



For Lease: Office

111 Yorkville Avenue

Prime office opportunity in the heart of Yorkville, Toronto

Lennard:

Here is where your business will *grow*.

lennard.com

111 Yorkville Avenue

3rd floor and lower level office spaces for lease on Yorkville Avenue just East of Avenue Road.



Suite

Unit 4 - 894 SF (3rd Floor)

Unit 6 - 2,000 SF (Lower Level)



Net Rent

Unit 4 - \$35.00 PSF

Unit 6 - \$45.00 PSF

Additional Rent

\$45.97 PSF



Availability

Immediate

Term

3 to 5 Years



Listing Agents

Andrea Kraus*

Senior Vice President

416.649.5939

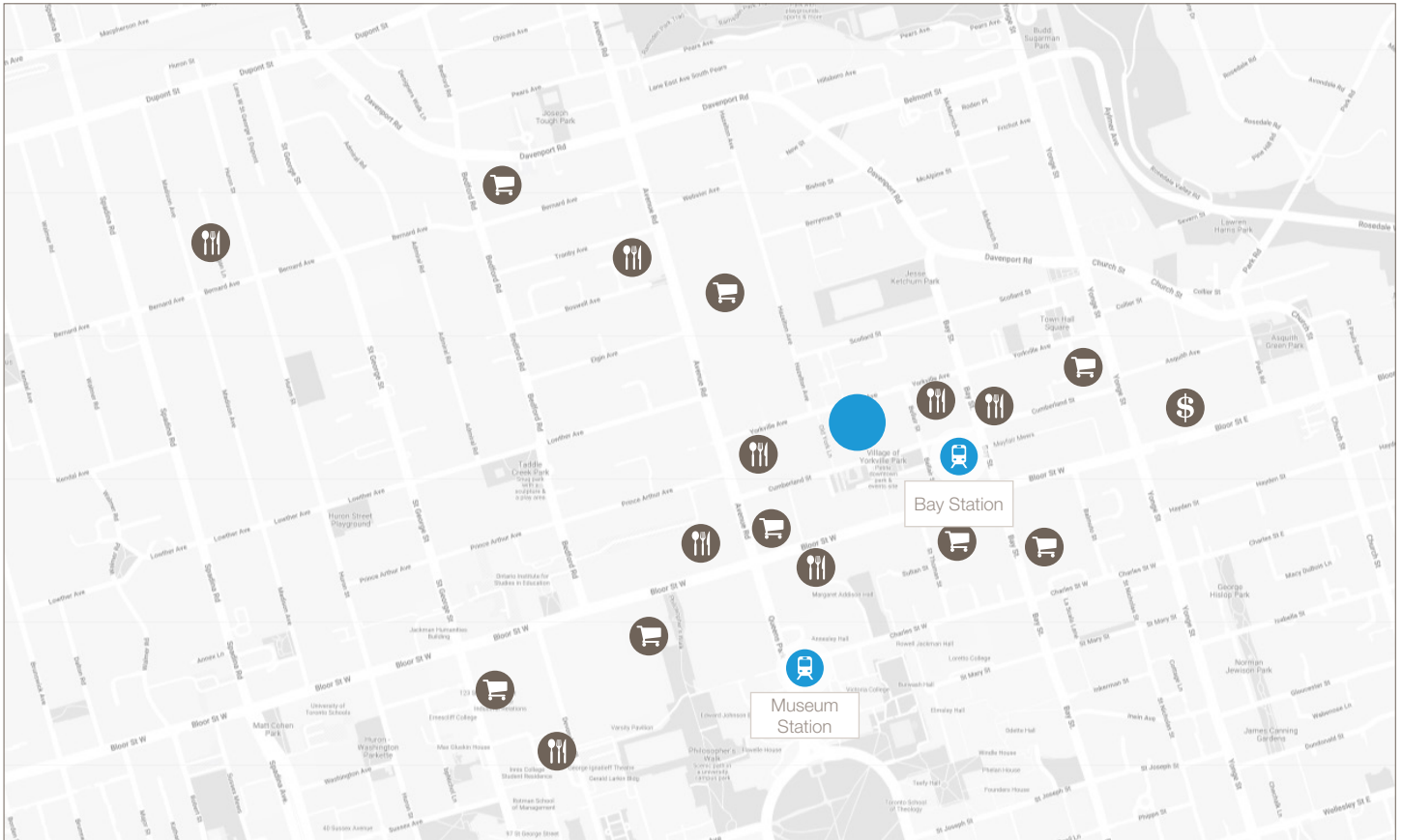
akraus@lennard.com

*Sales Representative

Property Highlights

- Brand new space with new hvac, electrical, lighting, flooring etc., and new windows bringing in natural daylight
- Skylights in ceiling
- New floors, walls and lighting
- Great location in Yorkville with all the amenities nearby

111 Yorkville Avenue

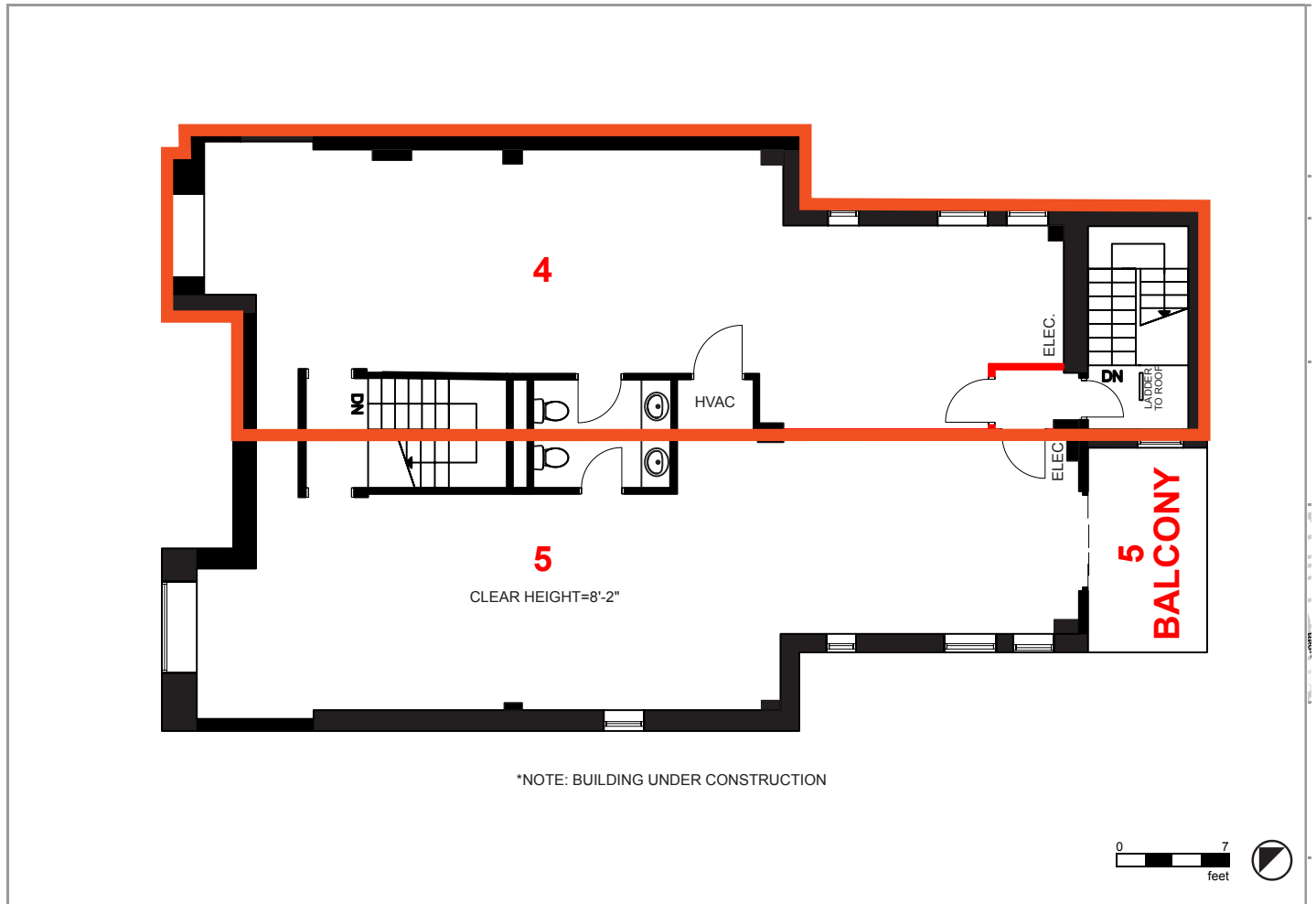


What's Near By

111 Yorkville Avenue is centrally located within Toronto's most prestigious Yorkville/Bloor shopping and residential district. It has a close proximity to multiple subway stations and several amenities.

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Floor Plan - Unit 4

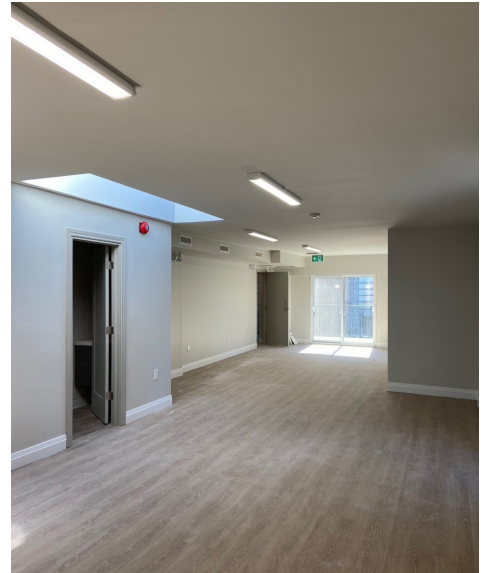


111 Yorkville Avenue

Floor Plan - Unit 6



111 Yorkville Avenue



*A bright future
for your business
is right here.*

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