

1 Eva Road, Etobicoke

Kay Locke*

Vice President
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Flexible Suite Options
Ranging From
**536 Sq. Ft. -
9,796 Sq. Ft.**



For Lease

BROCCOLINI CBRE

Building Overview

1 Eva Road, Etobicoke

Availability	Flexible Suite options ranging from approx. 536 sq. ft. to 9,796 sq. ft.
Suite Options	<p>Suite 204: 1,054 Sq. Ft. Suite 216: 6,979 Sq. Ft. Suite 300: 1,478 Sq. Ft.* Suite 303: 2,300 Sq. Ft. Suite 309: 5,067 Sq. Ft. Suite 324: 1,890 Sq. Ft.* Suite 407B: 536 Sq. Ft. Suite 408: 1,391 Sq. Ft. Suite 416: 9,796 Sq. Ft.</p>
# of Floors	4 Floors
Net Rent	\$7.00 Per Sq. Ft. For New Direct Deals
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



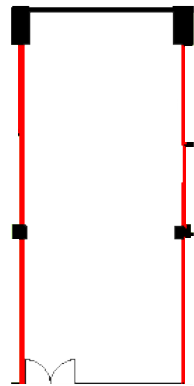
Suite Overview

Asking Net Rent
\$7.00 per sq. ft.
For New Direct Deals

Additional Rent¹
\$18.44 per sq. ft.

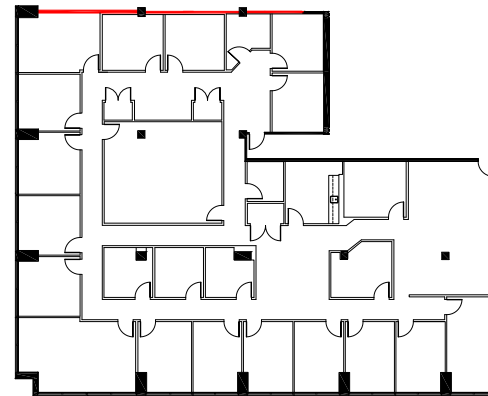
Occupancy
Immediate

¹2024 Estimate. Additional Rent Subject To Adjustment



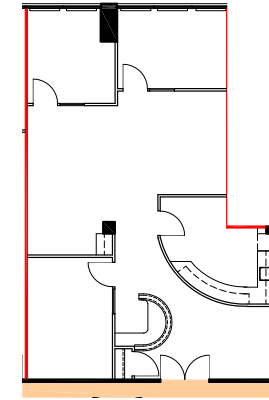
Suite 204
1,054 Sq. Ft.

- » Open Space Suite
- » Ready for Tenant Improvements



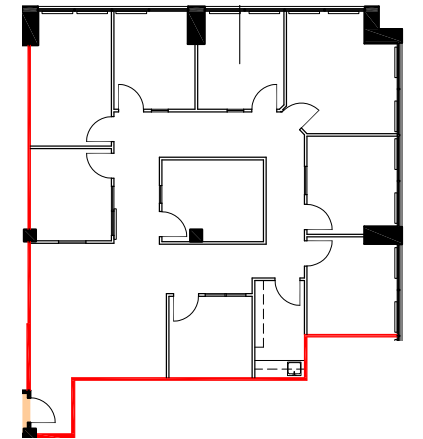
Suite 216
6,979 Sq. Ft.

- » Built-out Suite
- » Private Offices
- » Boardroom & Meeting Room
- » Kitchenette
- » Available May 1, 2024



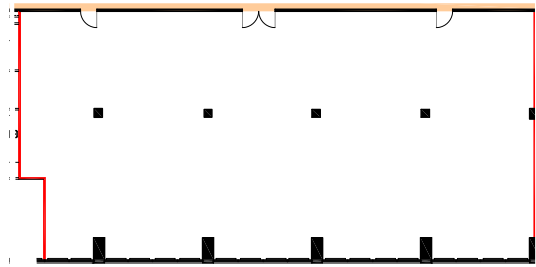
Suite 300
1,478 Sq. Ft.

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



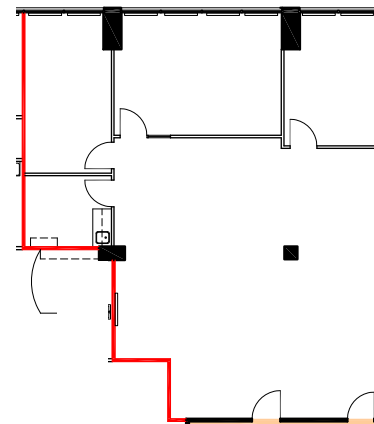
Suite 303
2,300 Sq. Ft.

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



Suite 309
5,067 Sq. Ft.

- » White Boxed Suite
- » Ready For Tenant Improvements



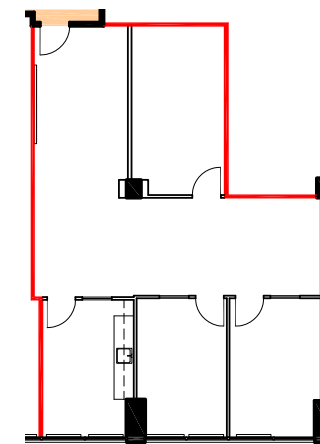
Suite 324
1,890 Sq. Ft.

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



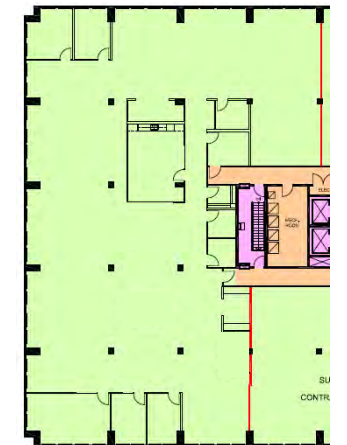
Suite 407B
536 Sq. Ft.

- » 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
9,796 Sq. Ft.

- » Built-out suite
- » Perimeter private offices
- » Boardroom & meeting room
- » Kitchenette
- » Ample open space
- » Available June 1, 2024

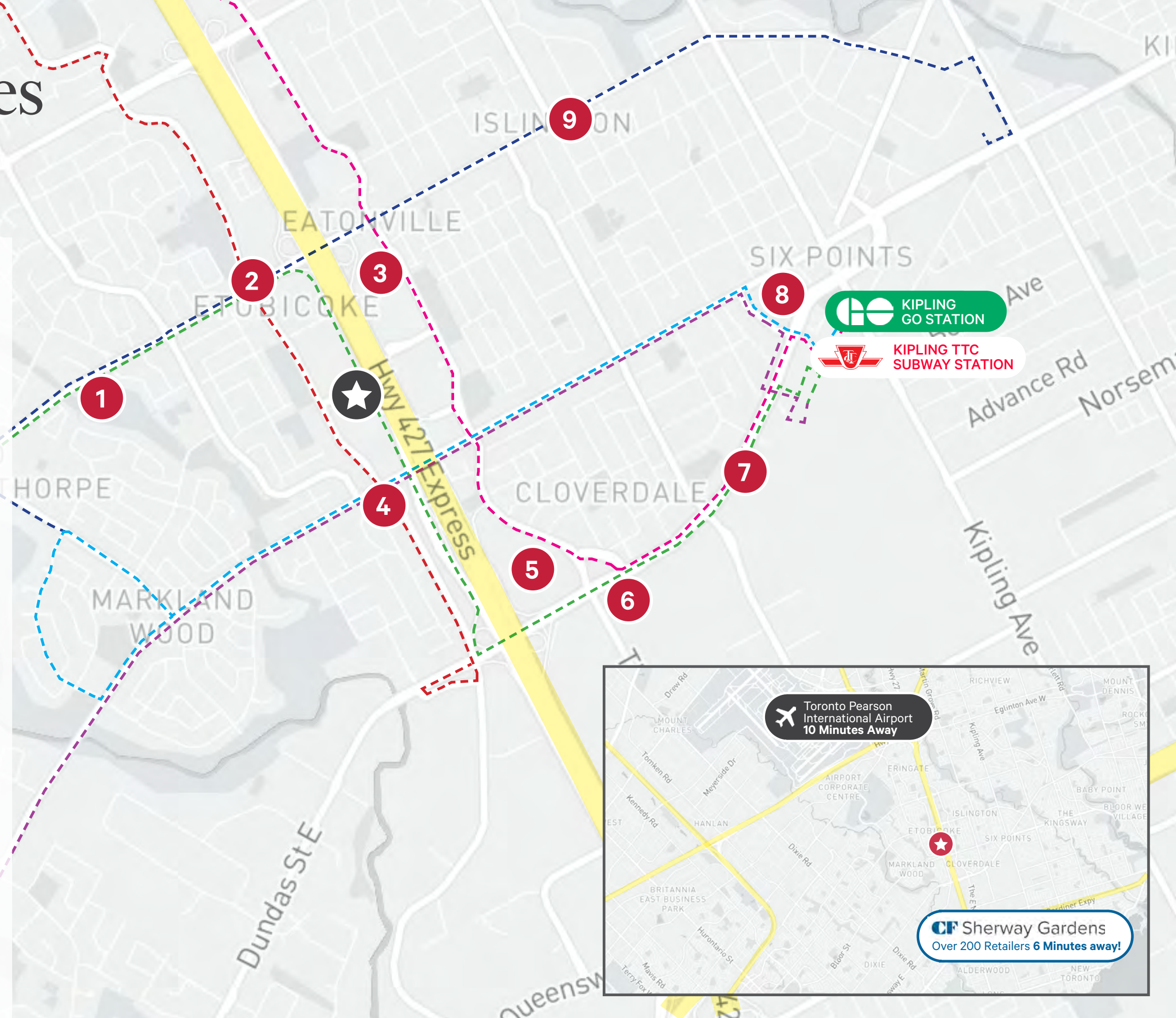
Local Amenities & Transit

Amenities

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

Transit

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



KIPLING GO STATION

KIPLING TTC SUBWAY STATION

Toronto Pearson International Airport 10 Minutes Away

Sherway Gardens Over 200 Retailers 6 Minutes away!



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