

INTRODUCING 40 HORNER AVENUE

FOR
LEASE

The Downing Street Group Presents

- WORKSHOPCO -

INNOVATIVE MANUFACTURING / WAREHOUSE /
SHOWROOM / OFFICE AND SHIPPING FACILITY

Introducing 40 Horner Avenue, an innovative, open-concept commercial flex/office space in the heart of Etobicoke. 40 Horner offers 45,515 square feet of space, suitable for a variety of uses to consolidate, streamline and simplify your business under one roof in the heart of South Etobicoke.



- 40 HORNER AVENUE -

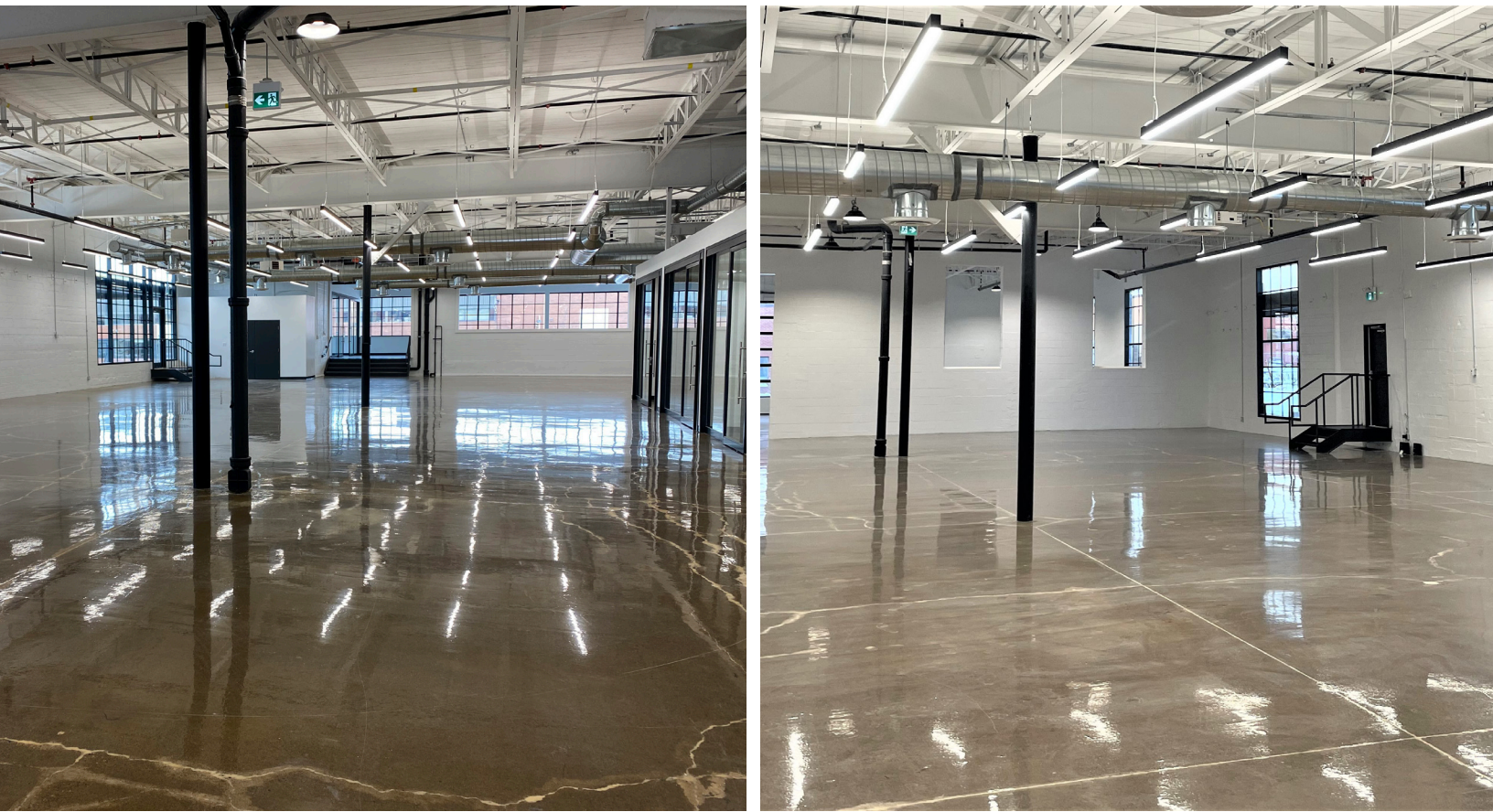


*Please note the image above displays spaces completed by the Landlord in similar buildings in the area, and may not be the same finishes contemplated by the Landlord at 40 Horner Ave.

CLEAN AND PRISTINE FLEX SPACE AVAILABLE FOR LEASE

The Downing Street Group purchased 40 Horner Avenue because of its excellent structural condition, built-in warehousing features and exceptional location. The landlord will reposition 40 Horner Avenue leaning on it's experience revitalizing similar assets in their portfolio to provide the distinctive building character that tenants are drawn to, and occupants enjoy working within.

- 40 HORNER AVENUE -



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CLEAN LINED, LOFT-INSPIRED, INDUSTRIAL CHIC, WITH PROMINENT STREET EXPOSURE, CURB APPEAL AND ACCESSIBILITY TO PARKING AND LOADING

40 Horner Avenue is built to serve the needs of e-commerce businesses, film production, manufacturing, assembly, warehousing and last mile delivery tenants. These users require flexible office, studio and fulfillment space, which 40 Horner Avenue provides.

THE FUTURE OF FLEX SPACE IS HERE



Details

| | |
|-----------------------|---|
| Available: | 32,296 SF** |
| Additional Rent: | \$4.75 (2022 Est.) |
| Parking: | 66 stalls available on site |
| Shipping & Receiving: | 5 Loading Doors <ul style="list-style-type: none">• 4 Dock Doors• 1 Drive-in Doors |

**Divisible

2 Lease Offerings Available

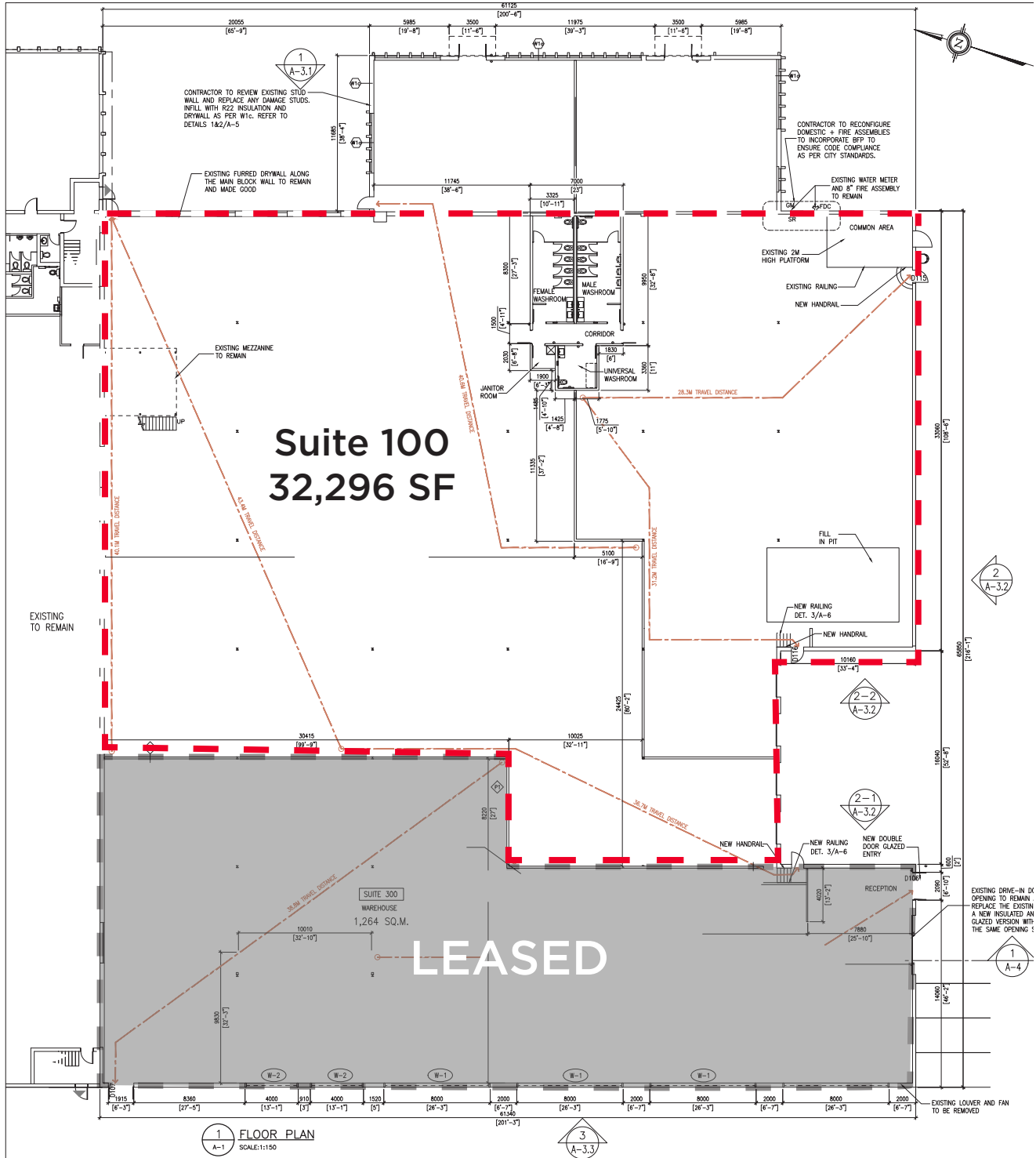
Option A :

- 18 ft. ceiling heights
- Timing: November 1, 2022
- Net Rent: \$24.00 PSF/Annum

Option B :

- 36 ft. ceiling heights
- Timing: June, 2023
- Net Rent: \$28.00 PSF/Annum

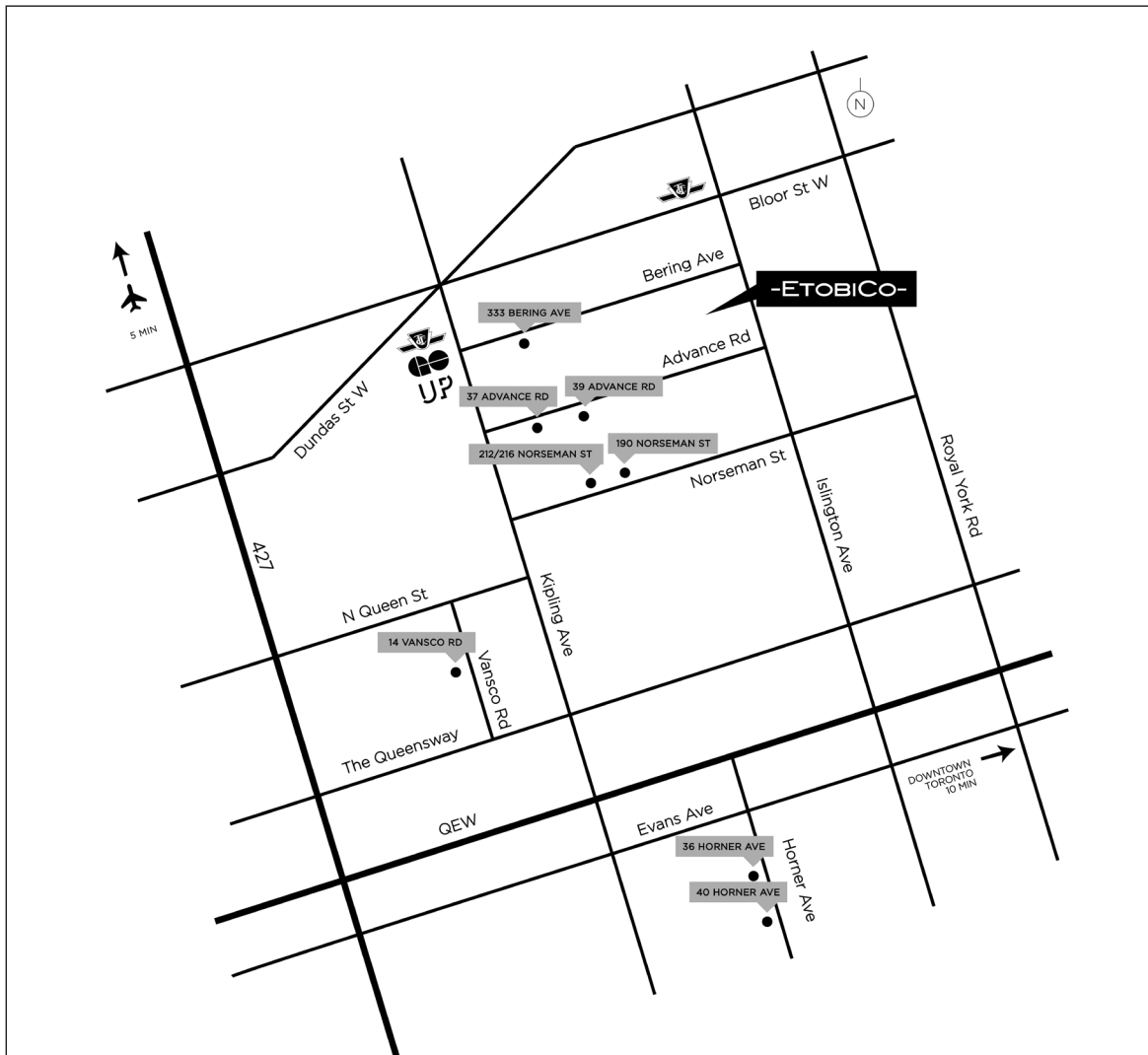
FLOORPLAN



COMMUTER FRIENDLY

- ETOBICO -

We're proud to call the established South Etobicoke area home. This historic manufacturing neighbourhood is located just north of the Queensway, between Islington and Kipling. With easy access to TTC subway stops at both Kipling and Islington and close to the 427 and QEW you can quickly and easily get to and from work, meetings downtown or Pearson International Airport.



- Connect by bus - Islington, Kipling, Queensway bus routes
- Connect by our EtobiCo Shuttle Service
- Minutes to meeting downtown via QEW
- Catch a flight to or from Toronto Pearson International via Hwy 427

- 40 HORNER AVENUE -



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