



**CUSHMAN &  
WAKEFIELD**

**2**

# INTERNATIONAL BOULEVARD

TORONTO

**LEED GOLD  
FLEX OFFICE BUILDING  
3,486 SF AVAILABLE**



**FLEX OFFICE  
FOR LEASE**

**CONCERT™**

March 2023



# INTERNATIONAL BOULEVARD

TORONTO



## HIGHLIGHTS

- ▶ Ground Floor Office – With Separate Entrance Off Parking Lot
- ▶ Abundant Amenities In The Immediate Area
- ▶ Food Service Now Open In Building
- ▶ Podium And Exterior Signage Available
- ▶ Potential Exterior Signage Facing

Carlingview Dr. & Hwy 427\*

## DETAILS

Ground Floor  
Available Space: 3,486 SF Available

Net Rate: From \$21.50 psf

Additional Rent: \$9.31 psf (Est. 2023)  
Excludes Janitorial And Utilities

Availability: Immediate



SUPERIOR 400-SERIES HIGHWAY  
ACCESS AND EGRESS



UP TO 4 PER 1,000 SF PARKING  
INCLUDING 8 ELECTRIC VEHICLE  
CHARGING STATIONS



PUBLIC TRANSIT SERVICE ON  
INTERNATIONAL BOULEVARD  
AND CARLINGVIEW DRIVE

\* Signage subject to Landlords review, approval and required approvals from all Governmental Authorities

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- ▶ EFFICIENT FLOOR PLATE
- ▶ LOW GROSS UP FACTOR

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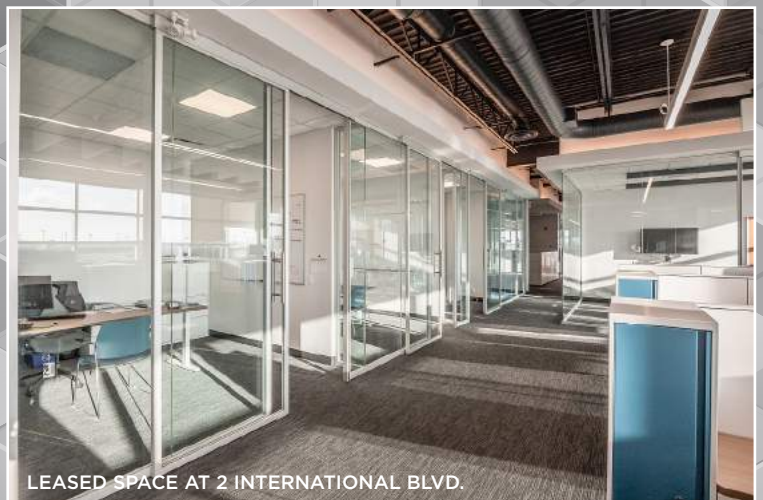
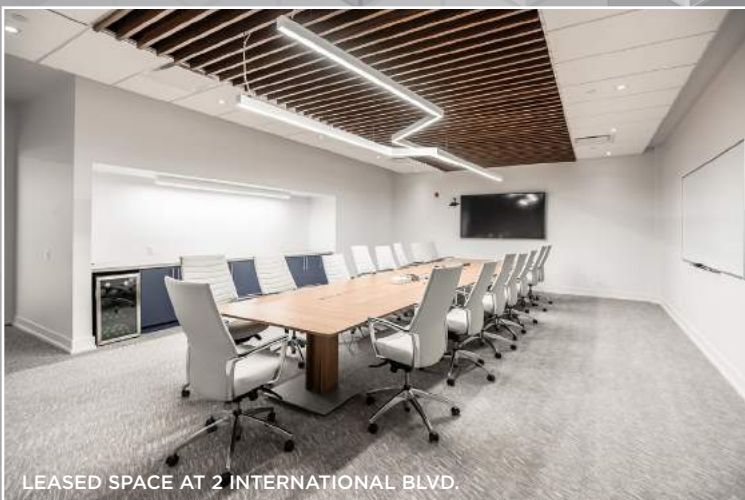
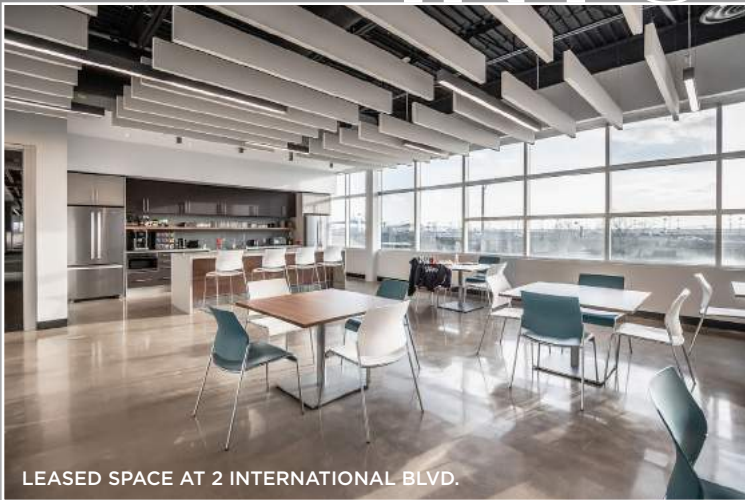


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INTERNATIONAL  
BOULEVARD

TURN THIS  
INTO THIS

LEASED SPACE AT 2 INTERNATIONAL BLVD.

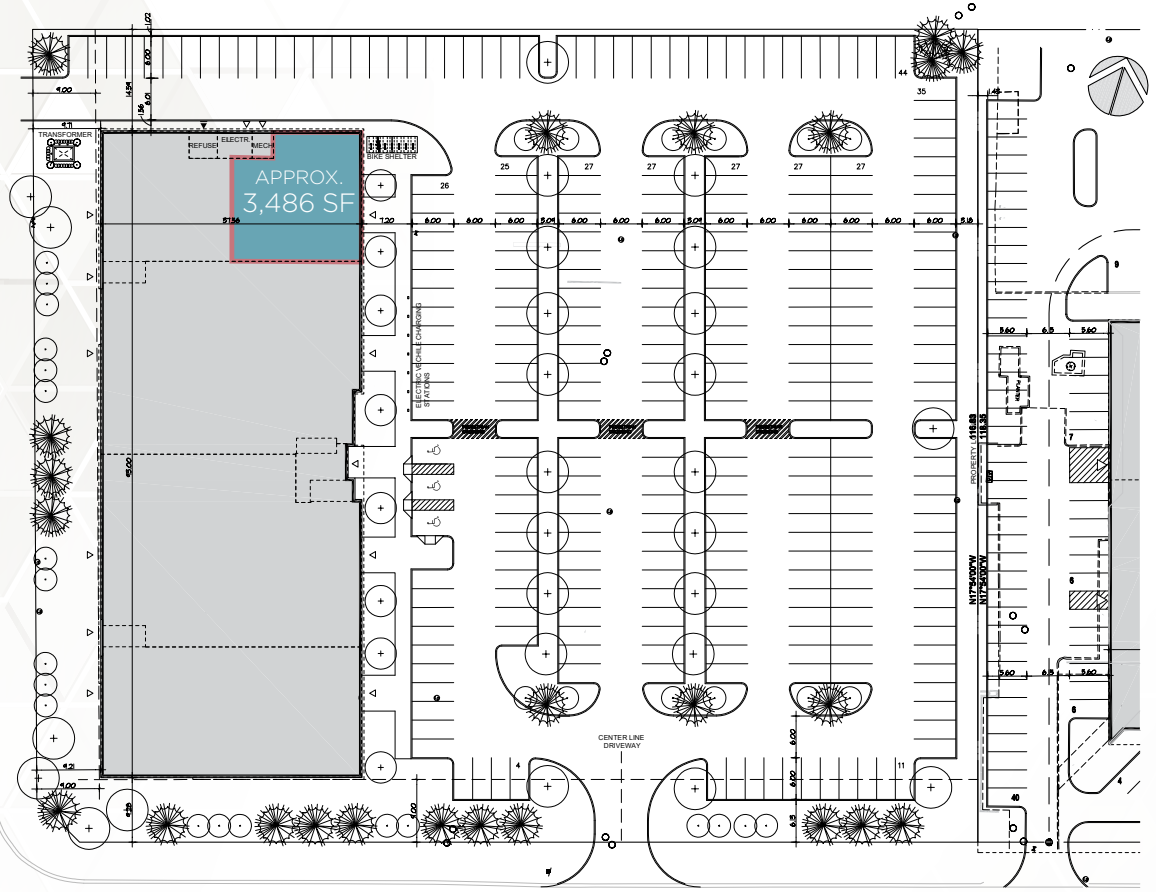




# SITE PLAN

► APPROX 3,486 SF

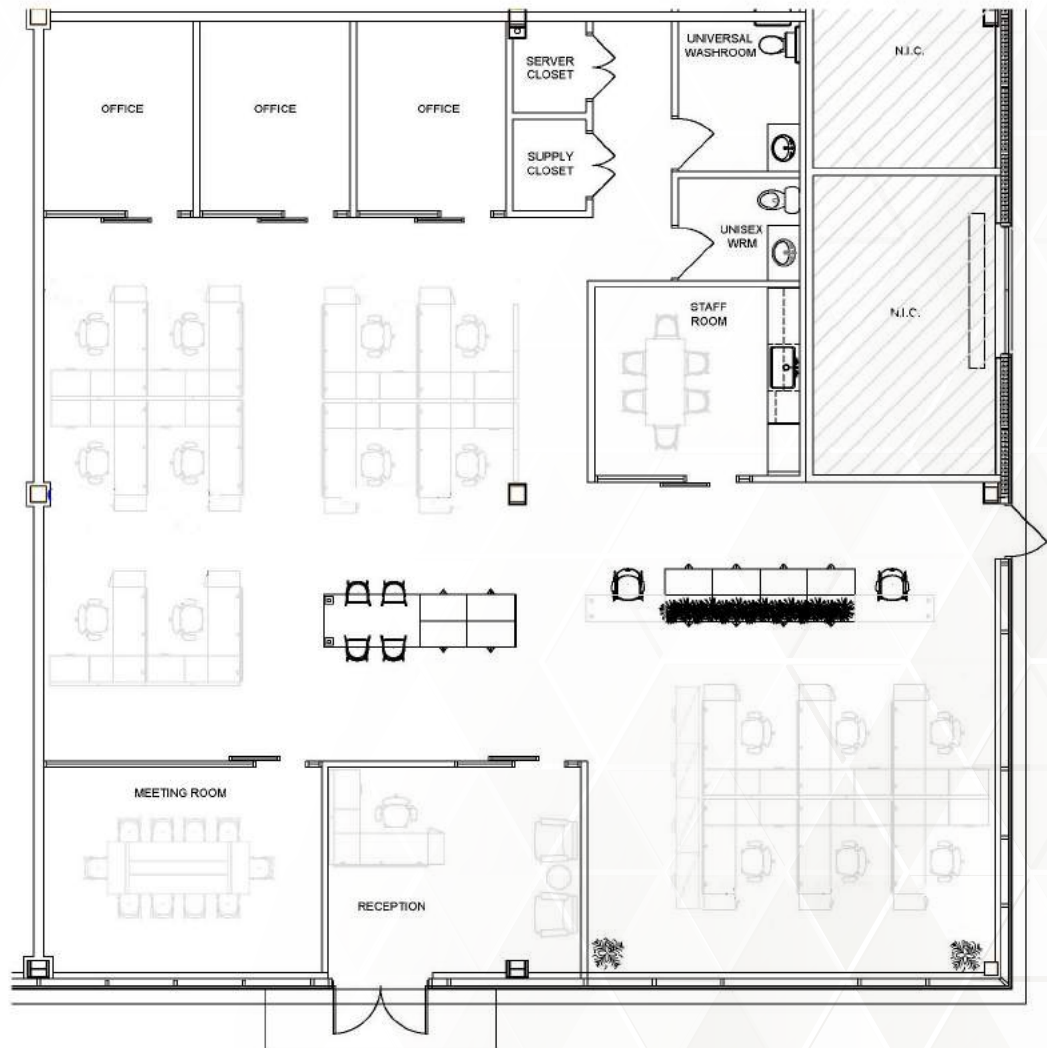
Carlingview Dr.



International Blvd.

# CONCEPT PLAN

► 3,486 SF RENTABLE



# 2 INTERNATIONAL BOULEVARD



## AREA AMENITIES

### RESTAURANTS & BARS

1. The Flight Path Restaurant & Bar
2. Arizona Grill Lounge
3. Coffee Time
4. Hooters
5. The Keg Steakhouse
6. Lone Star Texas Grill
7. Subway
8. Crosswinds Restaurant and Bar
9. Ruth's Chris Steak House
10. Moxie's Grill & Bar
11. Boston Pizza
12. Tucker's Marketplace
13. Canyon Creek
14. Jack Astor's Bar & Grill
15. Montana's
16. Chop Steakhouse & Bar
17. Olio Mediterranean Grille
18. Skyport Cafe
19. The Bull Pub and Grill
20. McDonald's
21. Harvey's
22. Tim Horton's
23. Quesada
24. Kelsey's
25. Swiss Chalet
26. Milestones

### HEALTH/FITNESS/RECREATION

1. Royal Woodbine Golf Club
2. Centennial Park & Golf Centre
3. WaterART Fitness International
4. GoodLife Fitness
5. Anytime Fitness
6. Fitness 365

### SHOPPING

1. Shoppers Drug Mart
2. Woodbine Centre
3. LCBO
4. Metro
5. No Frills



OVER 20 HOTELS NEARBY





- 112 - West Mall**  
Kipling Subway Station - Disco Rd
- 332 - Eglinton West (Blue Night)**  
Pearson Airport - Renforth Station -  
Eglinton West & Eglinton Subway Stations



- Route 7 - Airport**  
Westwood Square - Pearson Airport -  
Renforth Station - City Centre Transit Terminal
- Route 24 - Northwest**  
Renforth Station - Westwood Square
- Route 107 - Malton Express**  
Humber College - Pearson Airport - Renforth Station -  
City Centre Transit Terminal



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