

# 1 Eva Road, Etobicoke

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## **Kay Locke\***

Vice President  
416 798 6268  
kay.locke@cbre.com

Flexible Suite Options  
Ranging From  
**538 Sq. Ft. -  
10,479 Sq. Ft.**



**For Lease**

**BROCCOLINI CBRE**



# Building Overview

1 Eva Road, Etobicoke

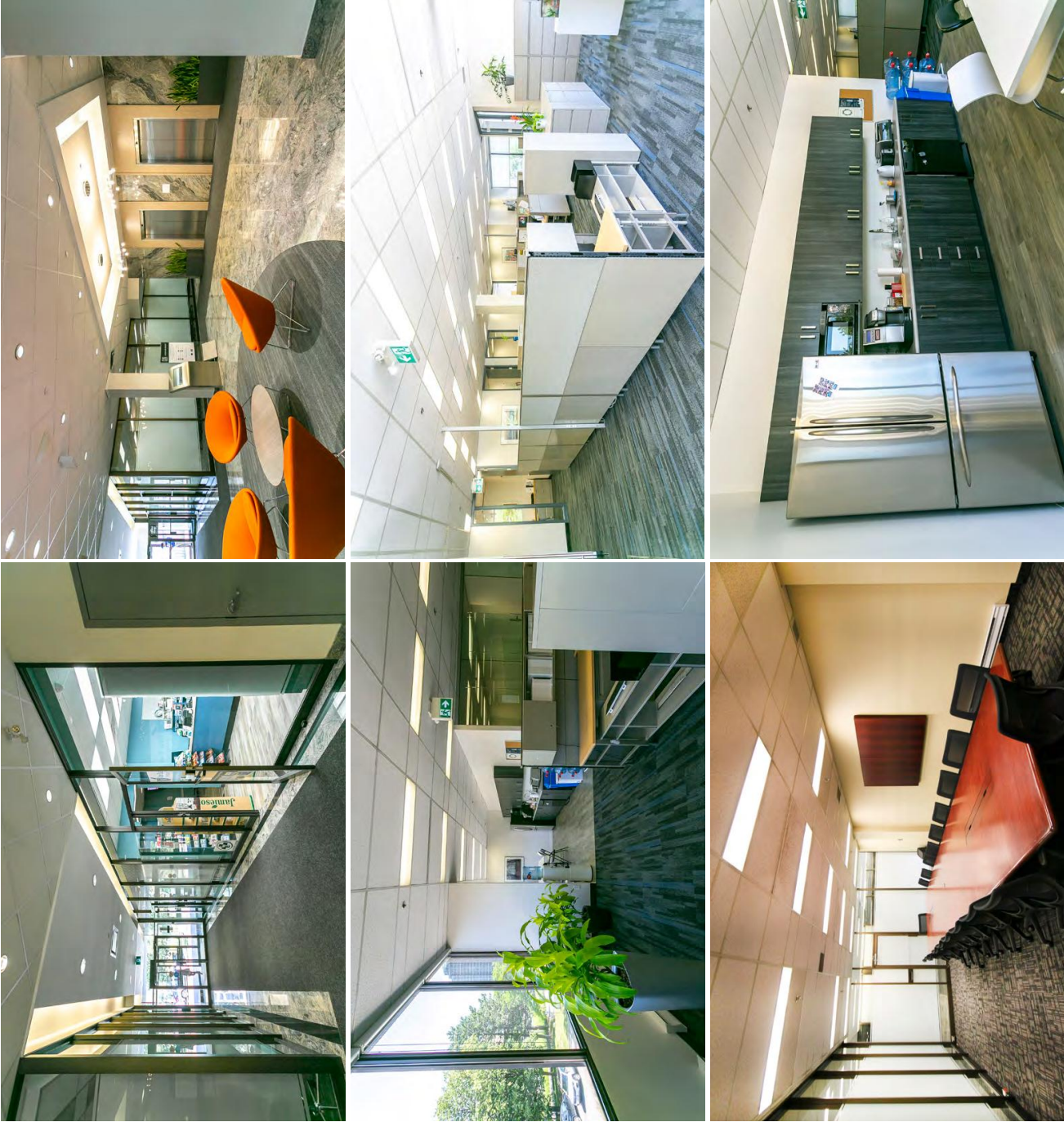
Availability	Flexible Suite options ranging from approx. 538 sq. ft. to 10,479 sq. ft.	
Suite Options	Suite 109: 4,837 Sq. Ft. Suite 204: 1,065 Sq. Ft. Suite 206: 3,904 Sq. Ft. Suite 216: 7,044 Sq. Ft. Suite 300: 1,478 Sq. Ft.* Suite 305: 982 Sq. Ft. Suite 309: 5,067 Sq. Ft. Suite 324: 1,890 Sq. Ft.* Suite 407B: 538 Sq. Ft. Suite 408: 1,391 Sq. Ft. Suite 416: 10,479 Sq. Ft.	
# of Floors	4 Floors	
Net Rent	\$700 Per Sq. Ft. <b>For New Direct Deals</b>	
Additional Rent (2024 Est.)	\$18.44 Per Sq. Ft.	

\*Contiguous

## Comments

- » Located along Highway 427, in close proximity to Highway 401, QEW, area amenities and Toronto Pearson International Airport
- » Onsite Amenities include; medical offices, pharmacy, and shared bookable boardroom
- » Mix of built-out suites and white boxed open concept
- » Landlord is motivated and willing to do flexible term deals

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# Suite Overview

Asking Net Rent

\$7.00 per sq. ft.

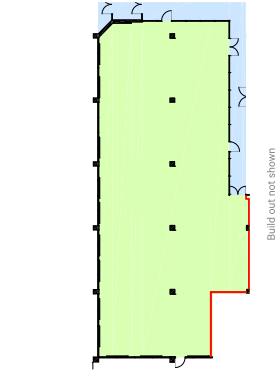
For New Direct Deals

Additional Rent<sup>1</sup>

\$18.44 per sq. ft.

Occupancy  
Immediate

<sup>1</sup>2024 Estimate. Additional Rent Subject To Adjustment

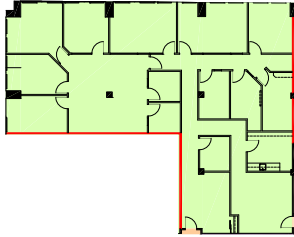


Build out not shown

## Suite 109

4,837 Sq. Ft.

- » Built-out suite
- » Private offices
- » Meeting rooms
- » Open space



## Suite 206

3,904 Sq. Ft.

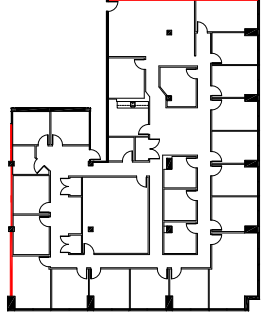
- » Built-out Suite
- » Private Offices
- » Boardrooms & Meeting Rooms
- » Kitchenette



## Suite 204

1,065 Sq. Ft.

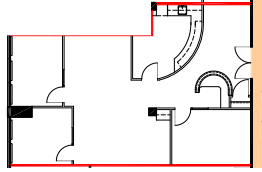
- » Open Space Suite
- » Ready for Tenant Improvements



## Suite 216

7,044 Sq. Ft.

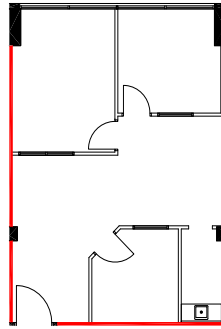
- » Built-out Suite
- » Private Offices
- » Boardroom & Meeting Room
- » Kitchenette



## Suite 300

1,478 Sq. Ft.

- » Private Offices
  - » Kitchenette
  - » Open Area
- Contiguous Space:**  
Suite 300 + 324 = 3,368 Sq. Ft.



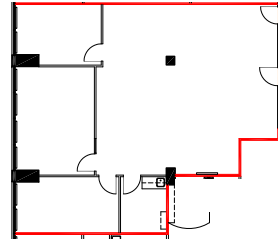
Floor plan may not be 100% accurate.

## Suite 305

982 Sq. Ft.

- » Built-out Suite
- » Kitchenette
- » Private Offices

» Available September 1, 2024



## Suite 324

1,890 Sq. Ft.

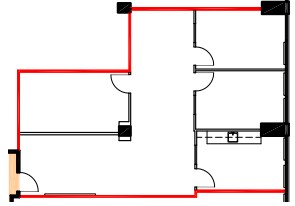
- » Built-out Suite
  - » Kitchenette
  - » Common Area
  - » Private Offices
- Contiguous Space:**  
Suite 300 + 324 = 3,368 Sq. Ft.



## Suite 407B

538 Sq. Ft.

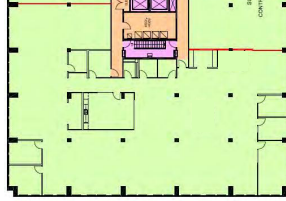
- » Built-out Suite
- » Private Office



## Suite 408

1,391 Sq. Ft.

- » Built-out Suite
- » Private Offices
- » Kitchenette
- » Reception Area



Floor plan may not be 100% accurate.

## Suite 416

10,479 Sq. Ft.

- » Built-out suite
- » Perimeter private offices
- » Boardroom & meeting room
- » Kitchenette
- » Ample open space

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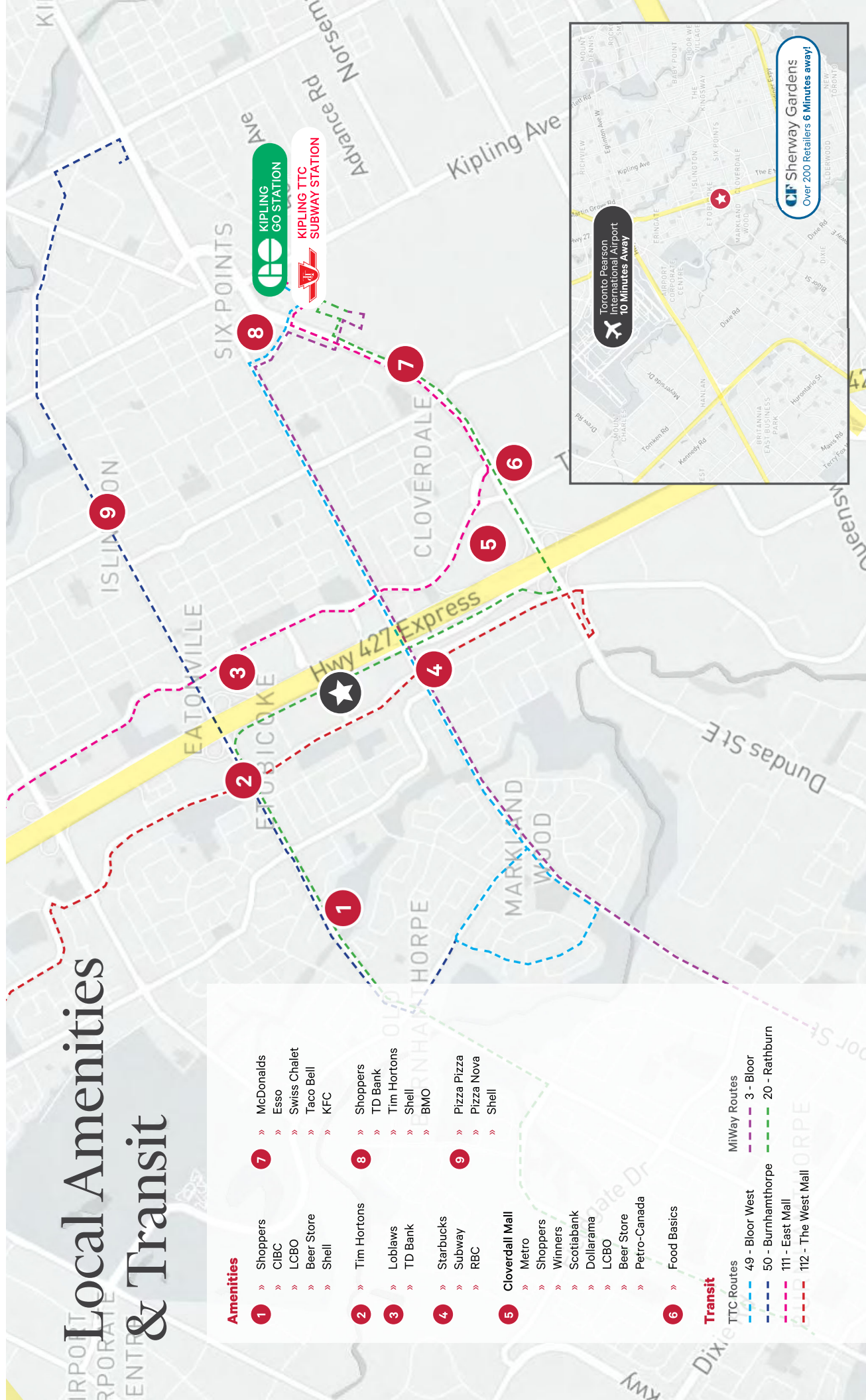
# Local Amenities & Transit

## Amenities

- 1** Shoppers » McDonalds
- » CIBC » Esso
- » LCBO » Swiss Chalet
- » Beer Store » Taco Bell
- » Shell » KFC
- 2** Tim Hortons
- 3** Loblaws » Shoppers
- » TD Bank » TD Bank
- » Tim Hortons » Shell
- » BMO » Pizza Pizza
- 4** Starbucks » Pizza Nova
- » Subway » Shell
- » RBC
- 5** Cloverdall Mall
- » Metro » Shoppers
- » Winners » Scotiabank
- » Dollarama » LCBO
- » Beer Store » Petro-Canada
- 6** Food Basics

## Transit

- TTC Routes**
- 49 - Bloor West
- 50 - Burnhamthorpe
- 111 - East Mall
- 112 - The West Mall
- MiWay Routes**
- 3 - Bloor
- 20 - Rathburn



Toronto Pearson  
International Airport  
10 Minutes Away

CF Sherway Gardens  
Over 200 Retailers 6 Minutes away!

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## Kay Locke\*

Vice President

416 798 6268

kay.locke@cbre.com

\*Sales Representative

CBRE Limited, Real Estate Brokerage | 5935 Airport Rd, Suite 700, Mississauga, ON L4V 1W5 | [www.cbre.ca](http://www.cbre.ca)

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