

**Retail/Office
For Lease**

**102 Atlantic Avenue
Toronto, ON**



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 brick-and-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

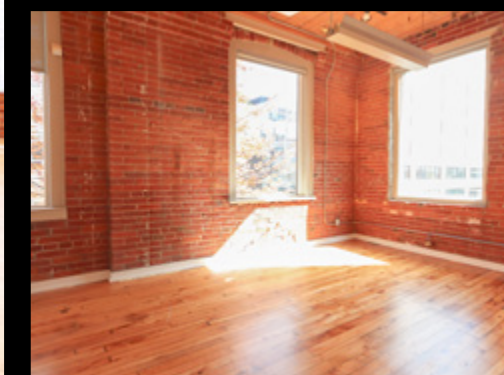
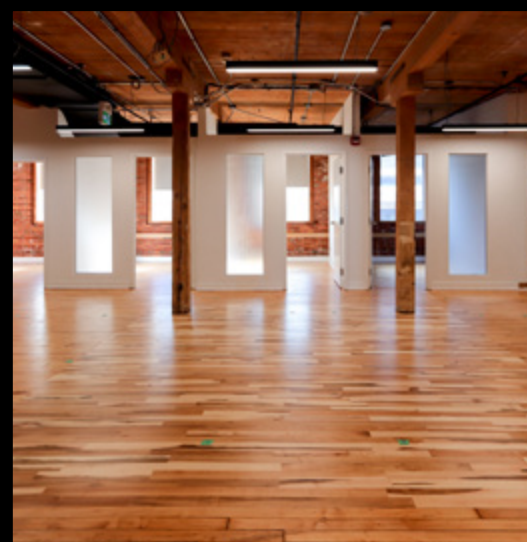
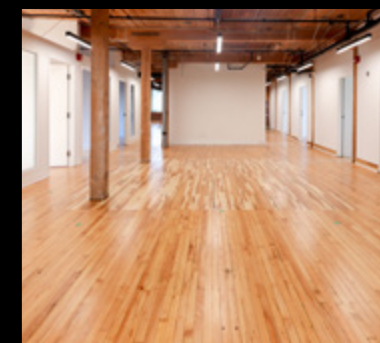
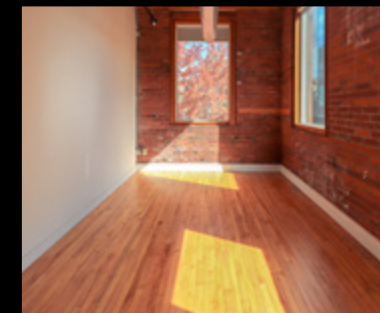
(All floors can accommodate both retail and office tenancies)

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

Net Rent	Call Listing Agents
Additional Rent	\$16.29* (est. 2024)
Parking	Outdoor: \$250 per stall Underground: \$300 per stall

*(excludes in-suite janitorial, includes utilities)

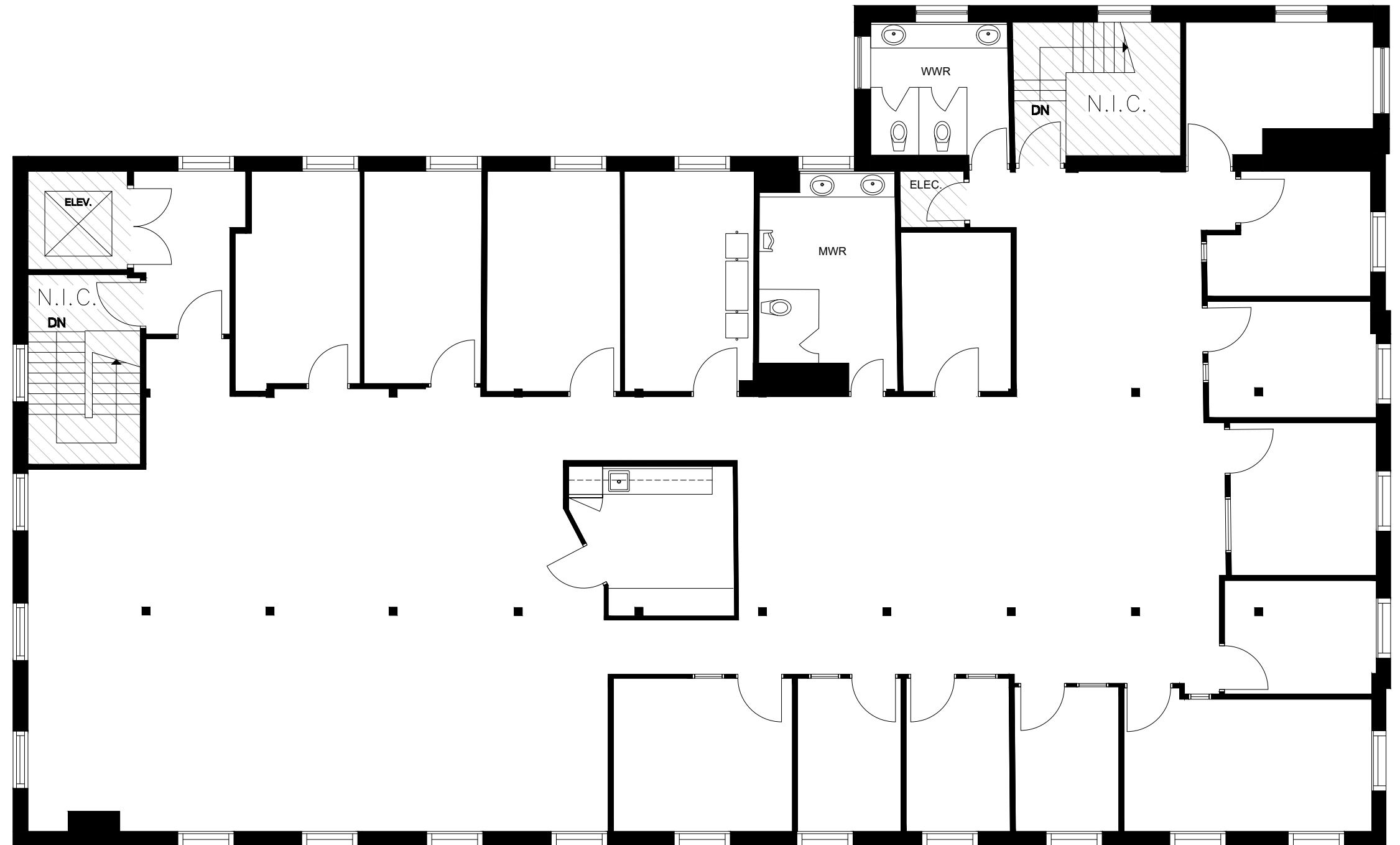
[▶ CLICK TO VIEW TOUR VIDEO](#)



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

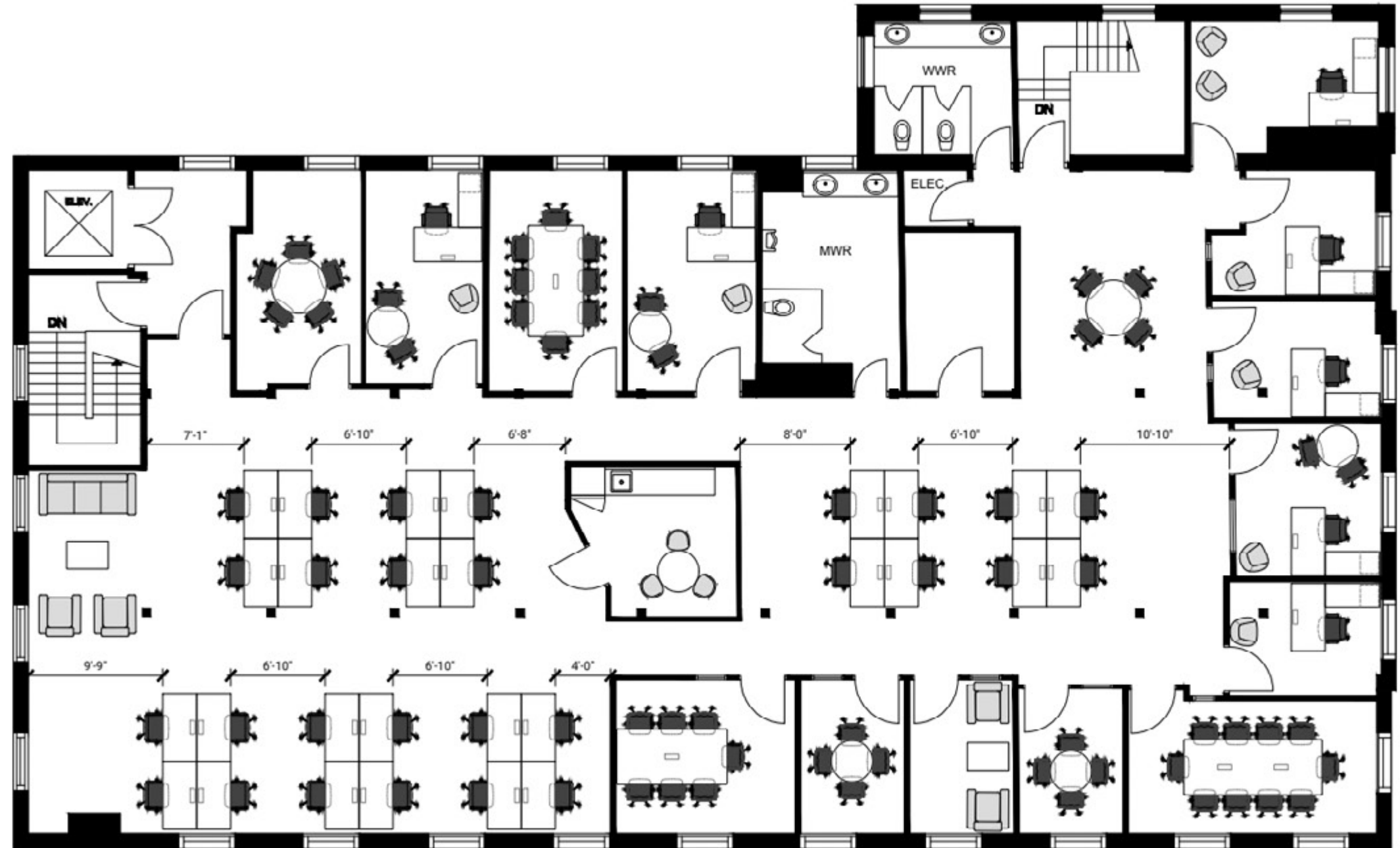
Fourth Floor: 5,089 SF



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

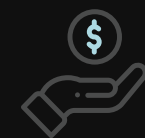
Over the last decade Liberty Village has emerged as one of Toronto's coolest neighbourhoods. It's where Toronto's best and brightest young talent live, work and play. Liberty Village functions as one of the city's creative corridors with production facilities, agencies and tech firms operating out of 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

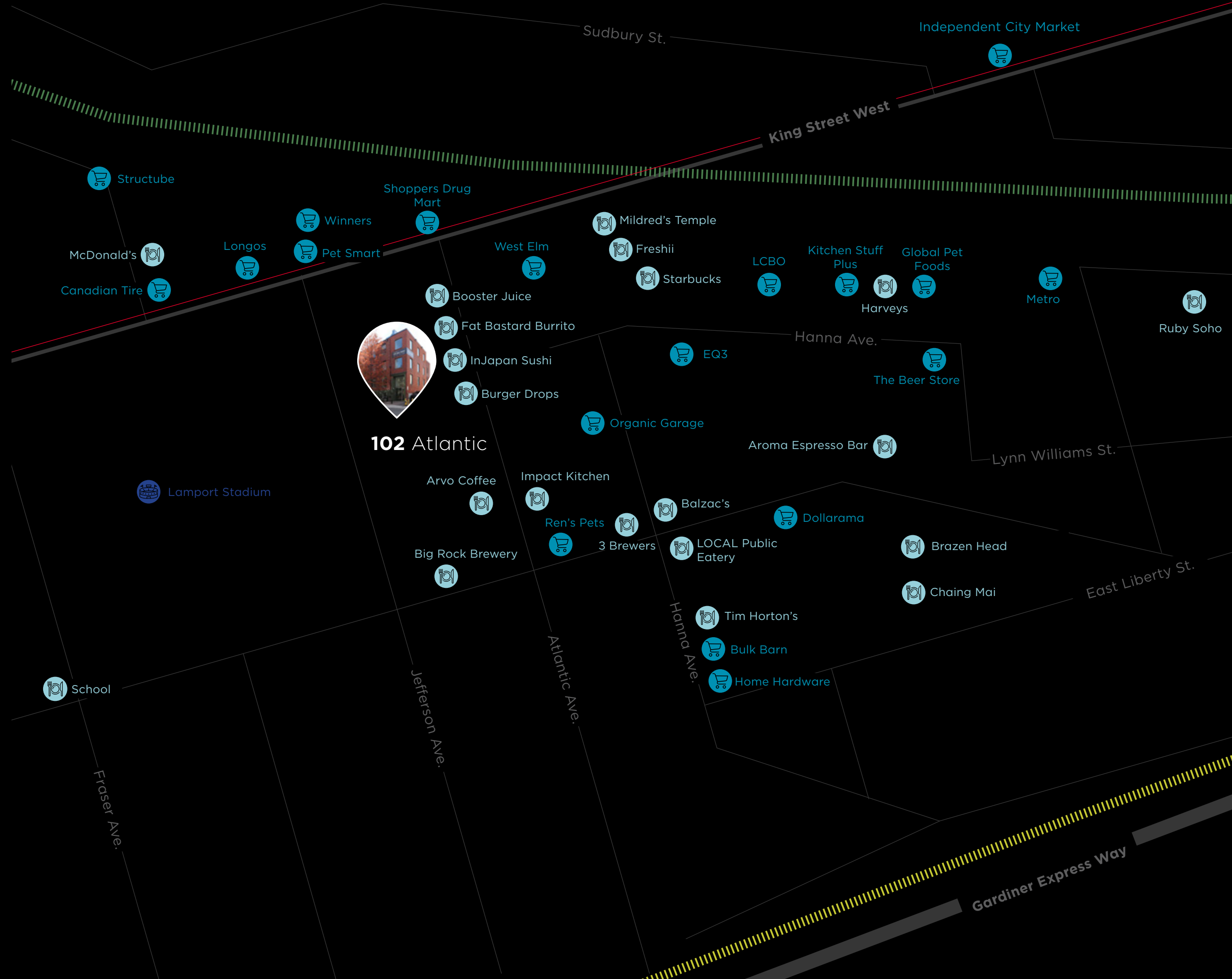


\$126,580
**Avg. Household
Income**

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





MICHAEL SCACE*
Vice Chair
Office Leasing
416 359 2456
michael.scace@cushwake.com

ALAN RAWN*
Senior Vice President
Office Leasing
416 359 2440
alan.rawn@cushwake.com

LAUREN LUCHINI*
Associate Vice President
Office Leasing
416 359 2553
lauren.luchini@cushwake.com

BRENDAN SHEA*
Associate
Office Leasing
905 501 6426
brendan.shea@cushwake.com



Cushman & Wakefield ULC, Brokerage
161 Bay Street, Suite 1500
Toronto ON M5J 2S1

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. *Sales Representative