Square Feet:

1,078 - 14,109

15 minutes to Pearson Airport

Parking 4:1,000 SF

365 Evans Avenue,Toronto, ON

Office space available **for lease**

Desirable Etobicoke location facing the Gardiner Expressway. Excellent highway access via Kipling Avenue providing access to Highways 427 & QEW. Signage opportunity available for full floor tenant.

365 Evans Avenue features upgraded common areas and tenant washrooms, free parking at 4 stalls per 1,000 SF leased. It is centrally located with only a 5-minute drive to Sherway Gardens Mall and is easily accessible via various modes of transportation. Immediate occupany available in varying size ranges.

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Property Overview

Main Floors Rentable Area	Suite 300	2,020 SF	Virtual Tour
	Suite 304	2,035 SF	Virtual Tour
	4th Floor	14,109 SF	Virtual Tour
	Suite 604	1,733 SF	Virtual Tour
Net Rent	$15.00 PSF Net		
Additional Rent	$16.61 PSF Net (2023)		

Lower Level Rentable Area	L1	1,440 SF
	L6	1,372 SF
	L8	1,322 SF
	L11	2,238 SF
	L100	1,078 SF
Net Rent	$4.00 PSF Net	
Additional Rent	$16.61 PSF Net (2023)	

Key Highlights

20 minutes from Downtown Toronto

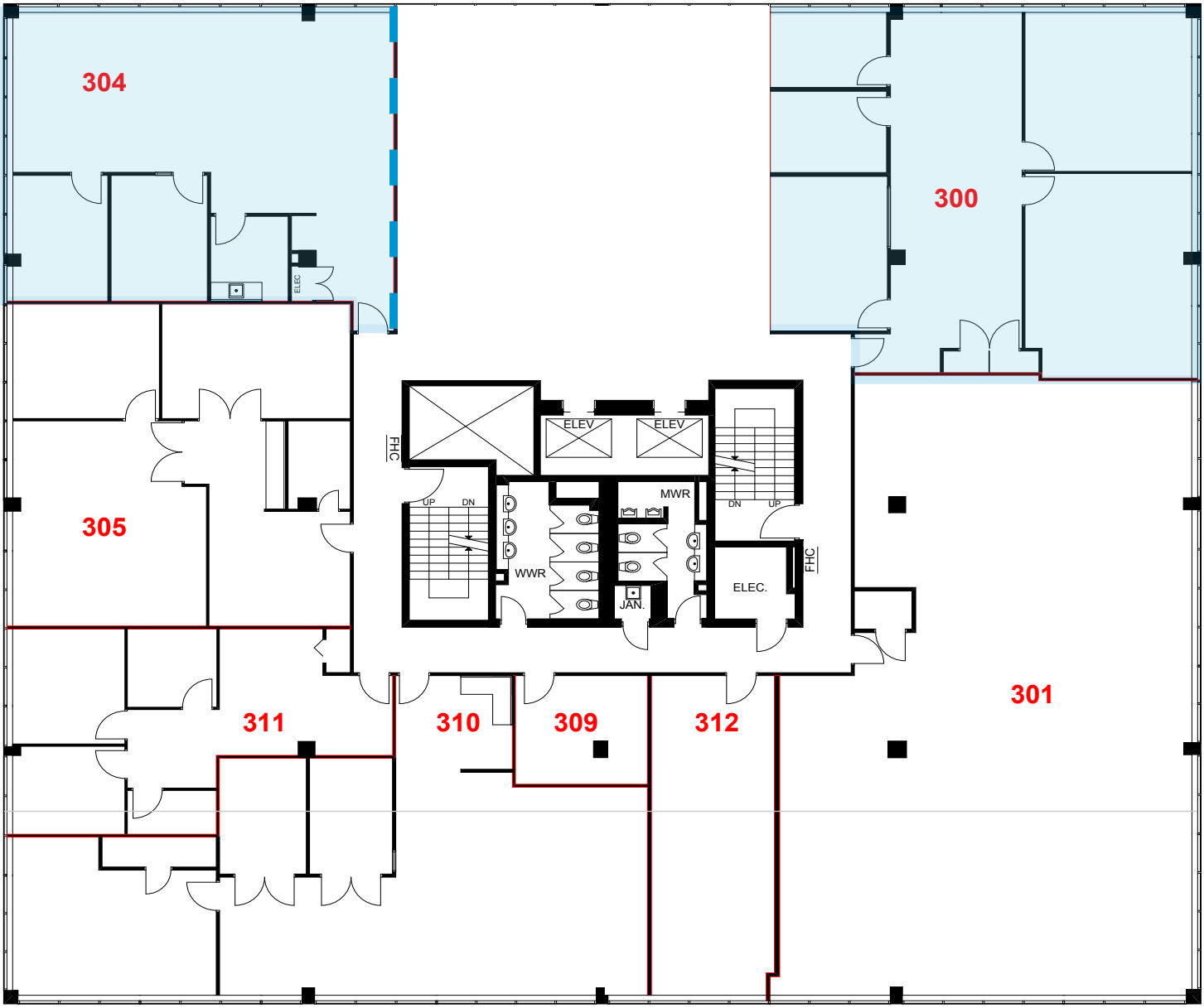
Bus stop outside building with service to Kipling Mobility Hub

10 minutes to Humber Bay Park

2 Minutes to Grocery Stores

Floor Plan

Third Floor Availabilities



Floor Plan

Full Floor Opportunity - 4th Floor

Surrounding Amenities

Amenities	
1	Petro-Canada
2	Sobeys
3	TD Bank
4	Fit 4 Less
5	Bank of Montreal
6	LCBO
7	Scotiabank
8	IKEA
9	CIBC
10	Canadian Tire
11	Lowe's
12	Petro Canada
13	Home Depot
14	Walmart

Food	
1	Wendy's
2	Starbucks
3	Swiss Chalet
4	Spoon & Fork
5	Mandarin
6	Green Mango
7	Burrito Boyz
8	Kelseys
9	Montana's
10	Milestones
11	Joeys
12	Cactus Club
13	The Keg
14	Jack Astor's

Property Location

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