

CUSTOM-DESIGNED  
SHOWROOM SPACE  
FOR LEASE



# 415 Eastern Avenue

A Historical marvel built in 1907,  
formerly known as Toronto's  
Consumers Gas Company building.

START HERE +

# Introducing 415 Eastern Avenue

A PIECE OF OUR CITY'S HISTORY  
WITH OVER 115 YEARS

A famed restoration that merges a showroom with a unique gallery space.

415 Eastern Avenue is a three-level, 16,000SF interior renovation of the former Consumers Gas Company. The combination of lofted ceilings and streaming light from the above skylight provide the ideal setting for a showroom space for modern art, design and creative works. Designed by award-winning Canadian-owned design house, Yabu Pushelberg, known for their immersive environments and a storytelling approach to design, the established showroom space is simple and symmetrical, similar to that of a modern art gallery while combining historical qualities, making the property a truly unique distinction.

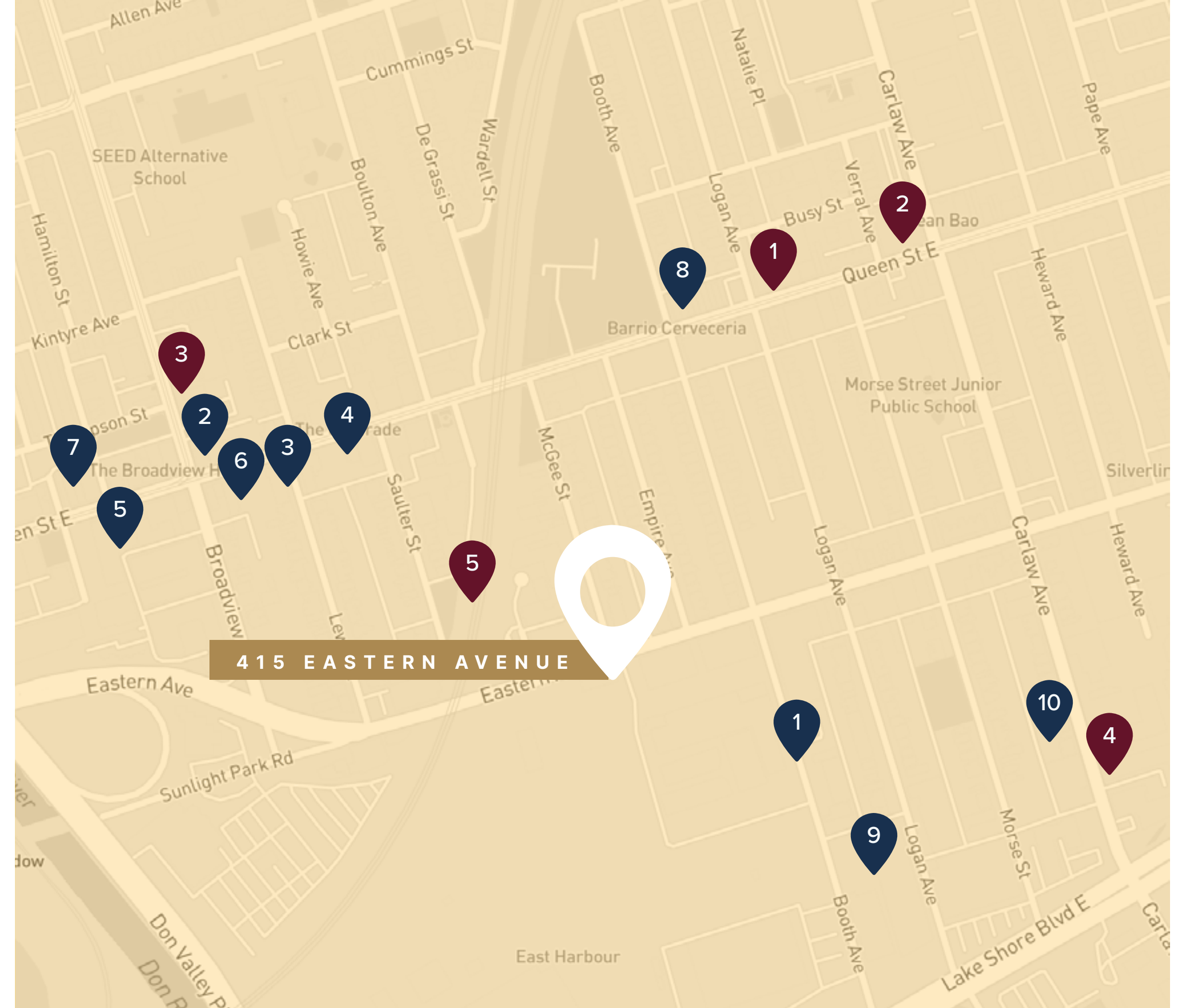


<b>LANDLORD</b>	<b>CADILLAC FAIRVIEW</b>	<b>1ST FLOOR</b>	<b>5,113 RSF</b>
<b>AVAILABLE</b>	<b>IMMEDIATELY</b>	<b>2ND FLOOR</b>	<b>5,113 RSF</b>
<b>NET RATE</b>	<b>\$30.00 NET PSF</b>	<b>LOWER LEVEL</b>	<b>5,936 RSF</b>
<b>EST.ADD.RENT</b>	<b>\$15.00 PSF</b>	<b>TOTAL</b>	<b>16,162 RSF</b>
<b>DESIGNATED PARKING WITH THE BUILDING</b>		<b>FREIGHT ELEVATOR FOR EASY SHIPPING</b>	

# Amenities

SITUATED IN TORONTO'S UP-AND-COMING  
LESLIEVILLE NEIGHBORHOOD.

The design-driven restoration is located in Toronto's up-and-coming Leslieville neighborhood, which currently benefits from multiple surrounding major rejuvenation projects, and where the gallery-like setting matches that of the area's recent growth and successes. In keeping with Leslieville's small-town charm, locals enjoy the numerous restaurant and bar options as well as locally-owned vintage shops and independent boutiques and summertime block party-style events such as the Leslieville Beer Fest.



## 📍 RESTAURANTS AND CAFES WITHIN A 5-10 MIN WALK

1. Gale's Snack Bar
2. Urban House
3. The Opera House Grill & Patio
4. Lan Vietnamese Restaurant
5. Good Karma
6. est Restaurant
7. Riverside Burgers
8. EAT BKK Thai Kitchen
9. Power Kitchen
10. Pantry Carlaw

## 📍 EVERYDAY ESSENTIALS

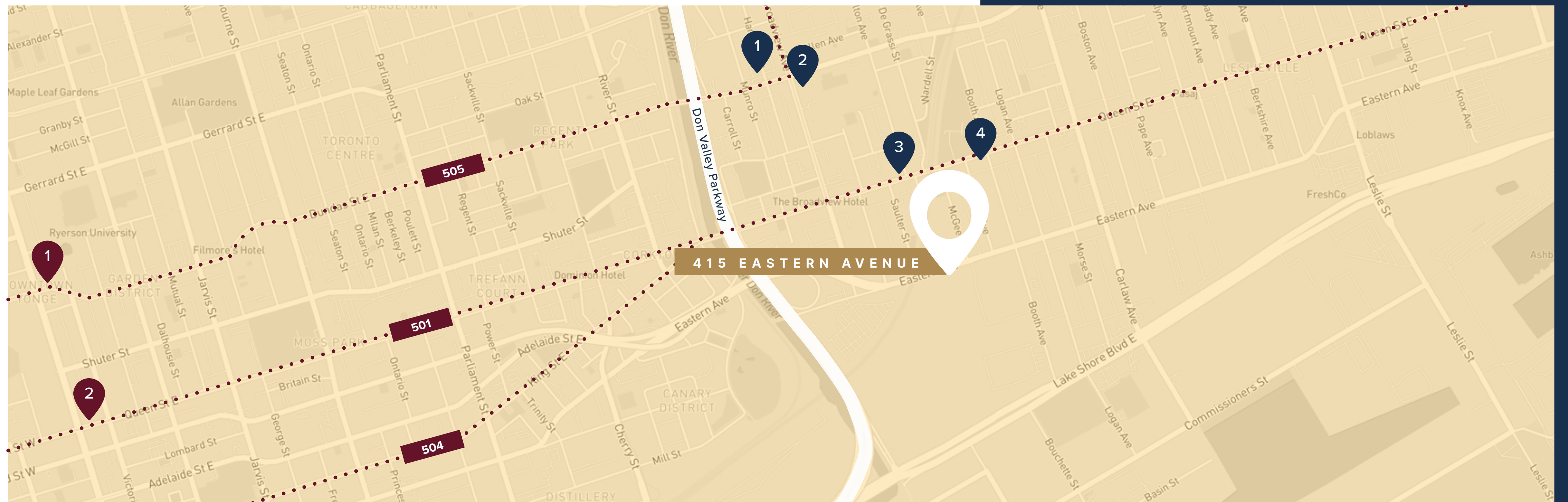
1. TD Canada Trust
2. Shoppers Drug Mart
3. Riverside Market
4. Fortis Fitness
5. The Beer Store

# Transit

ACCESSIBILITY FROM THE NEARBY QUEEN STREET STOPS AND MAJOR THROUGHFARES.

## TTC SUBWAY & STREETCAR TRANSIT NEAR 415 EASTERN AVE.

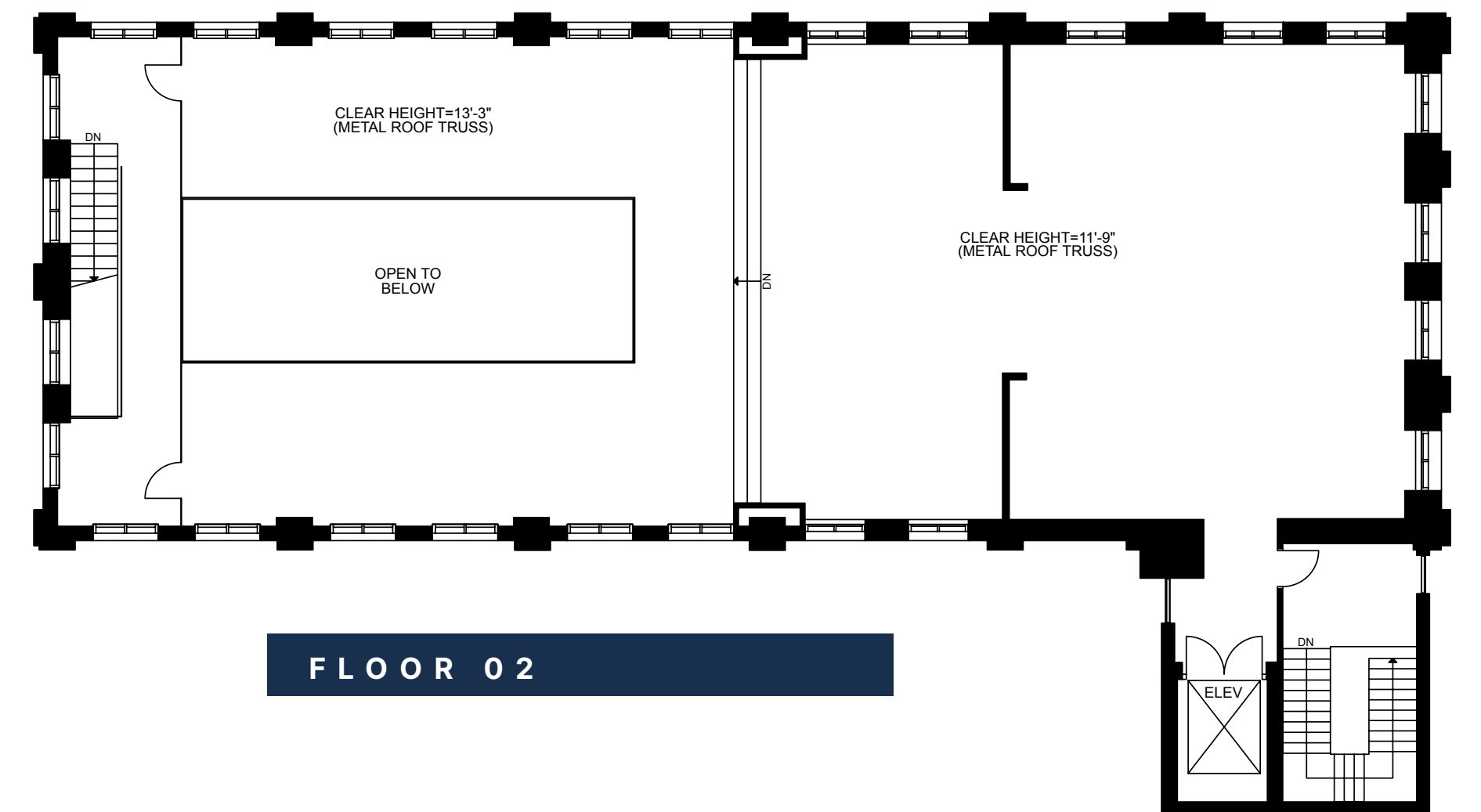
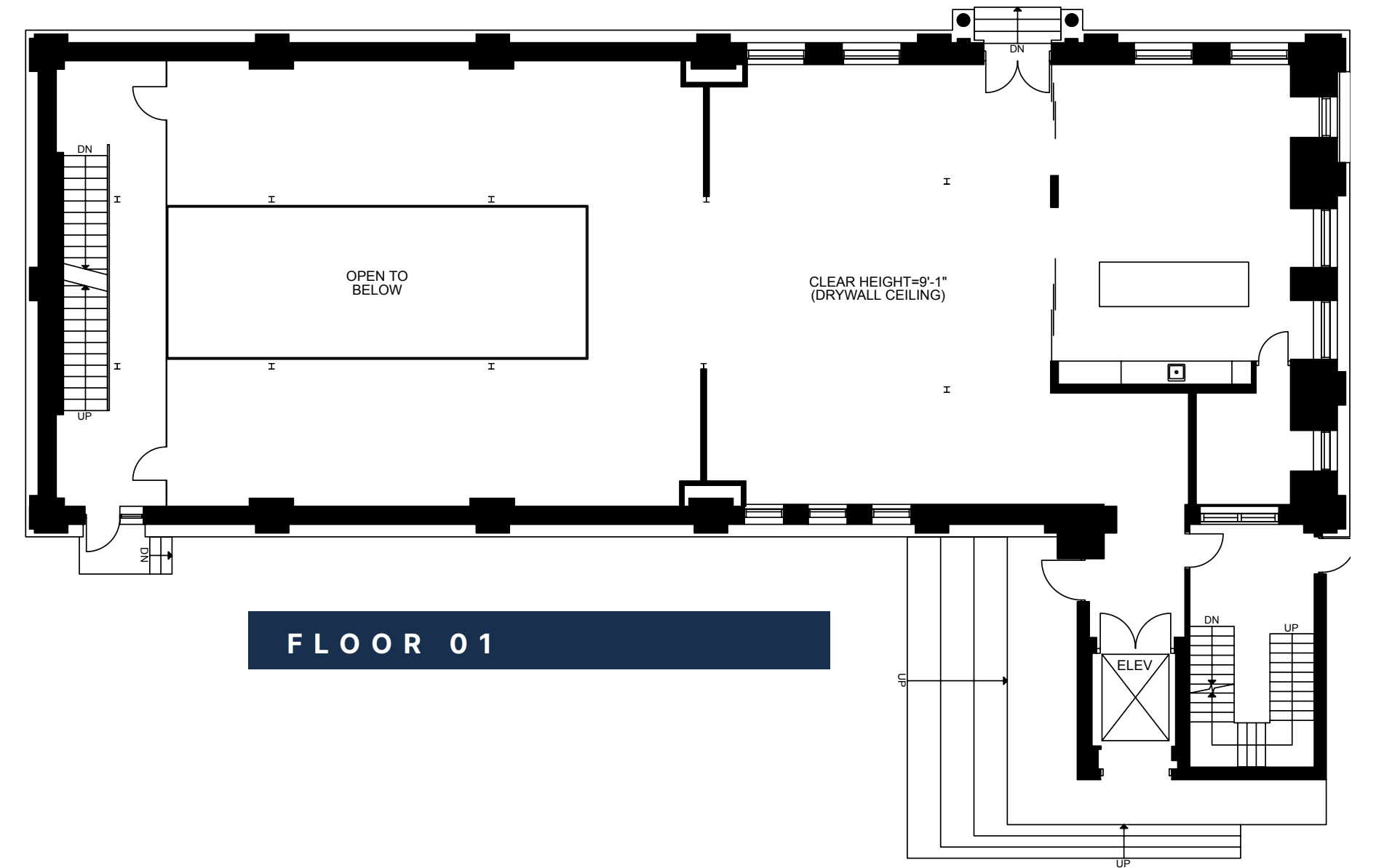
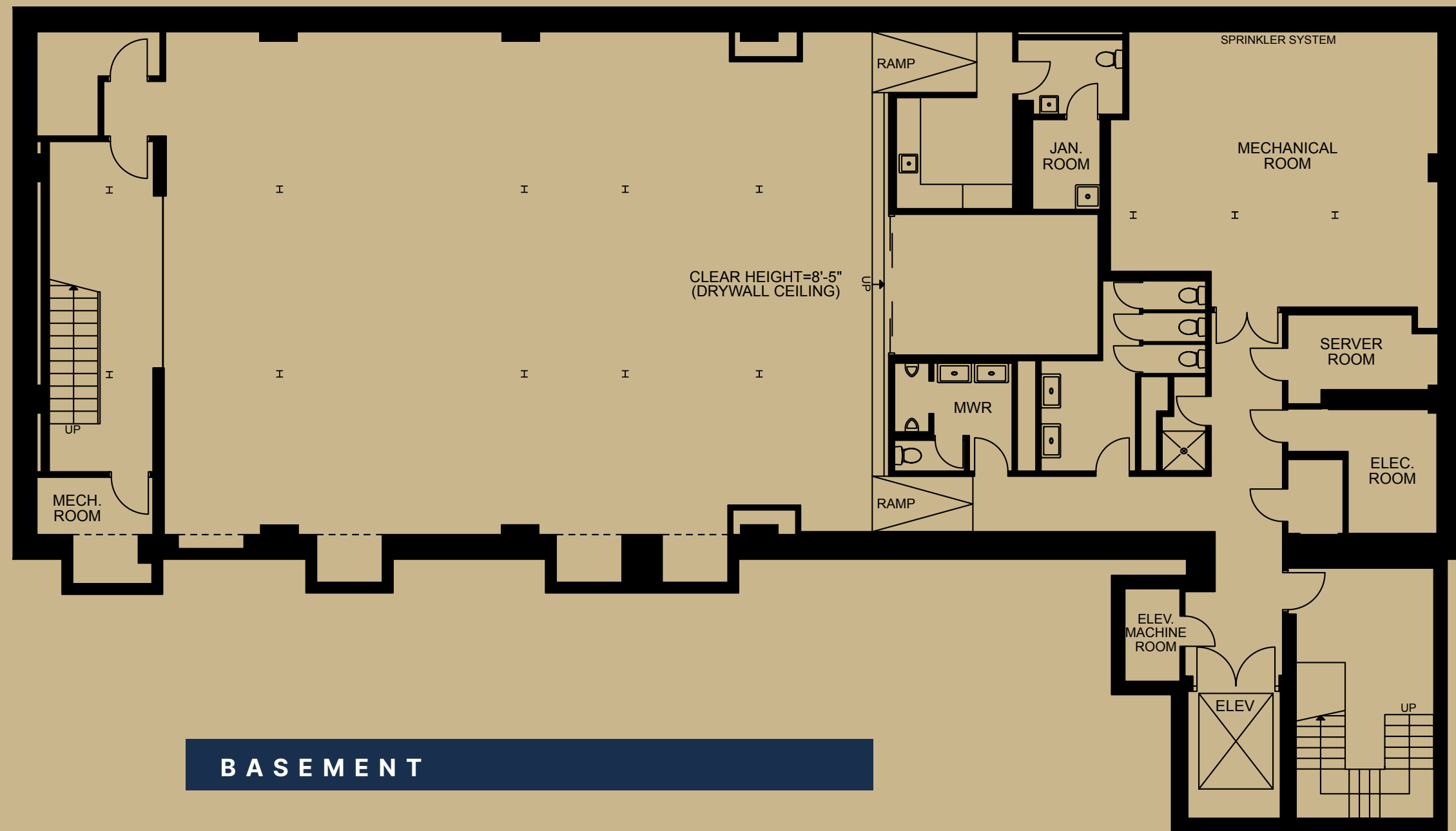
- 1 Dundas Station - TTC Subway
- 2 Queen Station - TTC Subway
- 505 Dundas St. - TTC Streetcar Line
- 502 King St. - TTC Streetcar Line
- 501 Queen St. - TTC Streetcar Line
- 1 Nearest Westbound 505 Line Stop
- 2 Nearest Eastbound 505 Line Stop
- 3 Nearest Westbound 501 Line Stop
- 4 Nearest Eastbound 501 Line Stop
- Don Valley Parkway



# Image Gallery



# Floor Plans



# Contact Info

## David Moretti

Senior Vice President,  
Sales Representative  
+1 416 643 3712  
david.moretti@colliers.com

## John Paddon

Vice President,  
Sales Representative  
+1 416 643 3737  
john.paddon@colliers.com



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Colliers

181 Bay Street, Suite 1400

Toronto, ON M5J 2V1

Canada

Main: +1 416 777 2200