

AVISON
YOUNG



High Value Office Solution for Lease

1 Sparks Avenue, Toronto

14,505 SF Available

WILL GOODMAN

Sales Representative

905 968 8002

will.goodman@avisonyoung.com



Platinum member

1 SPARKS AVENUE | FOR LEASE



LOCATION

North east of Highway 404 & Finch Avenue

AVAILABILITIES

Suite 31 14,505 SF

GROSS RENT

\$24.50 psf *(gross rent does not include janitorial)*

HIGHLIGHTS

The space is fixtured with quality improvements

Offices on glass with sliding glass doors, large boardroom, smaller meeting and breakout rooms, washrooms, printer and file rooms and storage

Located on the second floor

Visibility to Highway 404 with quick access from Finch Avenue

Minutes from Highway 401 and Highway 407

Ample free surface parking





1 SPARKS AVENUE | FOR LEASE

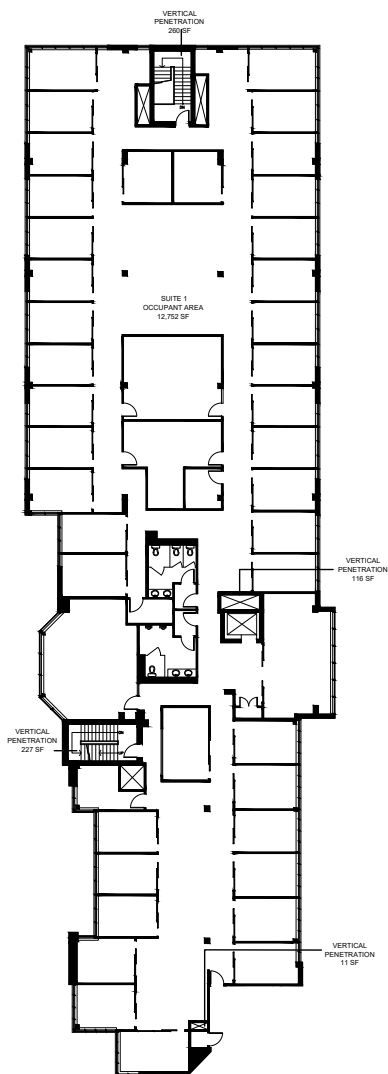
Second Floor: Suite 31

14,505 SF

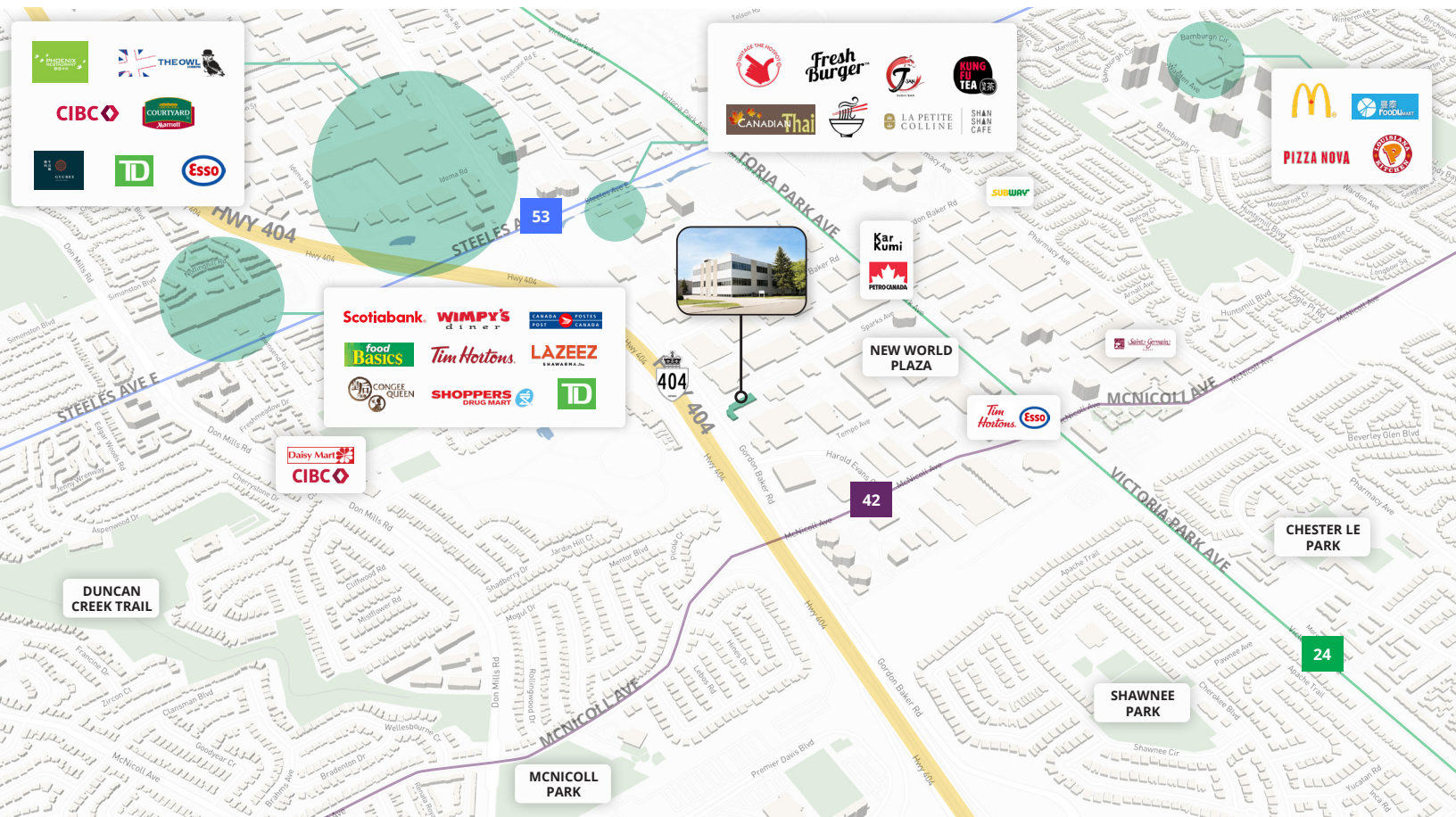


SUITE HIGHLIGHTS

- High value improvements
- Well-appointed office on glass (39 private offices)
- Large boardroom equipped with monitor
- Several small meeting rooms
- Large bright kitchen
- File/storage rooms







AMENITIES



DRIVE TIMES

Highway 404	3 Minutes
Fairview Mall	7 Minutes
Highway 401	10 Minutes
Highway 407	10 Minutes
Union Station	22 Minutes
Toronto Pearson Airport	28 Minutes

TRANSIT CONNECTIONS

	
	Steeles Ave E
	Victoria Park
	Cummer





**AVISON
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Let's connect

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Avison Young Commercial Real Estate Services, LP, Brokerage

55 Commerce Valley Drive West, Suite 501, Markham, ON L3T 7V9

Office 905 474 1155 **Fax** 905 886 5744

avisonyoung.ca



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