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

Gross Lease Rate
$22.00 PSF

Zoning
MC(H)

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

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

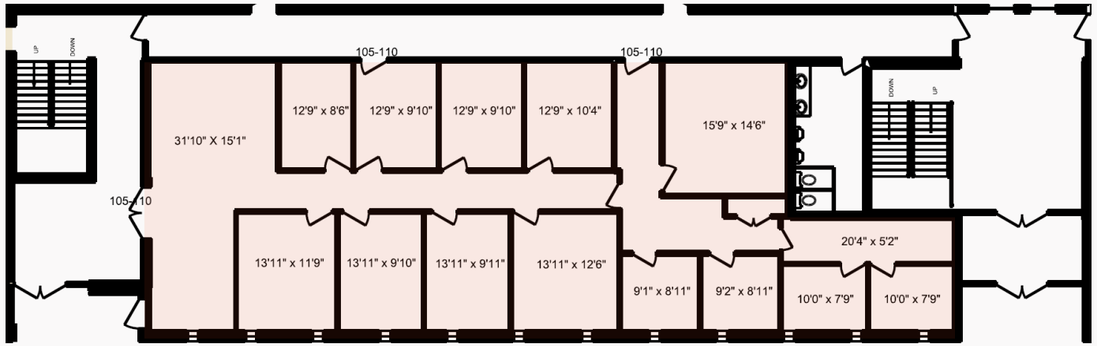
- Value-driven office space in a professionally managed building currently undergoing capital improvements toward Class B standards.
- Move-in ready suites offer flexible layouts, suitable for legal, financial, medical, consulting, and general office users.
- Owner-occupied with on-site management ensuring 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:

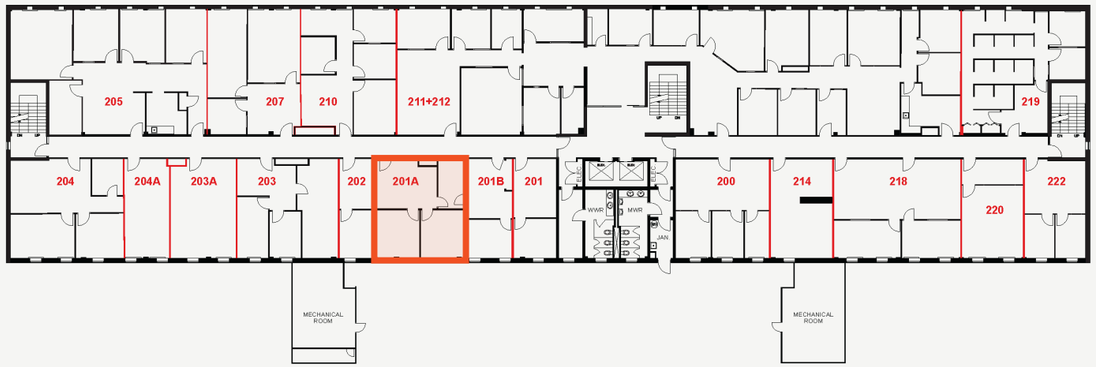
Main Floor



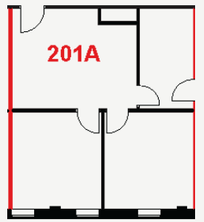
Suite 105-110 • 3,741 SF



Floor 2



Suite 201A • 843 SF



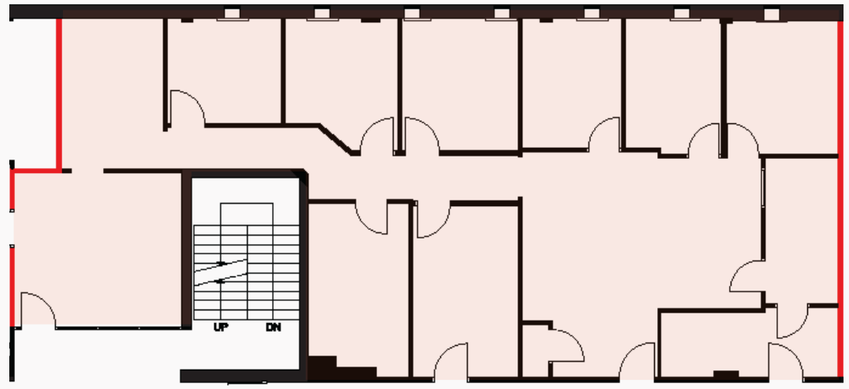
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Floor 3



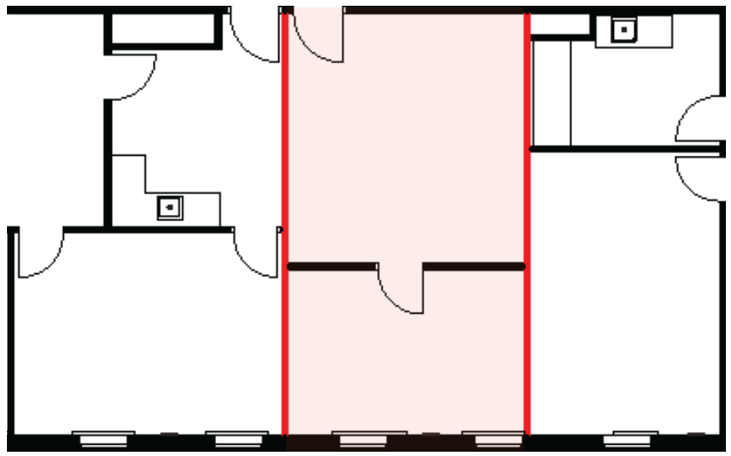
Suite 300 • 2,832 SF



Floor 4



Suite 452 • 520 SF



Nearby Amenities

1111 Finch Avenue W

Food & Restaurant

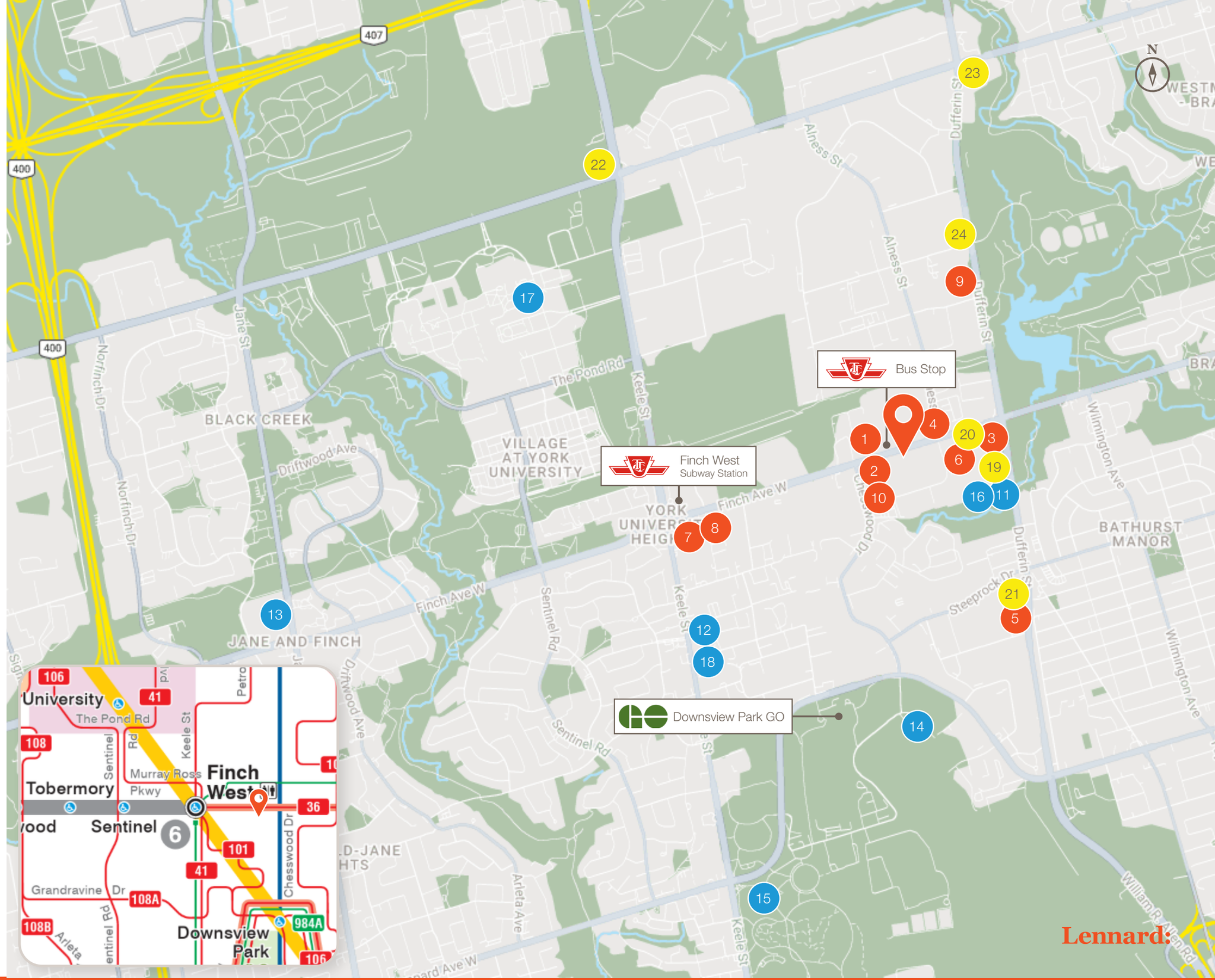
1. A&W
2. Starbucks
3. ST. Louis Bar & Grill
4. Tim Hortons
5. McDonald's
6. Mandarin
7. Popeyes
8. Don Parton Mexican Restaurant
9. Rumeli Restaurant
10. Chicken Place

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. Scotiabank
21. CIBC
22. TD Bank
23. RBC Bank
24. BMO Bank of Montreal



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