

Here is where your
business will *grow*.



For Lease: Multiple Office Units

1111 Finch Avenue W

Designed for Today's Office Users Seeking Stability, Accessibility, and Value

Lennard:

209-1 Yorkdale Road, Toronto
905.752.2220

lennard.com

1111 Finch Avenue W



Available Suites

Suite 105-110
Suite 201A
Suite 300
Suite 452

Total Rentable Area

3,741 SF
843 SF
2,832 SF
520 SF



Availability

30-60 Days



Listing Agents

Ariel Stern*
Vice President
416.649.5925
astern@lennard.com

Andrea Kraus**

Senior Vice President
416.649.5939
akraus@lennard.com

*Broker **Sales Representative



Gross Lease Rate

\$22.00 PSF



Zoning

MC(H)

Note

1. Lease term shall be 3 to 5 years, subject to tenant financial covenant.
2. First month's rent, last month's rent, and a security deposit are required.
3. Rental rates quoted are for Year 1 only; annual escalations apply thereafter.

Property Highlights

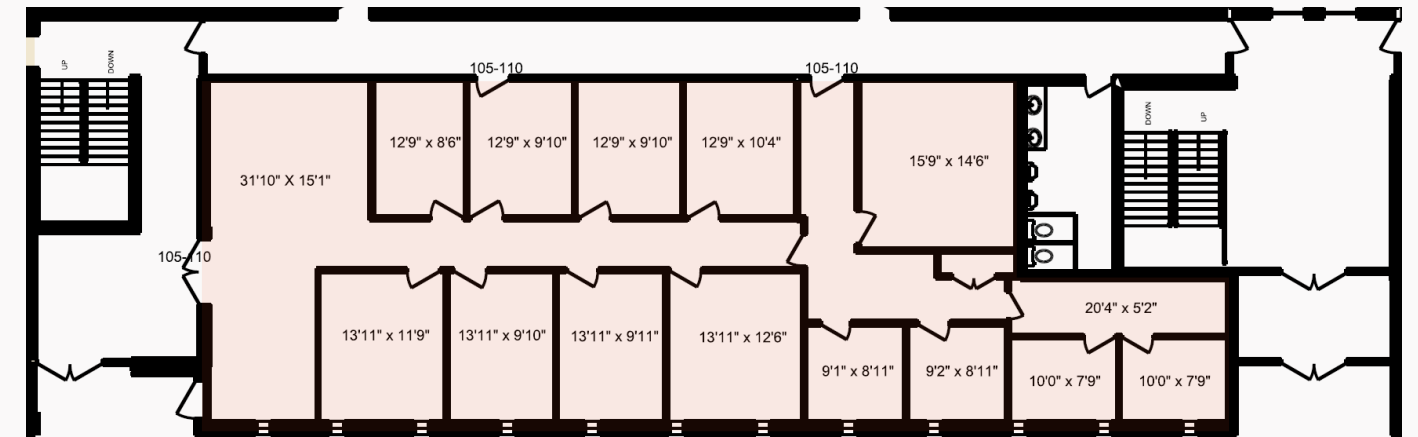
- Value-driven office space in a professionally managed building currently undergoing capital improvements toward Class B standards.
- Move-in ready suites offer flexible layouts, suitable for legal, financial, medical, consulting, and general office users.
- Owner-occupied with on-site management ensuring responsive service.
- Established tenant base in place.
- Easy access to major highways, public transit, and nearby retail amenities.
- Ample on-site parking available.
- Podium signage opportunities for qualified tenants.
- Ideal for users seeking a well-located office environment with stable ownership.

Lennard:

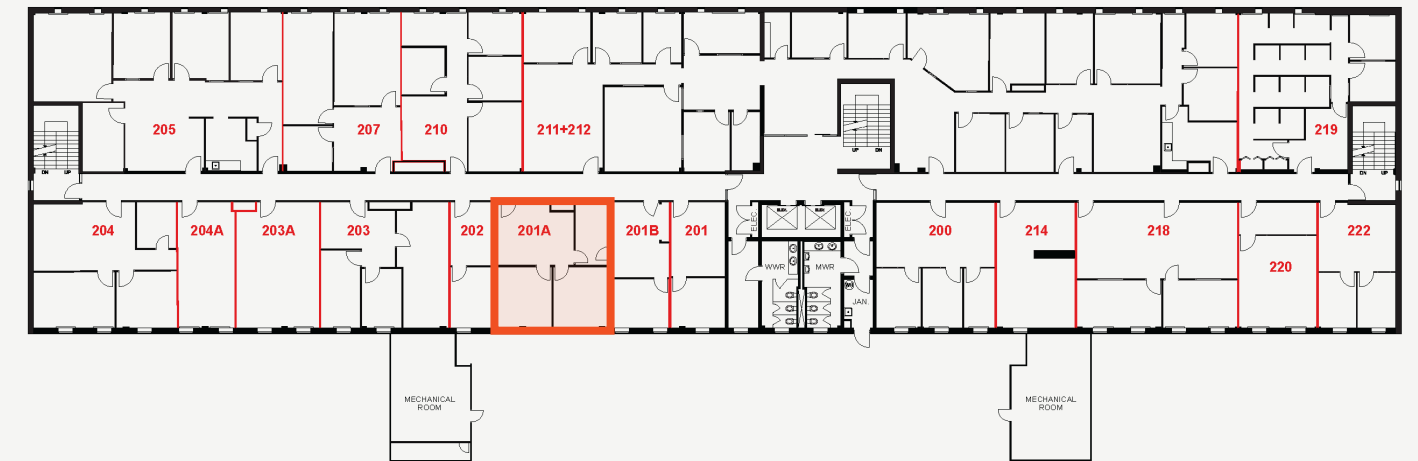
Main Floor



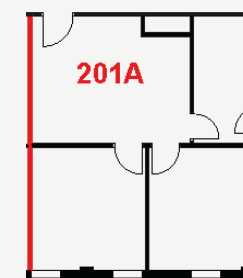
Suite 105-110 • 3,741 SF



Floor 2



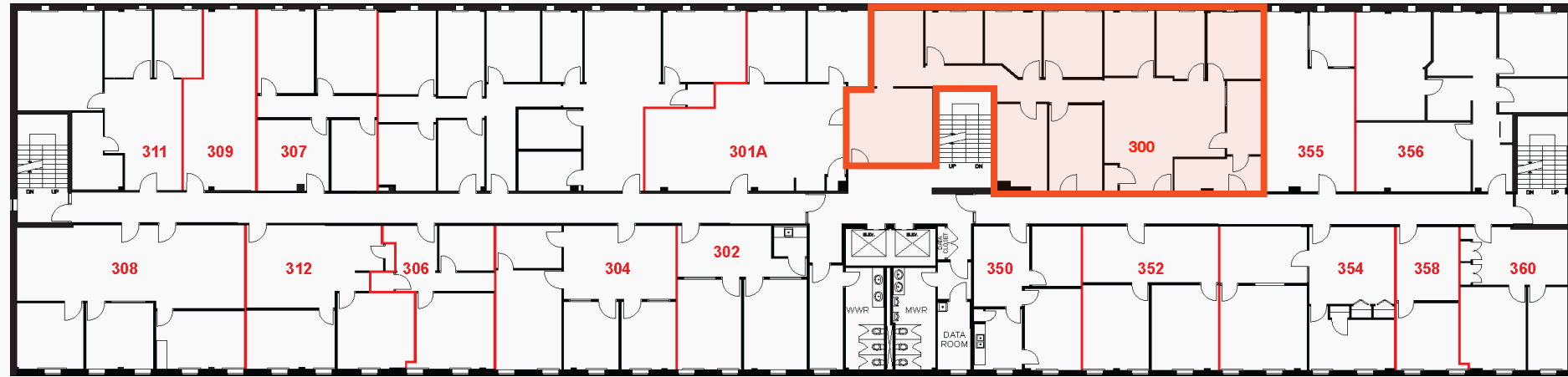
Suite 201A • 843 SF



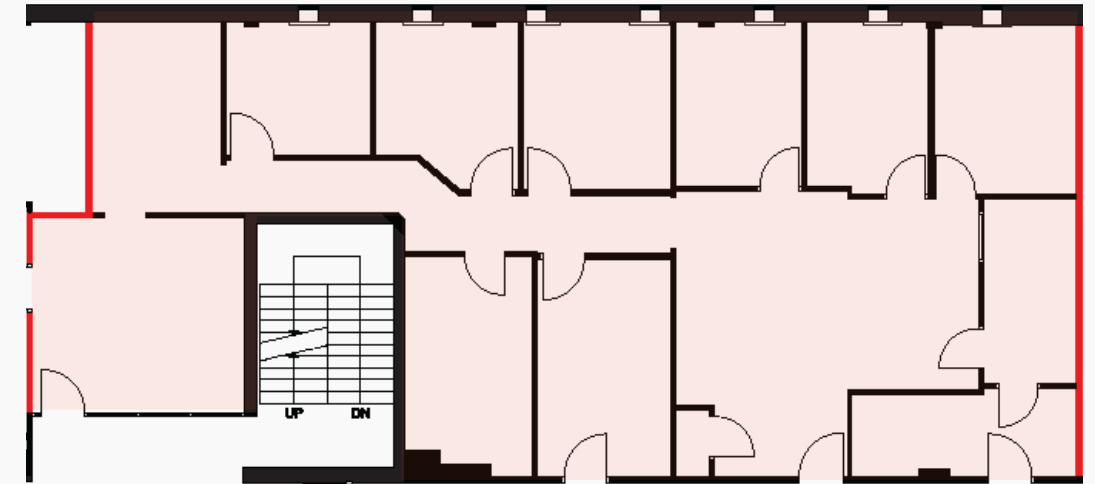
1111 Finch Avenue W



Floor 3



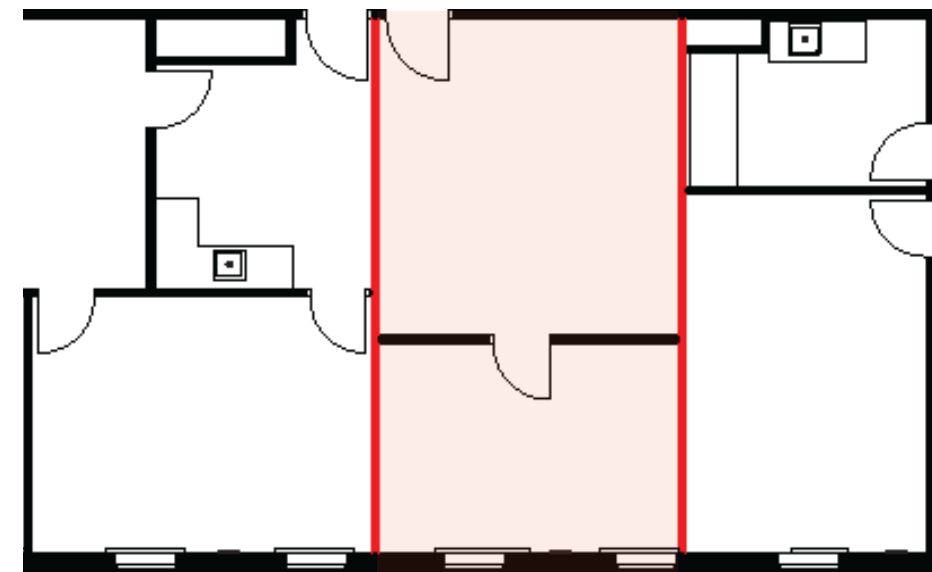
Suite 300 • 2,832 SF



Floor 4



Suite 452 • 520 SF



Nearby Amenities

 1111 Finch Avenue W

Food & Restaurant

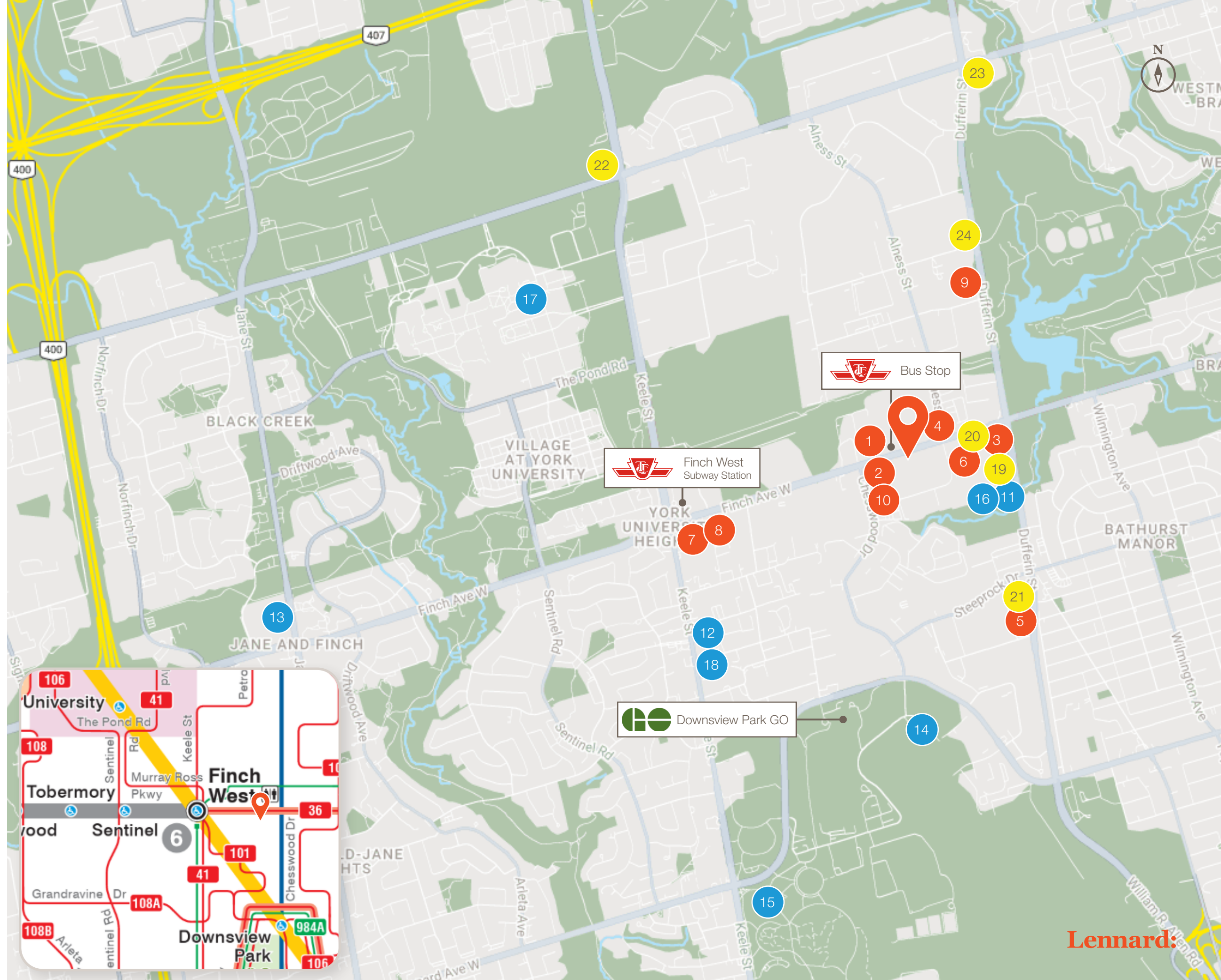
1. A&W
2. Starbucks
3. ST. Louis Bar & Grill
4. Tim Hortons
5. McDonald's
6. Mandarin
7. Popeyes
8. Don Parton Mexican Restauraent
9. Rumeli Resturant
10. Chicken Place

Shopping & Recreation

11. Canadian Tire
12. Walmart
13. Yorkgate Mall
14. Rogers Stadium
15. Downsview Park
16. Yummy Market
17. York Lanes Mall
18. Dollarama

Convenience

19. SmartStop Self Storage
20. Scotia Bank
21. CIBC
22. TD Bank
23. RBC Bank
24. BMO Bank of Montreal



Lennard:

Ariel Stern*, Vice President
416.649.5925
astern@lennard.com

209-1 Yorkdale Road
Toronto, ON M6A 3A1
905.752.2220

Andrea Kraus**, Senior VP
416.649.5939
akraus@lennard.com

200-55 University Avenue
Toronto, ON M5J 2H7
416.649.5920

*Broker **Sales Representative

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.