

# 1 Eva Road, Etobicoke

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## **Kay Locke\***

Senior Vice President  
416 798 6268  
kay.locke@cbre.com

## **Hajira Farooq\***

Transaction Manager  
416 798 6220  
hajira.farooq@cbre.com

Flexible Suite Options  
Ranging From  
**538 Sq. Ft. -  
10,479 Sq. Ft.**



**For Lease**

**BROCCOLINI CBRE**

# Building Overview

**1 Eva Road, Etobicoke**



## Availability

Flexible Suite options ranging from approx. 538 sq. ft. to 10,479 sq. ft.

## Suite Options

**Suite 109:** 4,837 Sq. Ft.  
**Suite 200:** 2,098 Sq. Ft.  
**Suite 204:** 1,065 Sq. Ft.  
**Suite 206:** 3,904 Sq. Ft.  
**Suite 209:** 1,016 Sq. Ft.  
**Suite 216:** 7,044 Sq. Ft.  
**Suite 300:** 1,478 Sq. Ft.\*  
**Suite 302:** 1,078 Sq. Ft.  
**Suite 305:** 982 Sq. Ft.  
**Suite 306:** 1,636 Sq. Ft.  
**Suite 309:** 5,067 Sq. Ft.  
**Suite 324:** 1,873 Sq. Ft.\*  
**Suite 407B:** 538 Sq. Ft.  
**Suite 416:** 10,479 Sq. Ft.

## # of Floors

4 Floors

## Net Rent

\$7.00 Per Sq. Ft.  
**For New Direct Deals**

## Additional Rent (2026 Est.)

\$25.34 Per Sq. Ft.



\*Contiguous

## Comments

- » Located along Highway 427, in close proximity to Highway 401, QEW, area amenities and Toronto Pearson International Airport
- » Onsite Amenities include; medical offices, pharmacy, and shared bookable boardroom
- » Mix of built-out suites and white boxed open concept
- » Landlord is motivated and willing to do flexible term deals

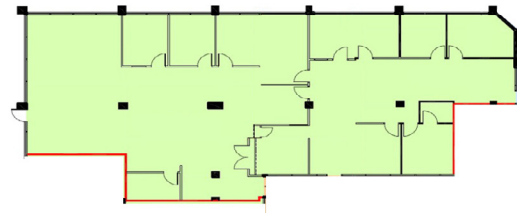
# Suite Overview

**Asking Net Rent**  
**\$7.00** per sq. ft.  
*For New Direct Deals*

**Additional Rent<sup>1</sup>**  
**\$25.34** per sq. ft.

**Occupancy**  
**Immediate**

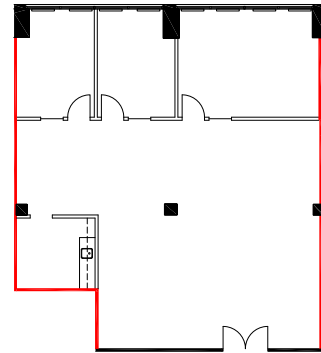
<sup>1</sup>2025 Estimate. Additional Rent Subject To Adjustment



Floor plan does not accurately reflect current suite buildout

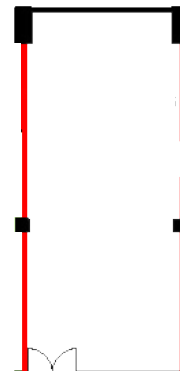
**Suite 109**  
**4,837 Sq. Ft.**

- » Built-out Suite
- » Private Offices
- » Meeting Rooms
- » Open Space



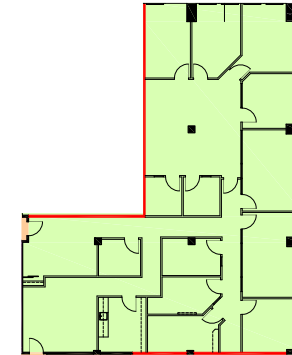
**Suite 200**  
**2,098 Sq. Ft.**

- » Built-out Suite
- » Private Offices
- » Open Area



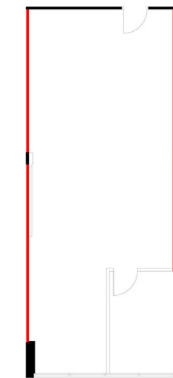
**Suite 204**  
**1,065 Sq. Ft.**

- » Open Space Suite



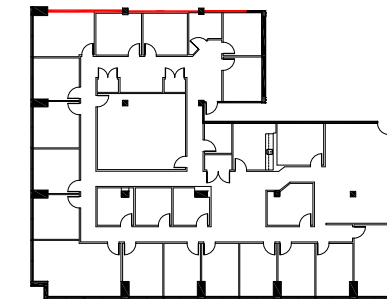
**Suite 206**  
**3,904 Sq. Ft.**

- » Built-out Suite
- » Private Offices
- » Boardrooms & Meeting Rooms
- » Kitchenette



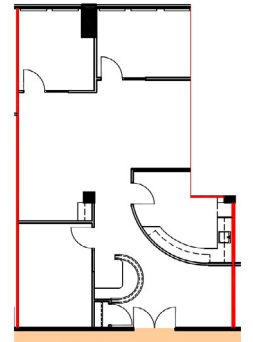
**Suite 209**  
**1,016 Sq. Ft.**

- » Private Office
- » Open Area



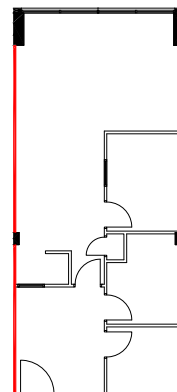
**Suite 216**  
**7,044 Sq. Ft.**

- » Built-out Suite
- » Private Offices
- » Boardroom & Meeting Room
- » Kitchenette



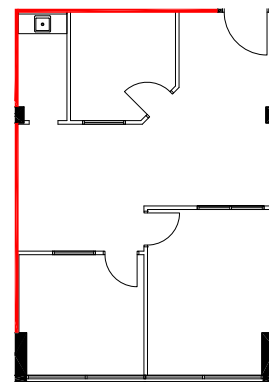
**Suite 300**  
**1,478 Sq. Ft.**

- » Private Office
- » Kitchenette
- » Open Area
- » Contiguous Space:  
Suite 300+324=3,368 Sq. Ft.



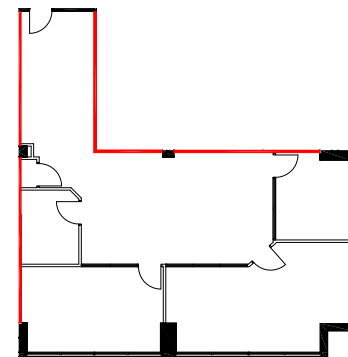
**Suite 302**  
**1,078 Sq. Ft.**

- » Built-out Suite
- » Private Offices
- » Open Workspace



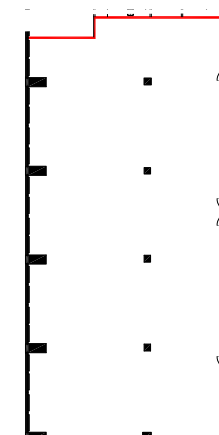
**Suite 305**  
**982 Sq. Ft.**

- » Built-out Suite
- » Kitchenette
- » Private Offices



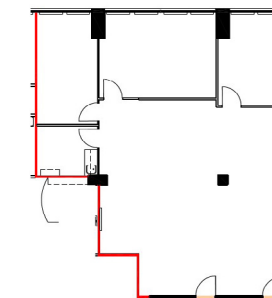
**Suite 306**  
**1,636 Sq. Ft.**

- » Built-out Suite
- » Boardroom
- » Private Offices
- » Meeting Room
- » Open Area



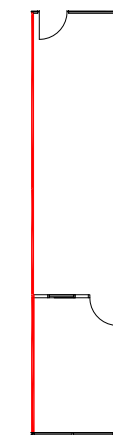
**Suite 309**  
**5,067 Sq. Ft.**

- » Base Building Condition



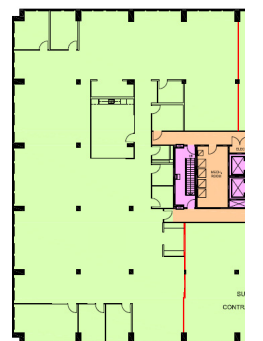
**Suite 324**  
**1,890 Sq. Ft.**

- » Built-out Suite
- » Kitchenette
- » Common Areas
- » Private Offices
- » Contiguous Space:  
Suite 300+324=3,368 Sq. Ft.



**Suite 407B**  
**538 Sq. Ft.**

- » Built-out Suite
- » Private Office



Floor plan may not be 100% accurate.

**Suite 416**  
**10,479 Sq. Ft.**

- » Built-out Suite
- » Perimeter Private Offices
- » Boardroom & Meeting Room
- » Kitchenette
- » Ample Open Space

# Local Amenities & Transit

## Amenities

- 1** » Shoppers  
» CIBC  
» LCBO  
» Beer Store  
» Shell
- 2** » Tim Hortons
- 3** » Loblaws  
» TD Bank
- 4** » Starbucks  
» Subway  
» RBC
- 5** **Cloverdall Mall**  
» Metro  
» Shoppers  
» Winners  
» Scotiabank  
» Dollarama  
» LCBO  
» Beer Store  
» Petro-Canada
- 6** » Food Basics
- 7** » McDonalds  
» Esso  
» Swiss Chalet  
» Taco Bell  
» KFC
- 8** » Shoppers  
» TD Bank  
» Tim Hortons  
» Shell  
» BMO
- 9** » Pizza Pizza  
» Pizza Nova  
» Shell

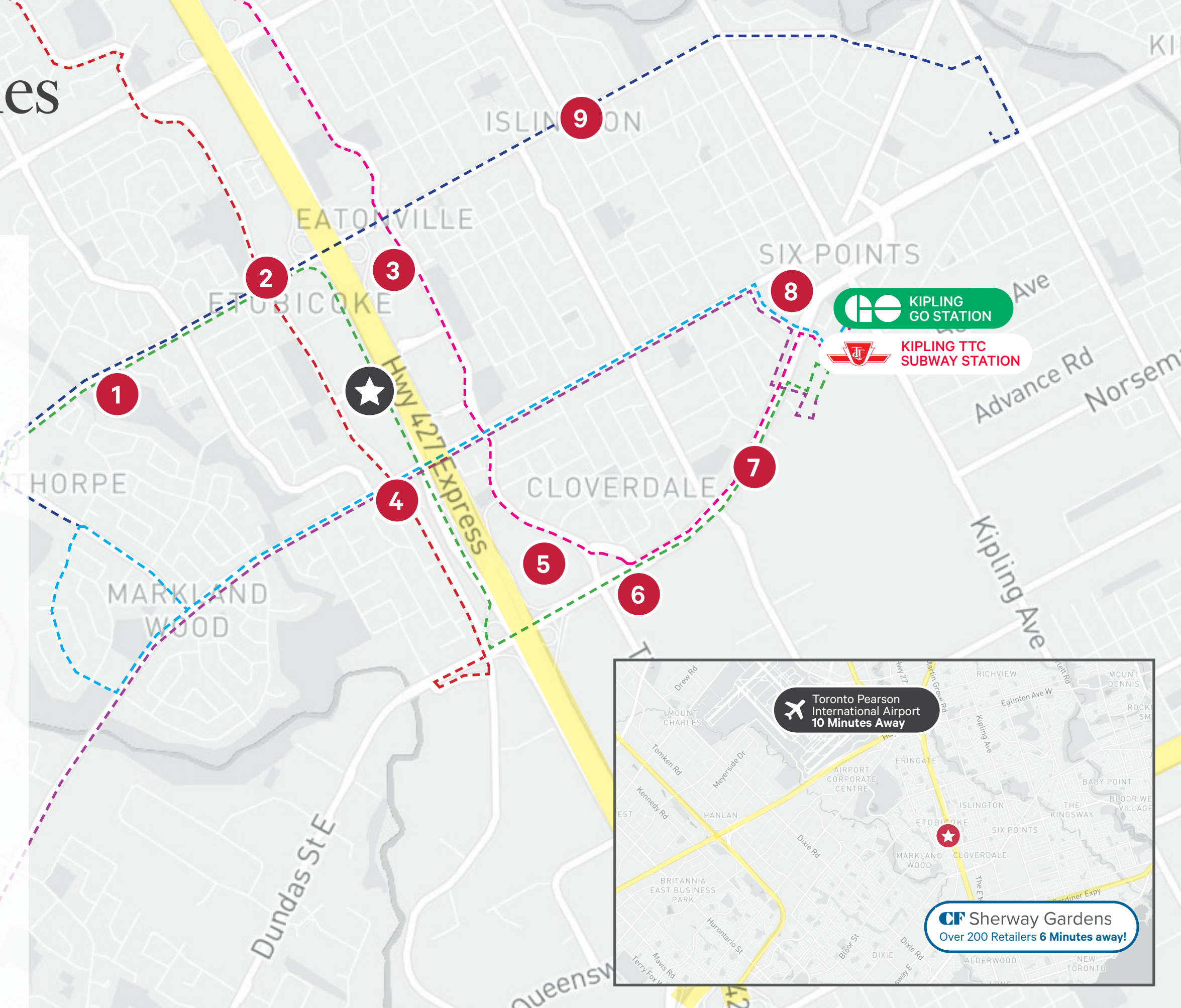
## Transit

### TTC Routes

- - - 49 - Bloor West
- - - 50 - Burnhamthorpe
- - - 111 - East Mall
- - - 112 - The West Mall

### MiWay Routes

- - - 3 - Bloor
- - - 20 - Rathburn



**KIPLING GO STATION**

**KIPLING TTC SUBWAY STATION**

**Toronto Pearson International Airport**  
10 Minutes Away

**Sherway Gardens**  
Over 200 Retailers 6 Minutes away!



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Transaction Manager  
416 798 6220  
hajira.farooq@cbre.com

\*Sales Representative

CBRE Limited, Real Estate Brokerage | 5935 Airport Rd, Suite 700, Mississauga, ON L4V 1W5 | [www.cbre.ca](http://www.cbre.ca)

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