

109 Atlantic

13,022 SQ. FT. AVAILABLE FOR SUBLEASE

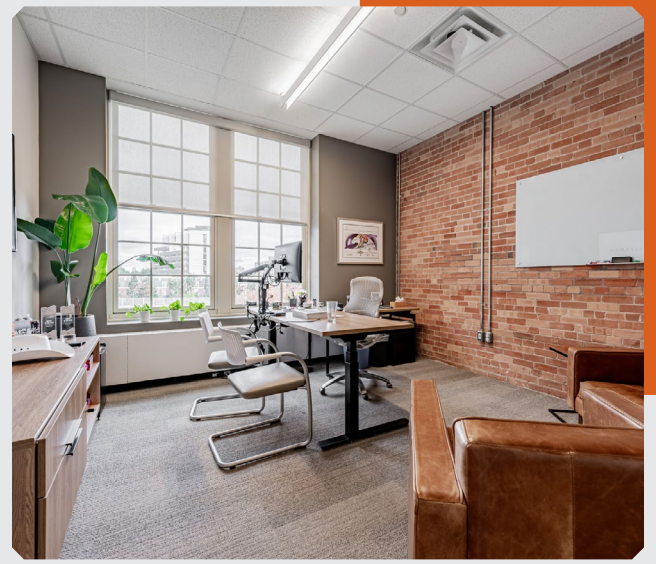
CBRE





Welcome to 109 Atlantic Avenue

109 Atlantic Ave is a modern and well-appointed office suite located in the heart of Liberty Village, a vibrant and dynamic neighbourhood in Toronto. The suite offers an open-concept layout with ample natural light, high ceilings, and contemporary finishes, creating an inviting and productive work environment. With flexible configurations, the space can accommodate various business needs, from collaborative workspaces to private offices. Building amenities include secure access, high-speed internet connectivity, and access to shared meeting rooms, ensuring a professional setting for your team and clients.



109 Atlantic

/// FLOOR PLAN

3RD FLOOR (SUITE 301)

13,022 SQ. FT.

AVAILABLE	IMMEDIATE
EXPIRY	JANUARY 30, 2029
NET RENT	CALL LISTING AGENTS TO DISCUSS
ADDITIONAL RENT	\$25.98 PER SQ. FT. PER ANNUM, 2026 ESTIMATE



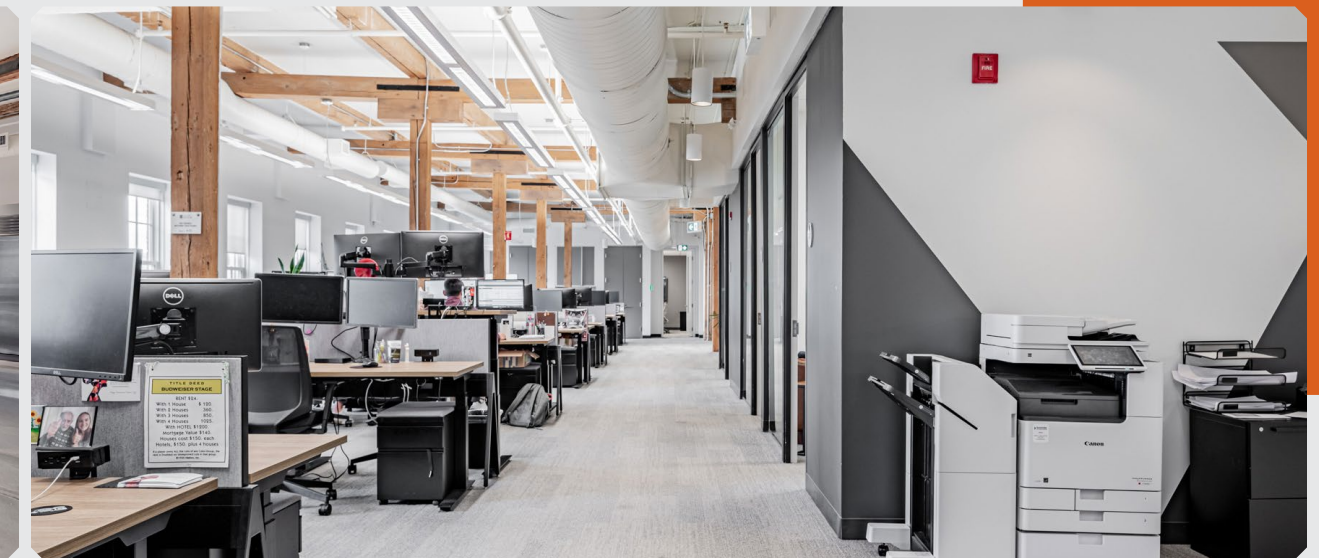
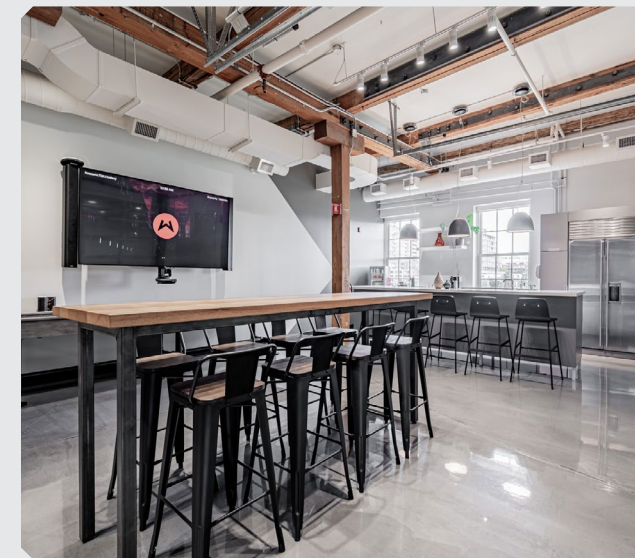
CLICK TO VIEW
VIRTUAL TOUR



FOR SUBLEASE



/// 3RD FLOOR (SUITE 301) – 13,022 SQ. FT.



Neighbourhood

Liberty Village is one of Toronto's most sought-after urban communities, known for its unique blend of historic charm and modern conveniences.

The area is home to a diverse range of businesses, from creative agencies to tech startups, fostering a collaborative and innovative atmosphere.

Residents and businesses in Liberty Village enjoy a variety of amenities, including

- **Dining:** An array of restaurants, cafes, and eateries offering diverse culinary options, from casual dining to upscale experiences.
- **Retail:** Boutique shops, grocery stores, and local markets cater to all your shopping needs.
- **Fitness:** Numerous gyms and fitness studios are available, promoting an active lifestyle.



With its prime location, modern suite features, and vibrant community, 109 Atlantic Ave offers an exceptional opportunity for businesses looking to thrive in Toronto's bustling Liberty Village.

109 Atlantic Ave boasts excellent connectivity to various modes of transportation

- **Public Transit:** The property is conveniently located near the GO Transit station and TTC bus routes, making commuting easy for employees and clients. The Exhibition GO station is within walking distance.
- **Accessibility:** Major roadways, including the Gardiner Expressway and Lakeshore Boulevard, are easily accessible, facilitating quick travel to downtown Toronto and beyond.
- **Cycling:** The neighbourhood is bike-friendly, with dedicated bike lanes and bike-share programs available.

Amenities

Food & Drinks

- 1. The Craft Brasserie & Grille
Left Field Brewery
Impact Kitchen
Balzac's Liberty Village
- 2. Burger Drops
SKCOOKKS
Egg Club Liberty Village
- 3. Mildred's Temple Kitchen
Starbucks
Freshii
Harveys
Pi Co
- 4. NODO Liberty
Panago Pizza
Aroma Espresso Bar
- 5. LOCAL Public Eatery Liberty Village
Aloette Go
Tim Hortons
Chiang Mai Liberty
OEB Breakfast Co.
Brazen Head Irish Pub
Osmow's Shawarma
Brazen Head Irish Pub
- 6. Maurya East Indian Roti
- 7. Aleria Restaurant Bar & Catering

Shopping

- 8. Prequel & Co. Apothecary
- 9. Tilt Arcade Bar
- 10. McDonald
Kitchen Hub Food Hall
- 11. west elm
- 12. Metro
Shops at King Liberty
Kitchen Stuff Plus
EQ3 Toronto
Rogers
Fido
- 13. No Frills
- 14. Bulk Barn
Heartless Ink
Demo Soap Studio
- 15. Canadian Tire
PetSmart

Fitness

- 16. GoodLife
- 17. Oxygen Yoga
F45 Training
- 18. FK Personal
Lotus Fitness and Thai Boxing



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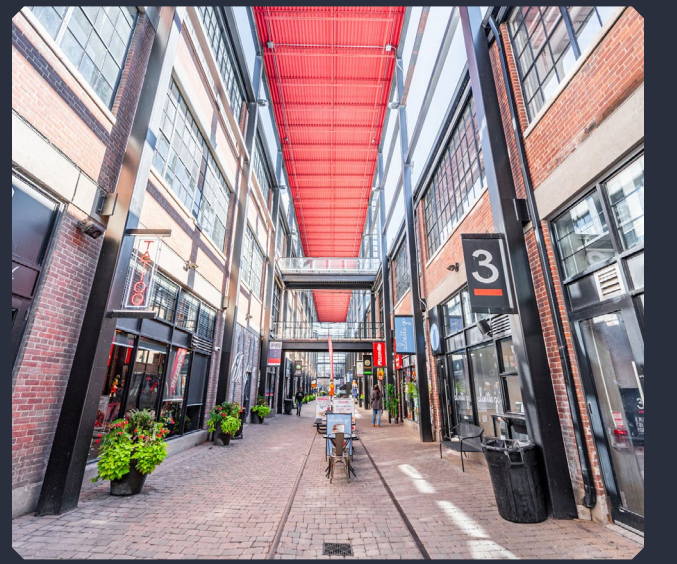
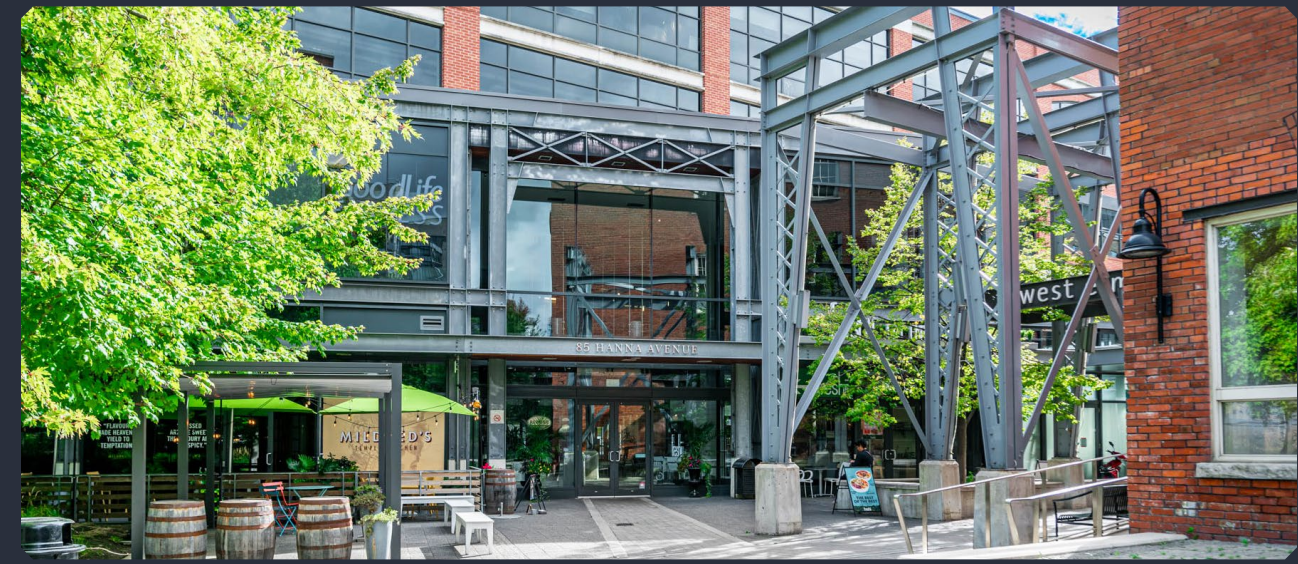


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109 ATLANTIC AVENUE NEIGHBOURHOOD

FOR SUBLEASE



CBRE LIMITED, REAL ESTATE BROKERAGE

109 Atlantic

Brendan Sullivan*

Senior Vice President
+1 416 847 3262
brendan.sullivan@cbre.com

Mackenzie Sharpe**

Senior Vice President
+1 416 815 2382
mackenzie.sharpe@cbre.com

*Sales Representative **Broker

CBRE Limited, Real Estate Brokerage | 145 King Street West, Suite 1100 | Toronto, ON M5H 1J8 | T +1 416 362 2244 | www.cbre.ca

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