

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 104:	3,765 Square Feet
UNIT 210:	5,481 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

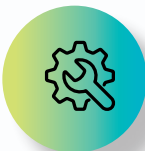
THE OFFERING



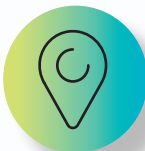
**GROUND FLOOR
ACCESS**



**HIGH
VISIBILITY**



**MOVE IN
READY**



**EXCELLENT
CONNECTIVITY**



**FREE ON-SITE
PARKING**



**STEPS TO DINING,
RETAIL & SERVICES**

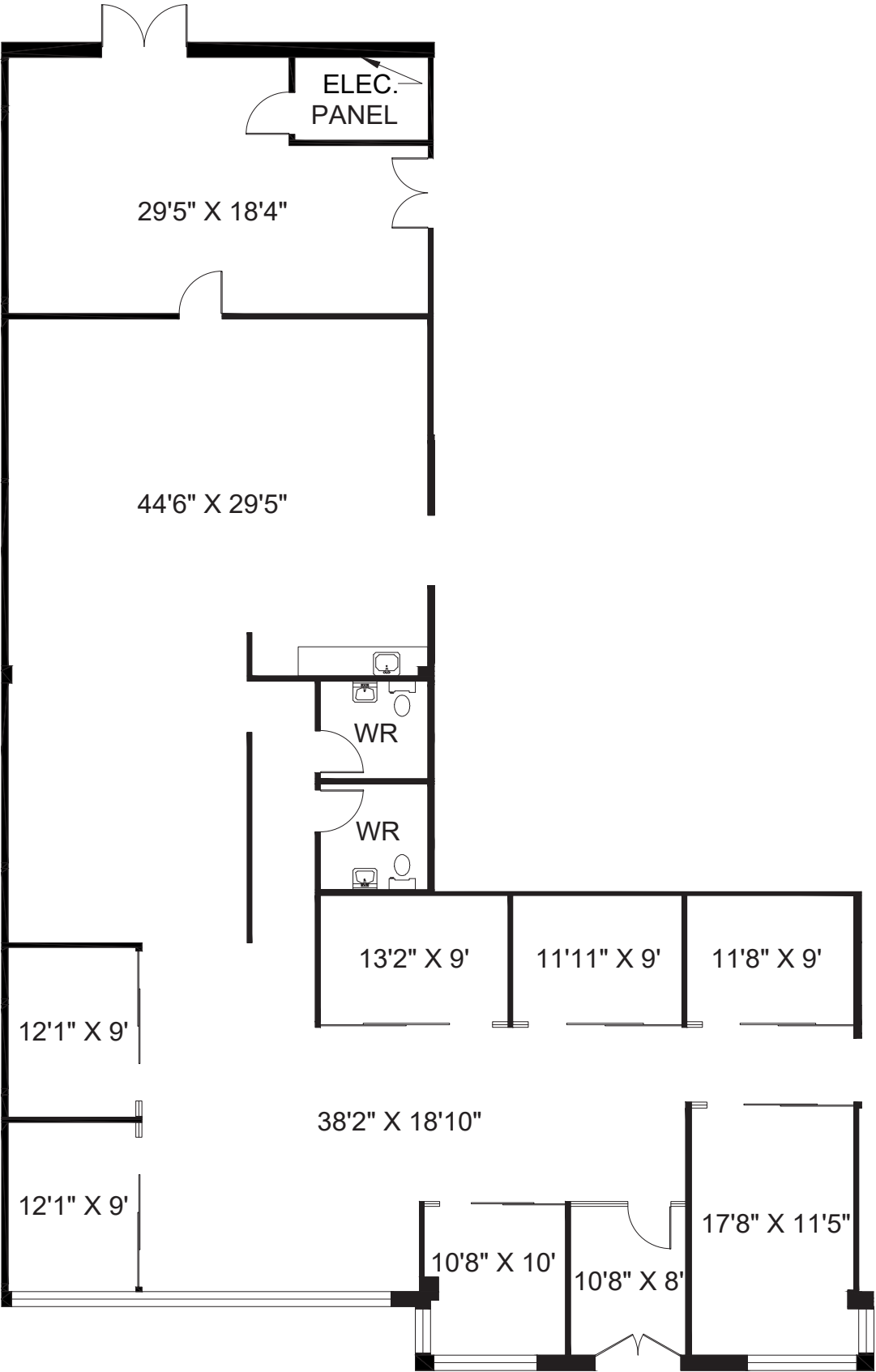


UNIT FLOOR PLANS

FOR LEASE

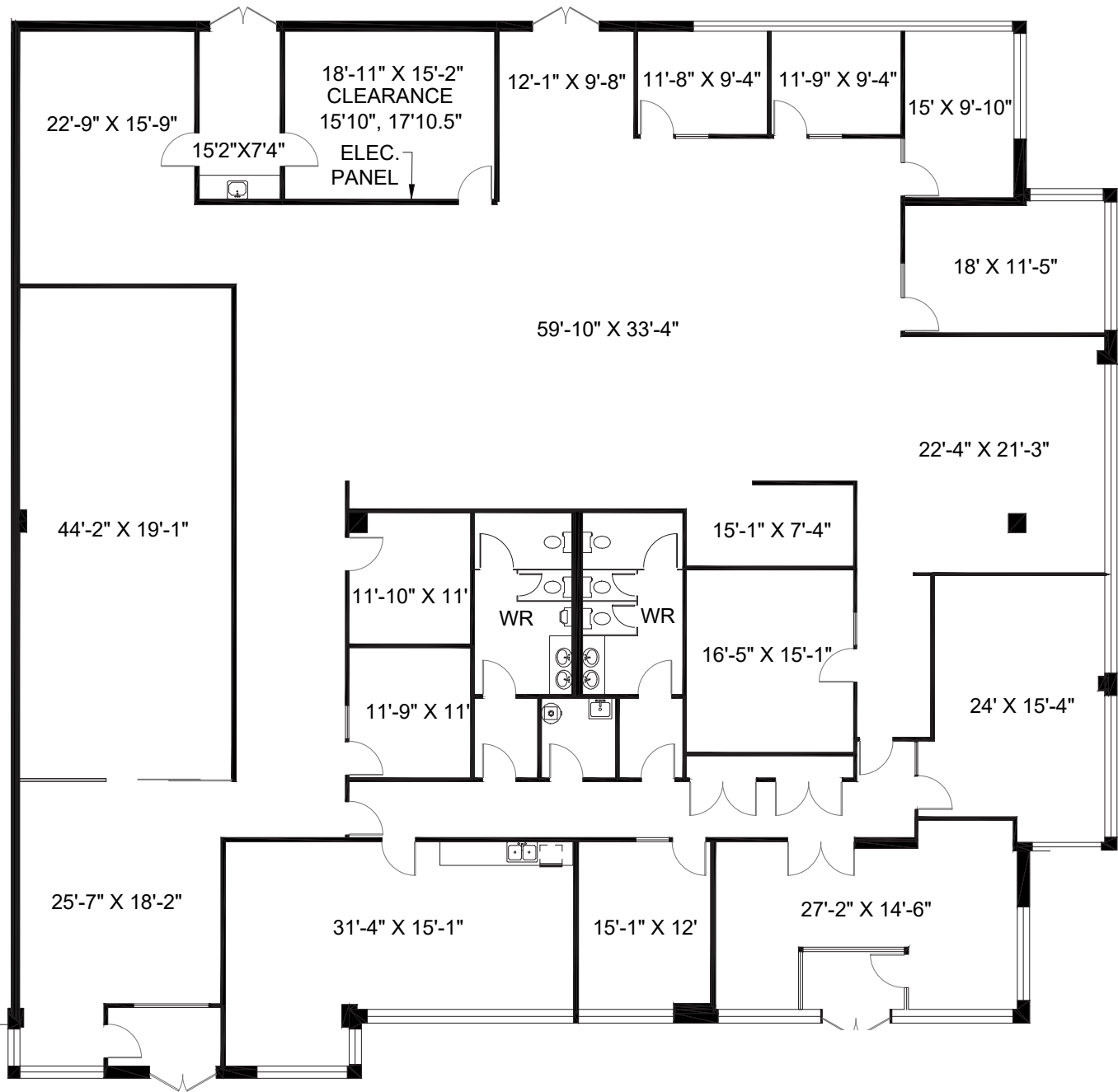
5525 - 5535 EGLINGTON AVENUE

UNIT 104
3,765 Square Feet



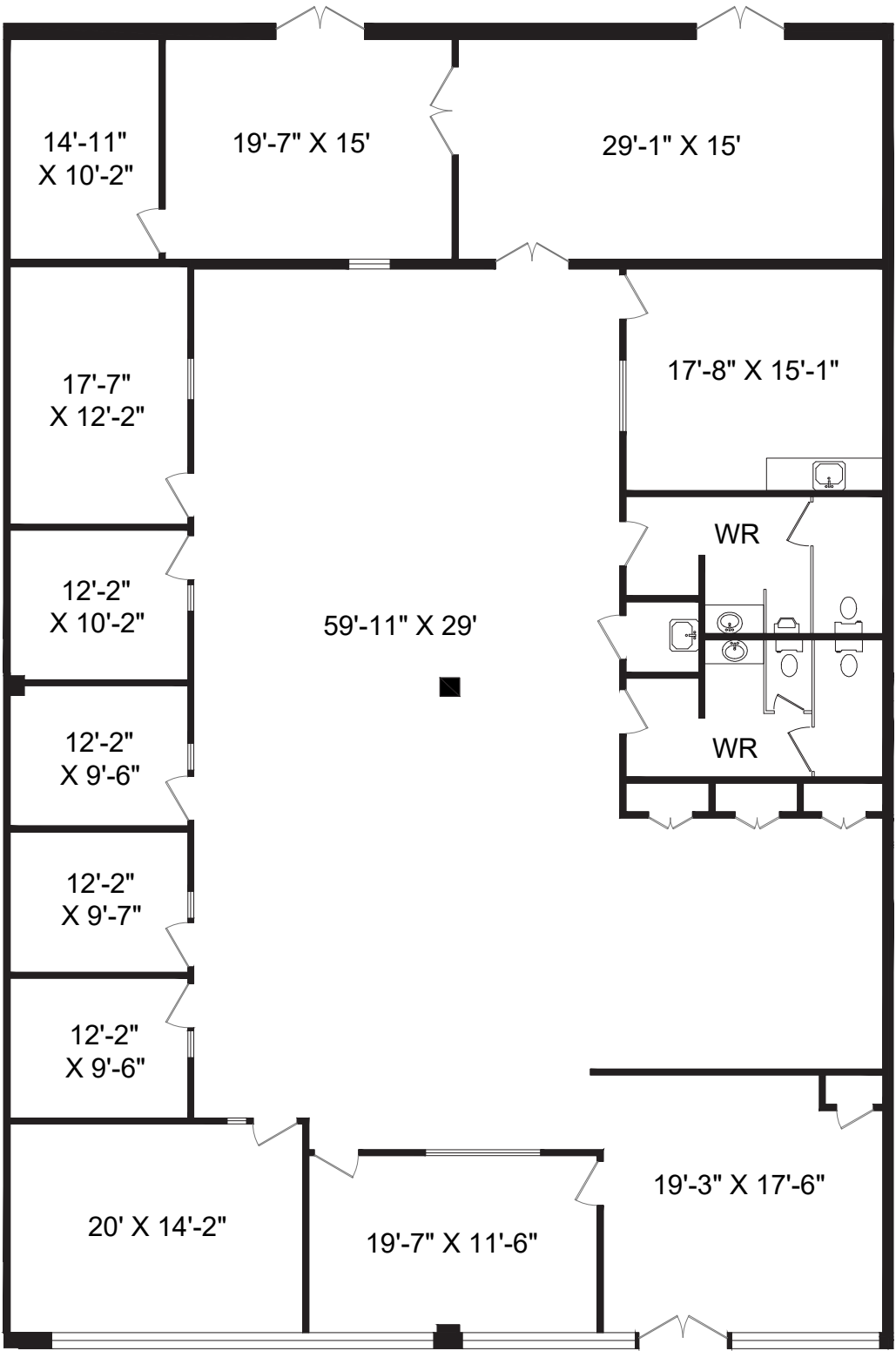
UNIT 234

8,960 Square Feet



UNIT 210

5,481 Square Feet



PHOTOS - UNIT 104

FOR LEASE

5525 - 5535 EGLINGTON AVENUE



PHOTOS - UNIT 210

FOR LEASE

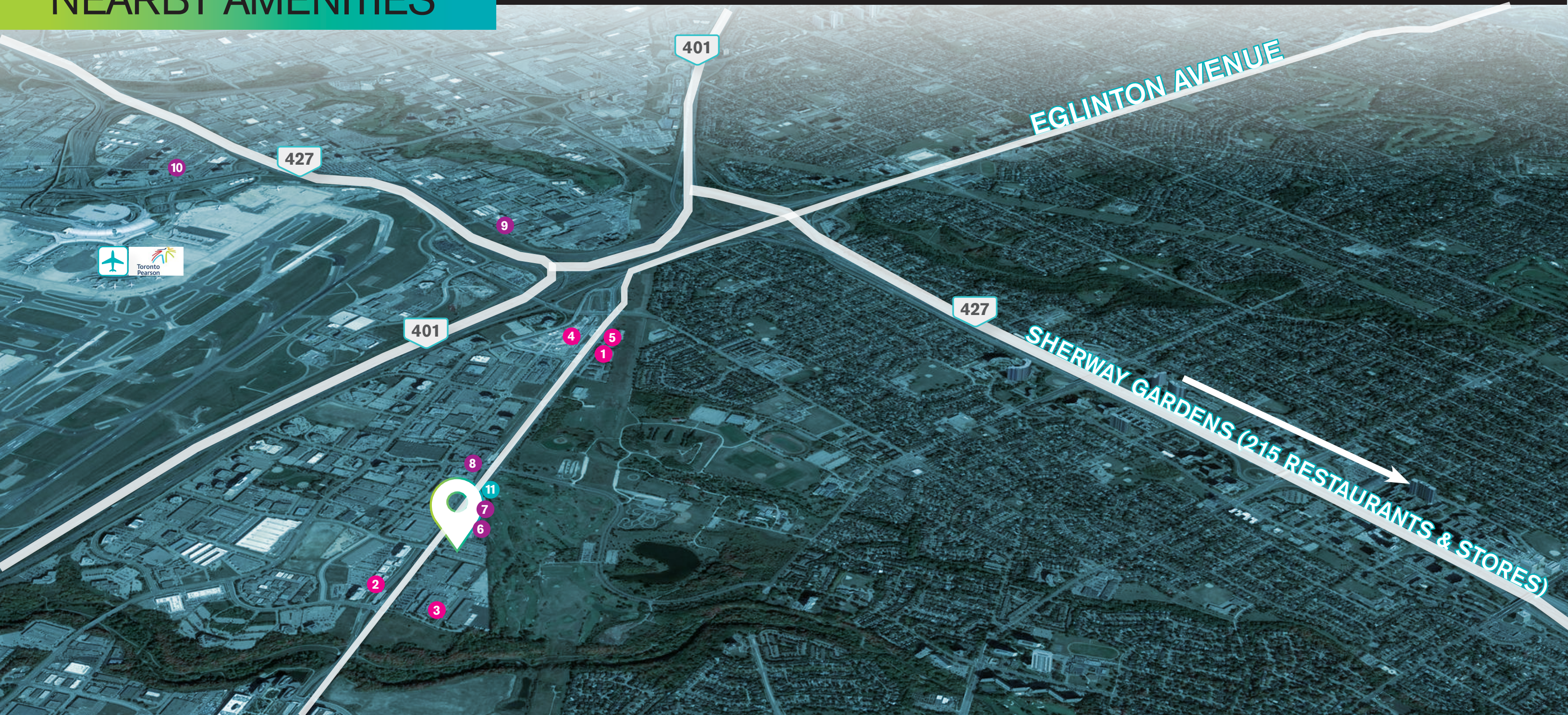
5525 - 5535 EGLINGTON AVENUE



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

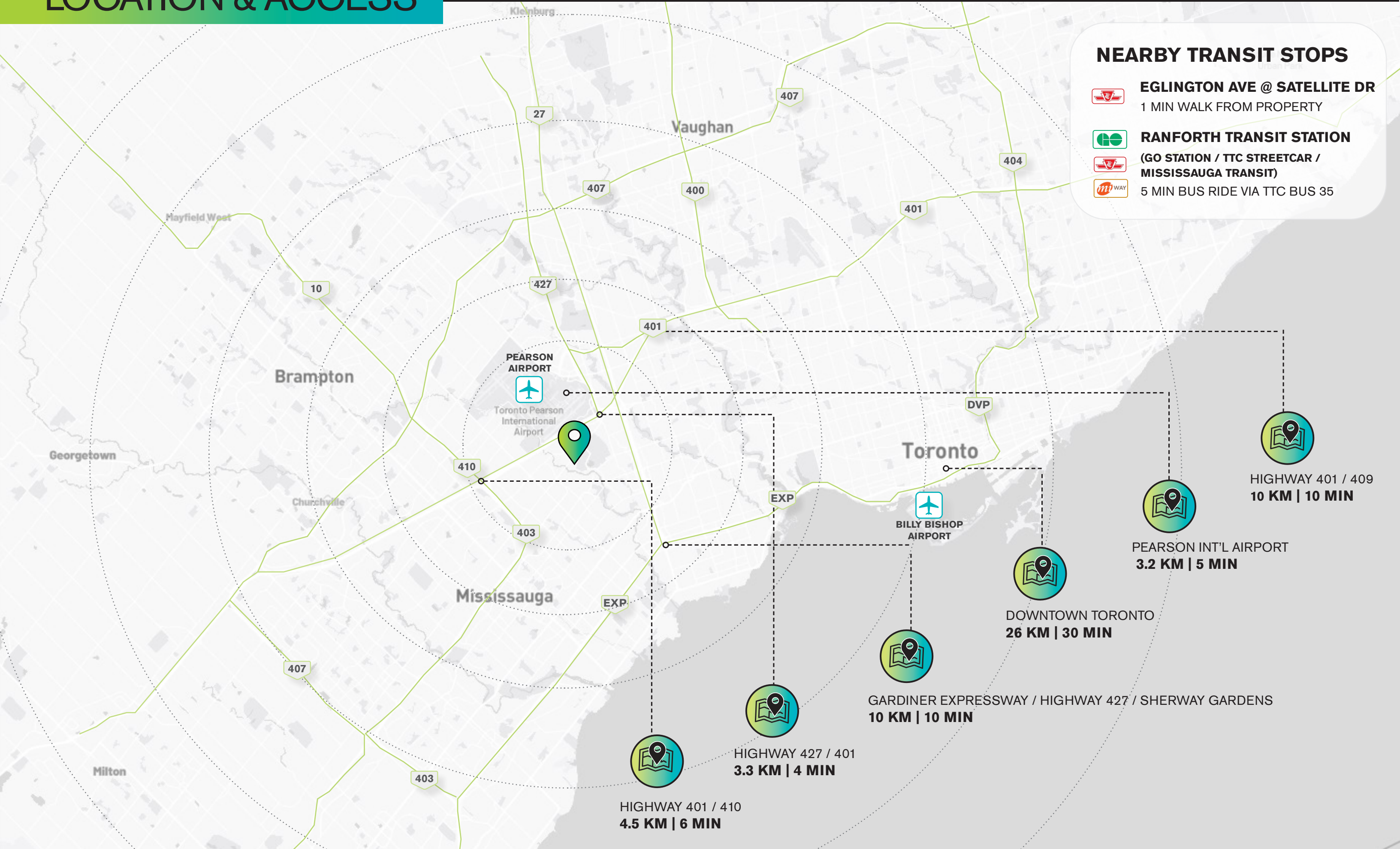
GAS STATIONS

- 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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