

# FLEX SPACE FOR LEASE



**5525-5535**

**EGLINTON AVENUE W**

ETOBICOKE, ONTARIO, CA

**DIMA BABYCH**  
Broker

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# PROPERTY HIGHLIGHTS

FOR LEASE

5525 - 5535 EGLINGTON AVENUE

**UNIT 100:** 5,449 Square Feet

**UNIT 104:** 3,765 Square Feet

**UNIT 100-104:** 9,214 Square Feet

**UNIT 210:** 5,481 Square Feet

**UNIT 226:** 5,470 Square Feet

**UNIT 234:** 8,960 Square Feet

**TERM:** 36 - 60 Months

**NET RATE:** \$16.50 Per Square Foot

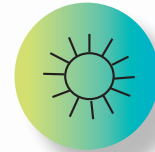
**ADDITIONAL RENT:** \$8.00 (2026)

**POSSESSION:** Immediate

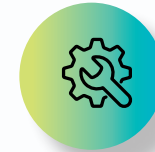
## THE OFFERING



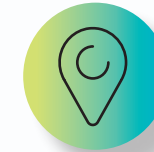
**GROUND FLOOR  
ACCESS**



**HIGH  
VISIBILITY**



**MOVE IN  
READY**



**EXCELLENT  
CONNECTIVITY**



**FREE ON-SITE  
PARKING**

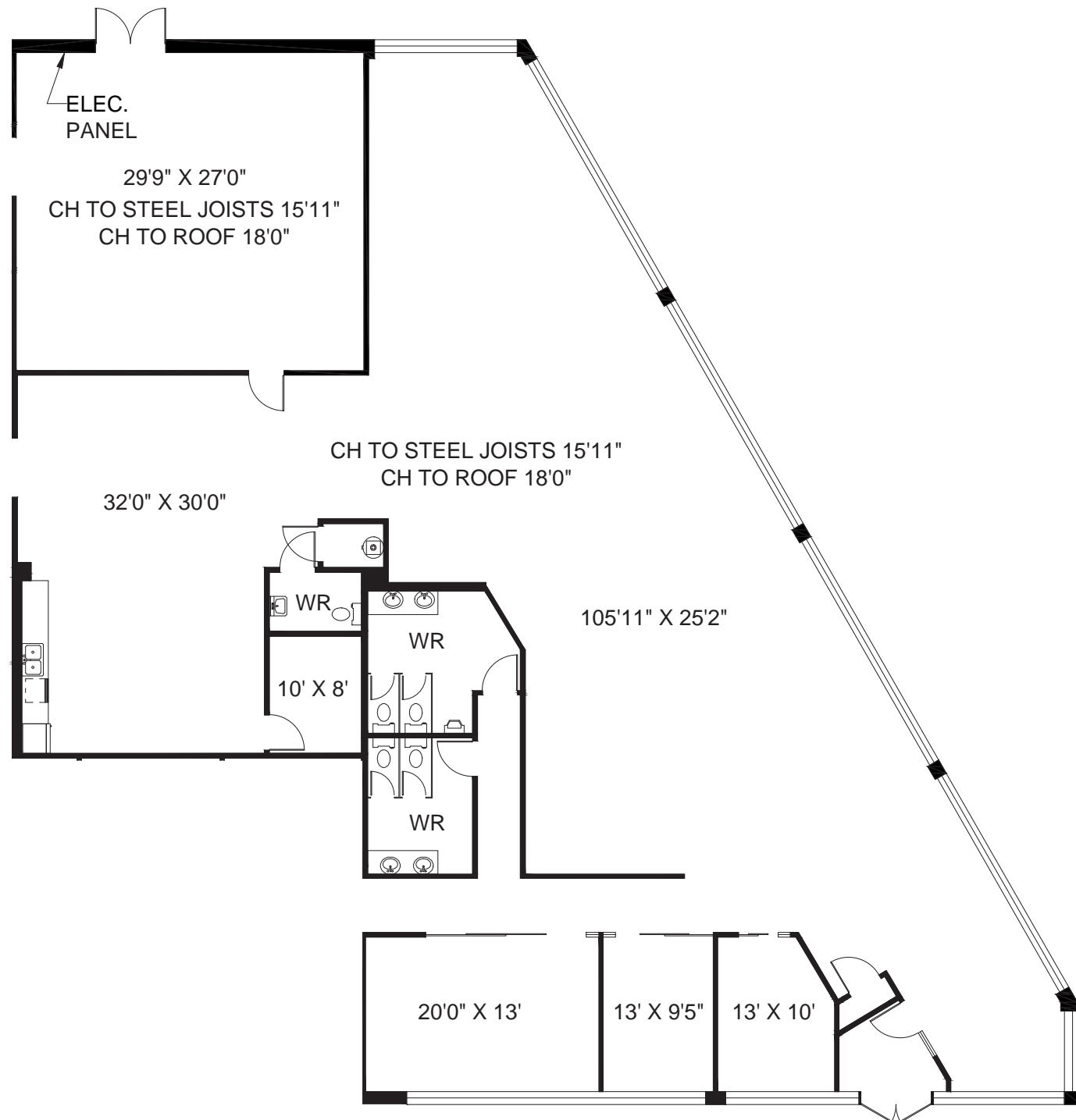


**STEPS TO DINING,  
RETAIL & SERVICES**



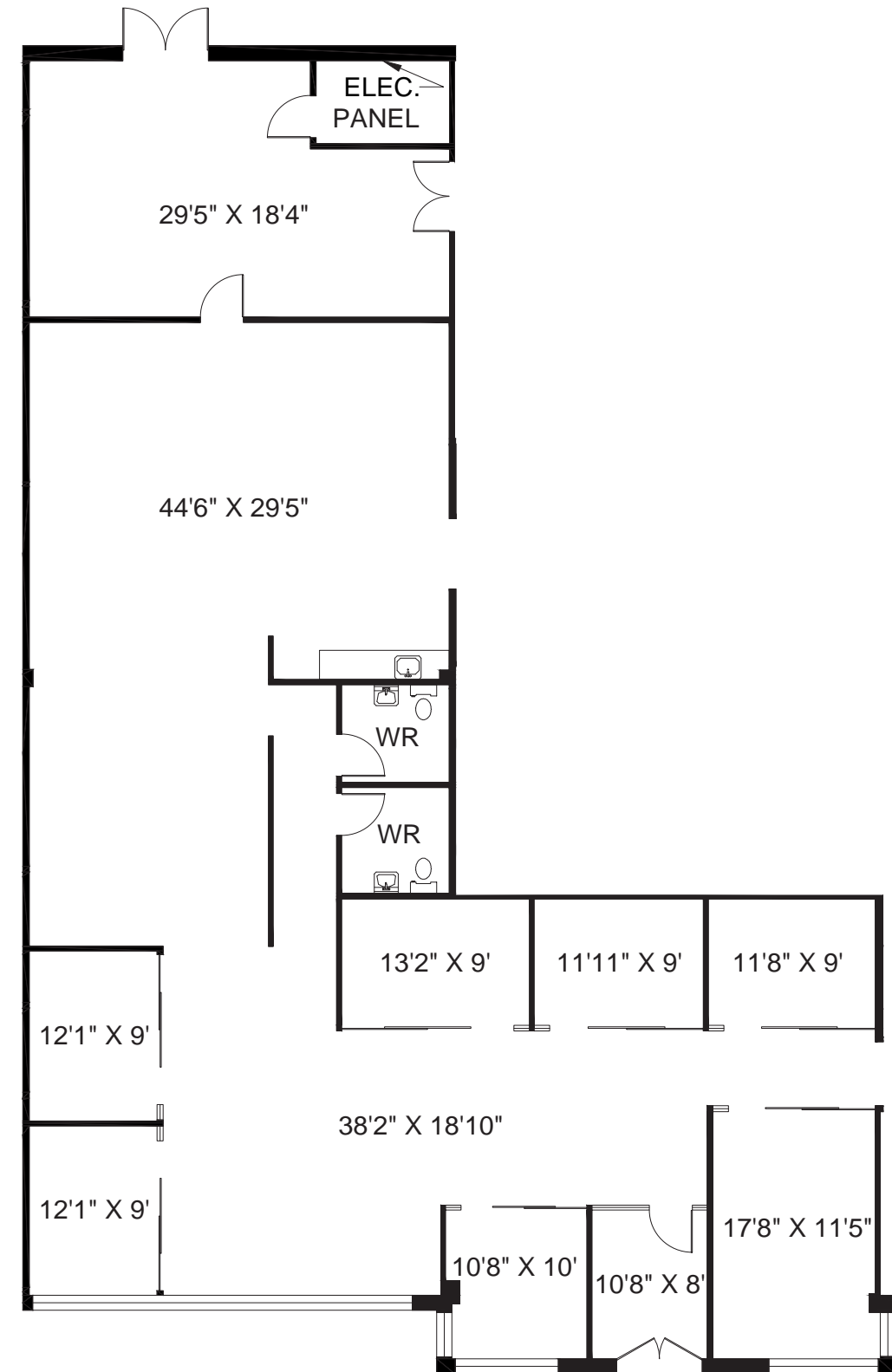
## UNIT 100

5,449 Square Feet



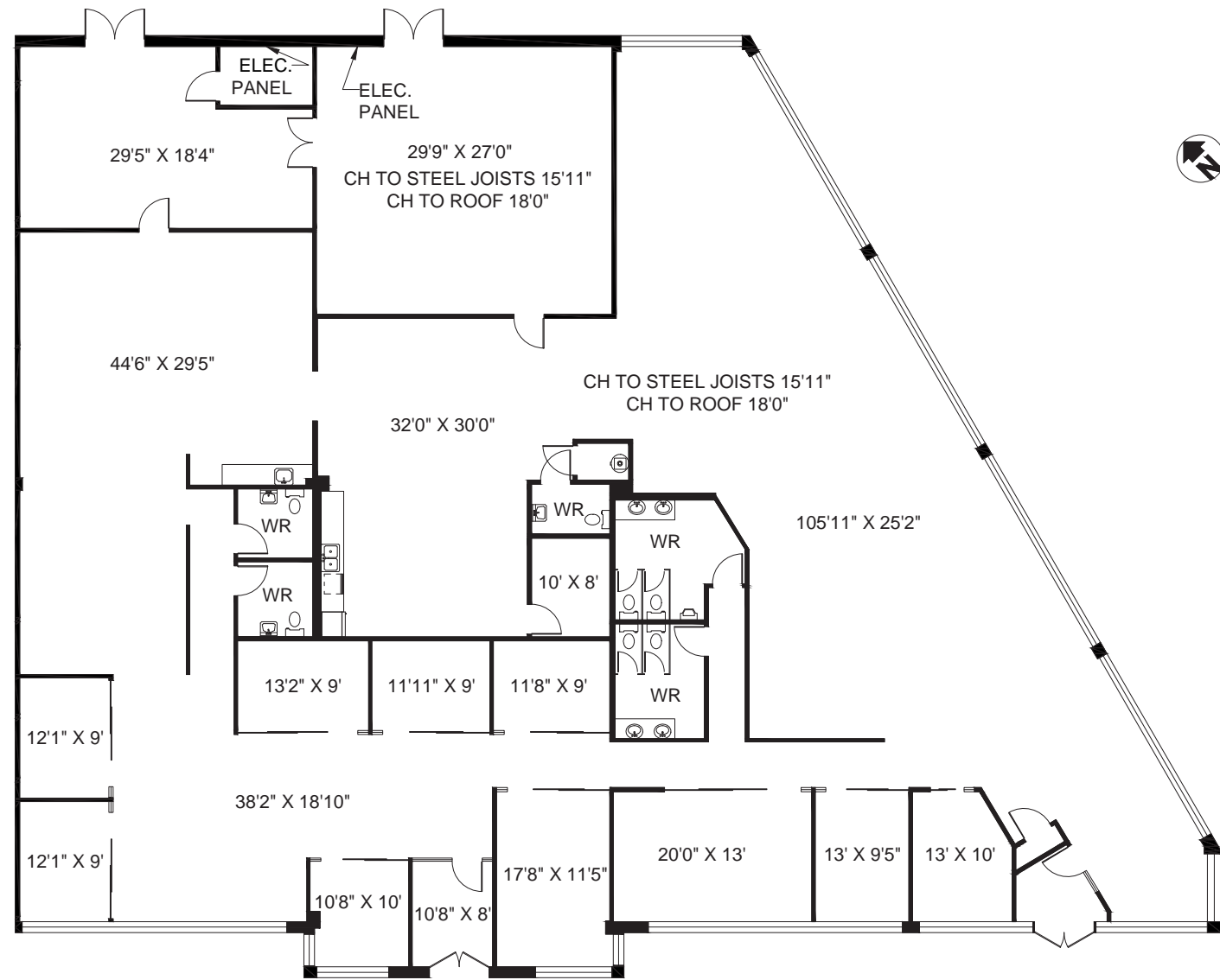
## UNIT 104

3,765 Square Feet



## UNIT 100-104

9,214 Square Feet



## UNIT 234

8,960 Square Feet

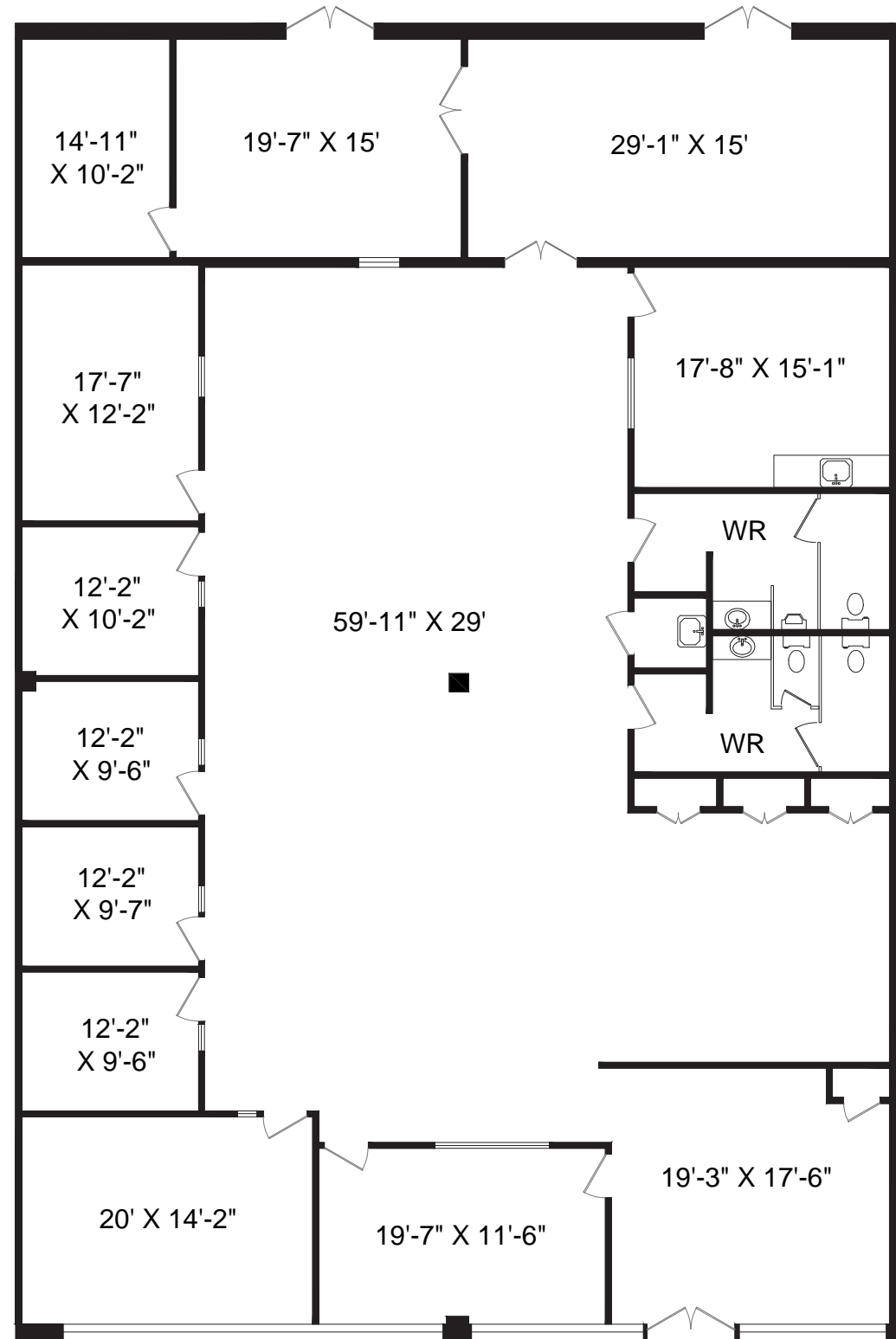


# UNIT FLOOR PLANS

FOR LEASE

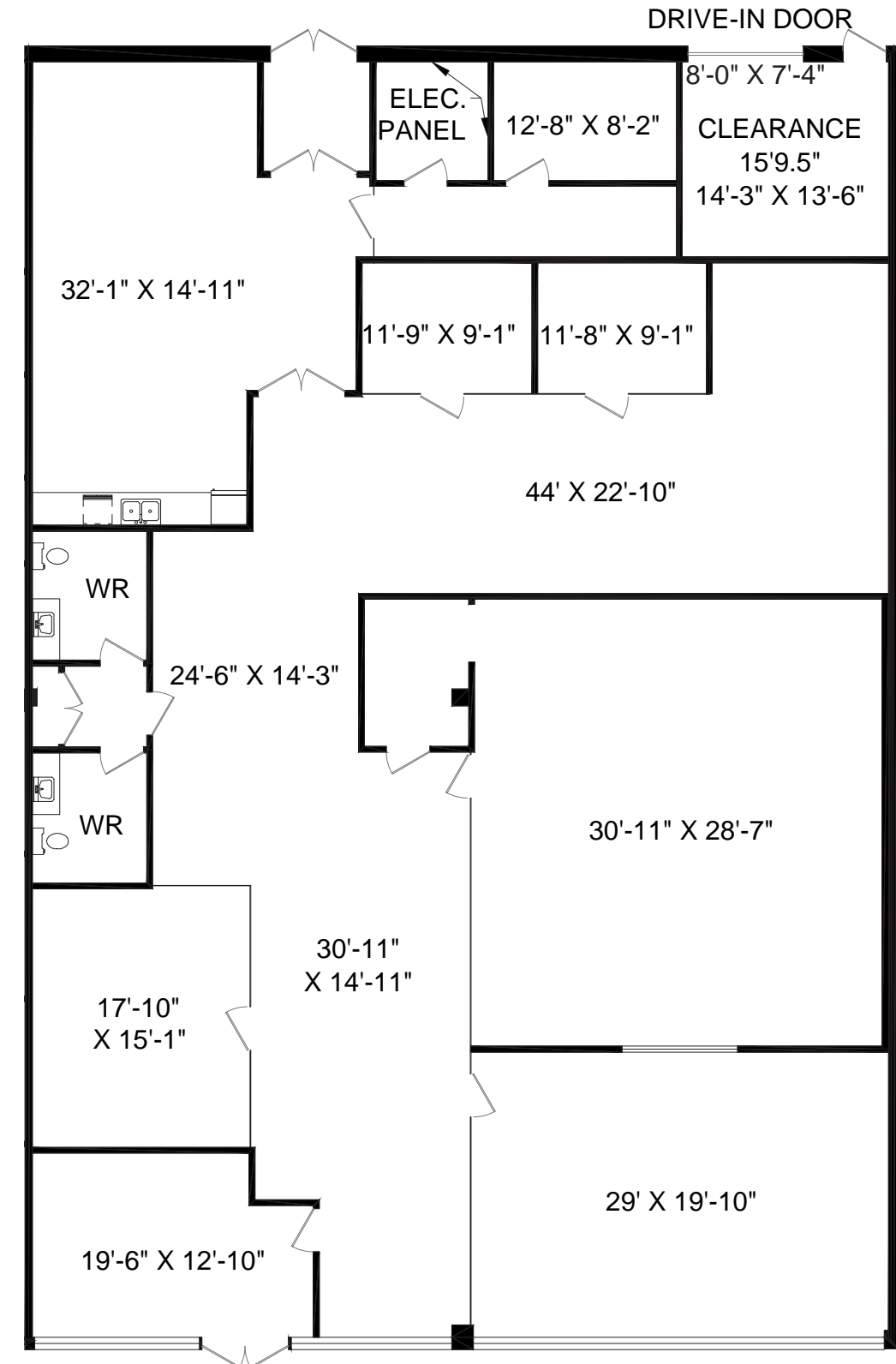
## UNIT 210

5,481 Square Feet



## UNIT 226

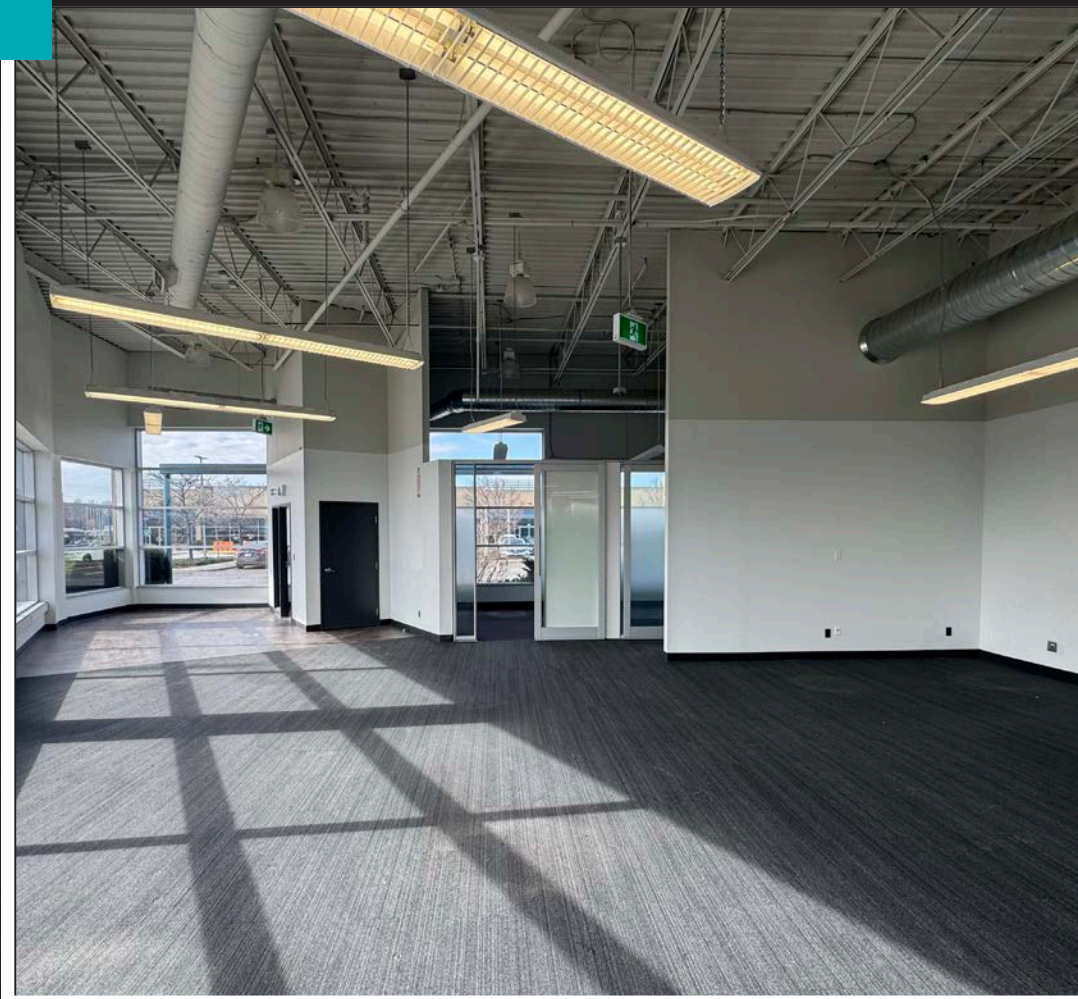
5,470 Square Feet



# PHOTOS - UNIT 100-104

FOR LEASE

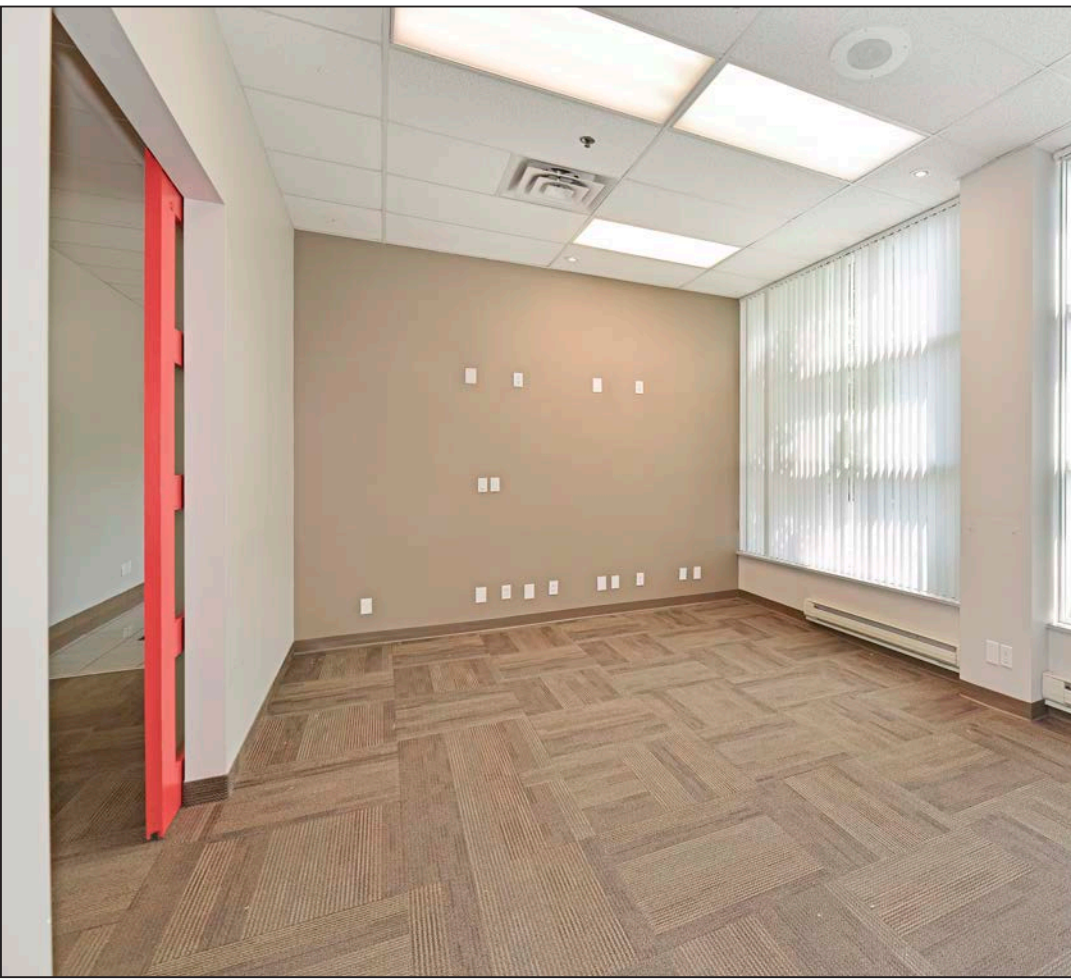
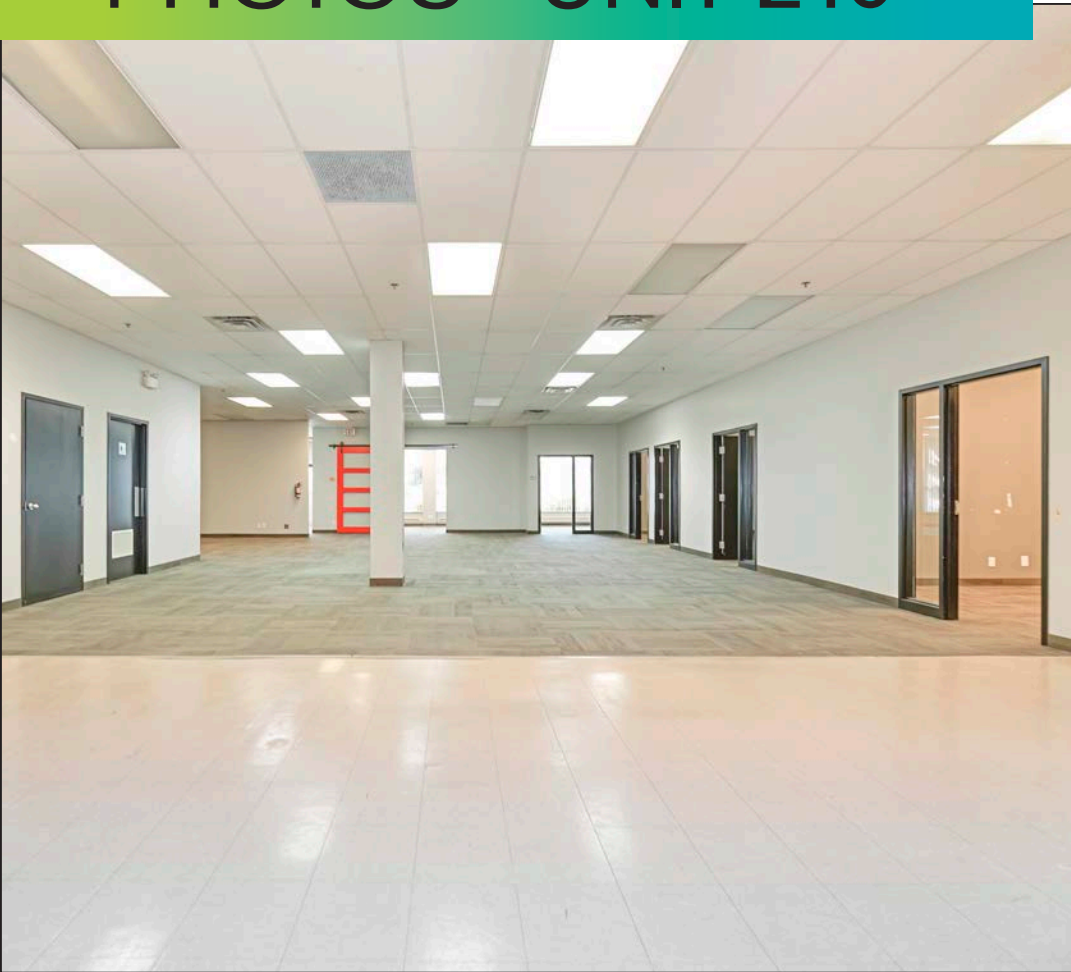
5525 - 5535 EGLINGTON AVENUE



# PHOTOS - UNIT 210

FOR LEASE

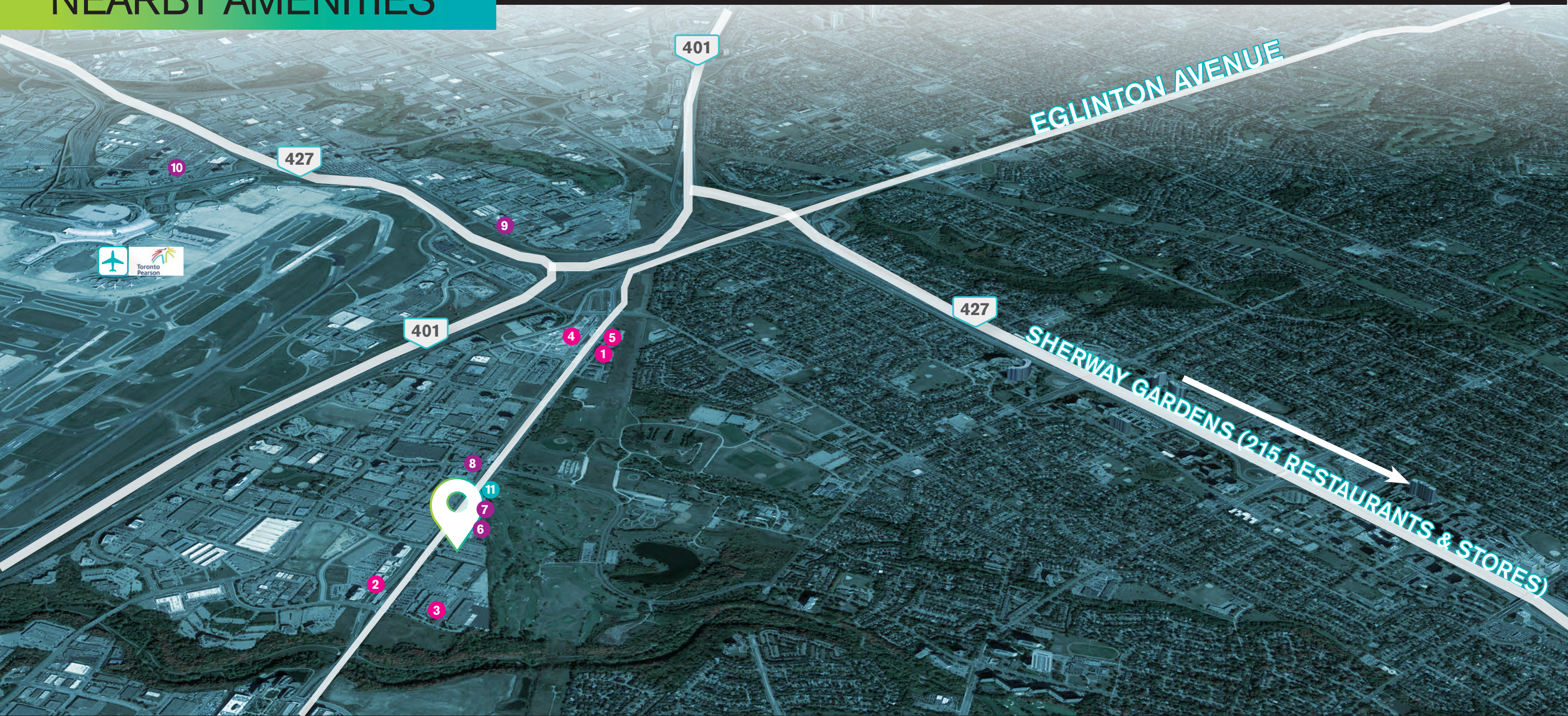
5525 - 5535 EGLINGTON AVENUE



# NEARBY AMENITIES

FOR LEASE

5525 - 5535 EGLINGTON AVENUE



## FOOD & COFFEE

- 1 Porta Via
- 2 Union Social Eatery
- 3 Twin Fish
- 4 Mcdonald's
- 5 London Gate Pub

## HOTELS

- 6 Hampton Inn
- 7 Best Western
- 8 TownePlace Suites by Marriott
- 9 Holiday Inn
- 10 Hilton Toronto Airport

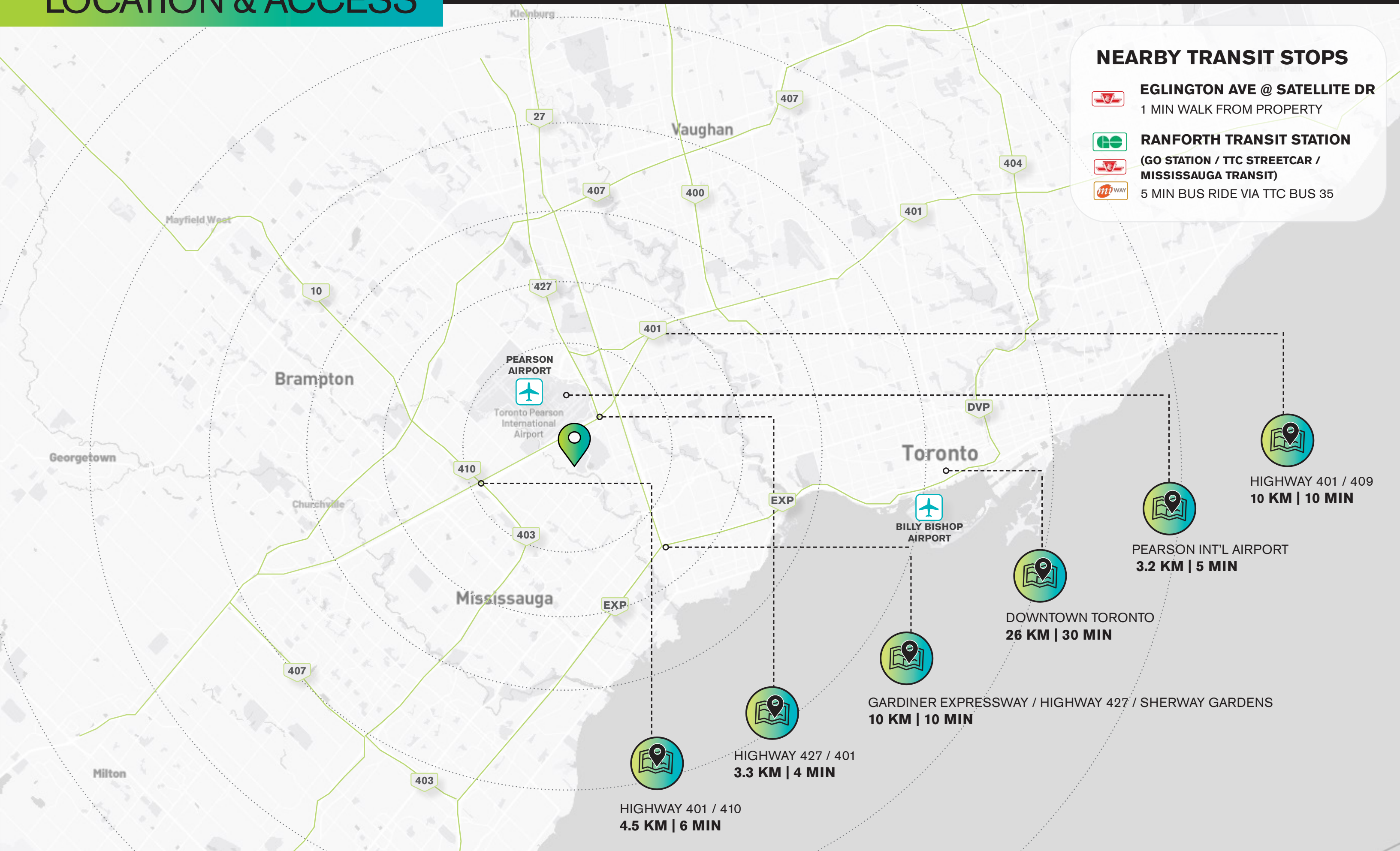
## GAS STATIONS

- 11 Petro-Canada

# LOCATION & ACCESS

FOR LEASE

5525 - 5535 EGLINGTON AVENUE



## NEARBY TRANSIT STOPS

-  **EGLINGTON AVE @ SATELLITE DR**  
1 MIN WALK FROM PROPERTY
-  **RANFORTH TRANSIT STATION**  
(GO STATION / TTC STREETCAR / MISSISSAUGA TRANSIT)
-  **5 MIN BUS RIDE VIA TTC BUS 35**



HIGHWAY 401 / 409  
10 KM | 10 MIN



PEARSON INT'L AIRPORT  
3.2 KM | 5 MIN



DOWNTOWN TORONTO  
26 KM | 30 MIN



GARDINER EXPRESSWAY / HIGHWAY 427 / SHERWAY GARDENS  
10 KM | 10 MIN



HIGHWAY 427 / 401  
3.3 KM | 4 MIN



HIGHWAY 401 / 410  
4.5 KM | 6 MIN

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