, medical uses, creative spaces, and studio space



# FOURTH FLOOR Renderings

Fourth Floor: 5,089 SF





# FOURTH FLOOR

# **Furniture Plan**

Fourth Floor: 5,089 SF

- 7 offices
- 4 meeting rooms
- 2 boardrooms
- 2 lounge areas
- 1 kitchenette
- 28 workstations
- 145 sf / person

















## THIS IS

# **Liberty Village**

Over the last decade Liberty Village has emerged as one of Toronto's coolest neighbourhoods. It's where Toronto's best and brightest young talent live, work and play. Liberty Village functions as one of the city's creative corridors with production facilities, agencies and tech firms operating out of lofts and studio spaces in converted former warehouses. Bars, pubs, restaurants and cafes buzz with energy, especially on game nights at TFC's home turf, BMO field.



10,543 **Population** 



34 Median Age



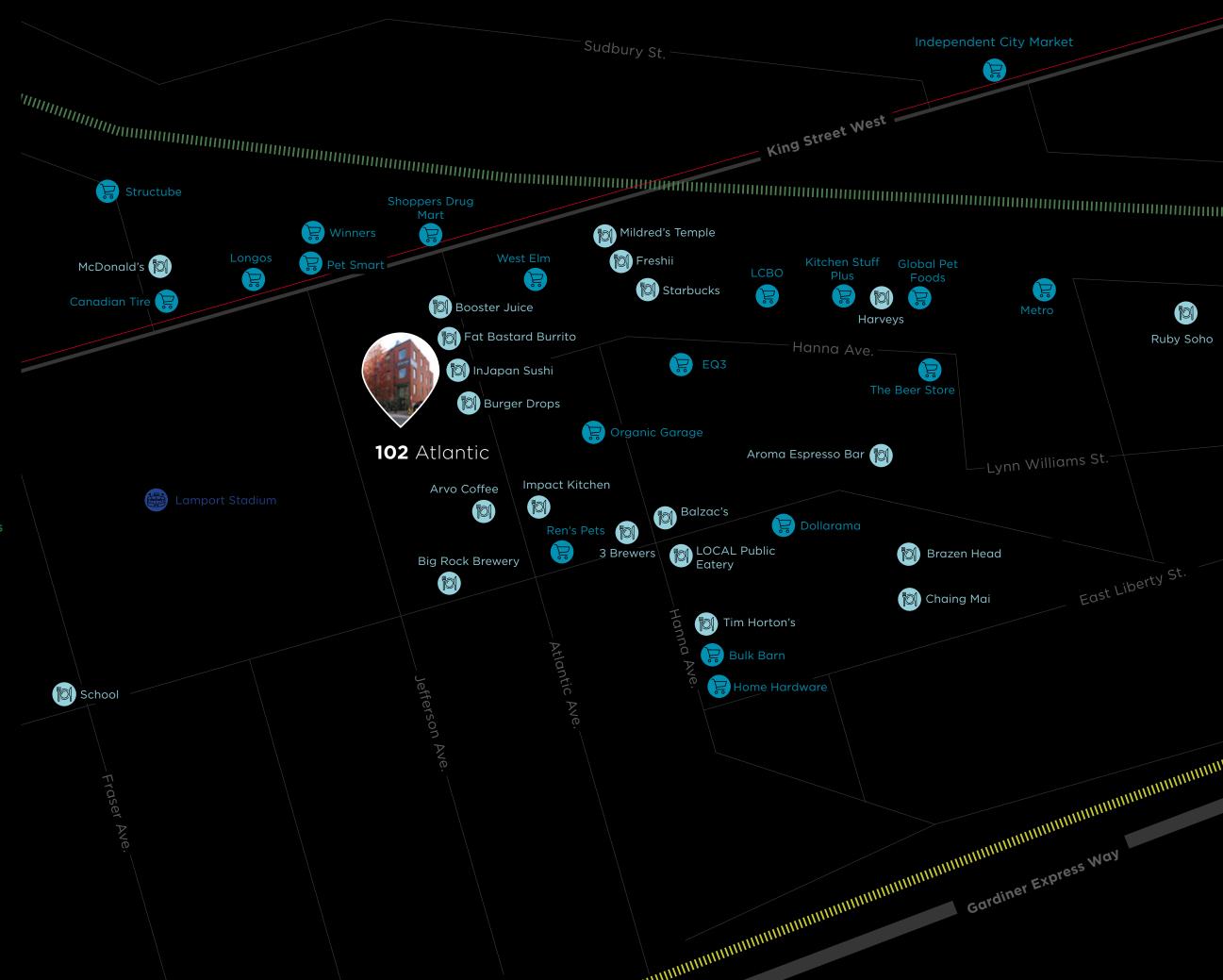
\$126,580 Avg. Household Income

## WELL

## Connected

102 Atlantic is easily accessible via public transit, with the 504 King and 509 Exhibition streetcar routes, the 29 Dufferin and 63 Ossington bus routes, and the Lakeshore West GO Line all servicing the neighbourhood. Additionally, 102 Atlantic is proximate to bike lanes along Lake Shore and the West Toronto Railpath.

King Street Car
Lakeshore West GO Line
Kitchener GO Line & UP Express





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