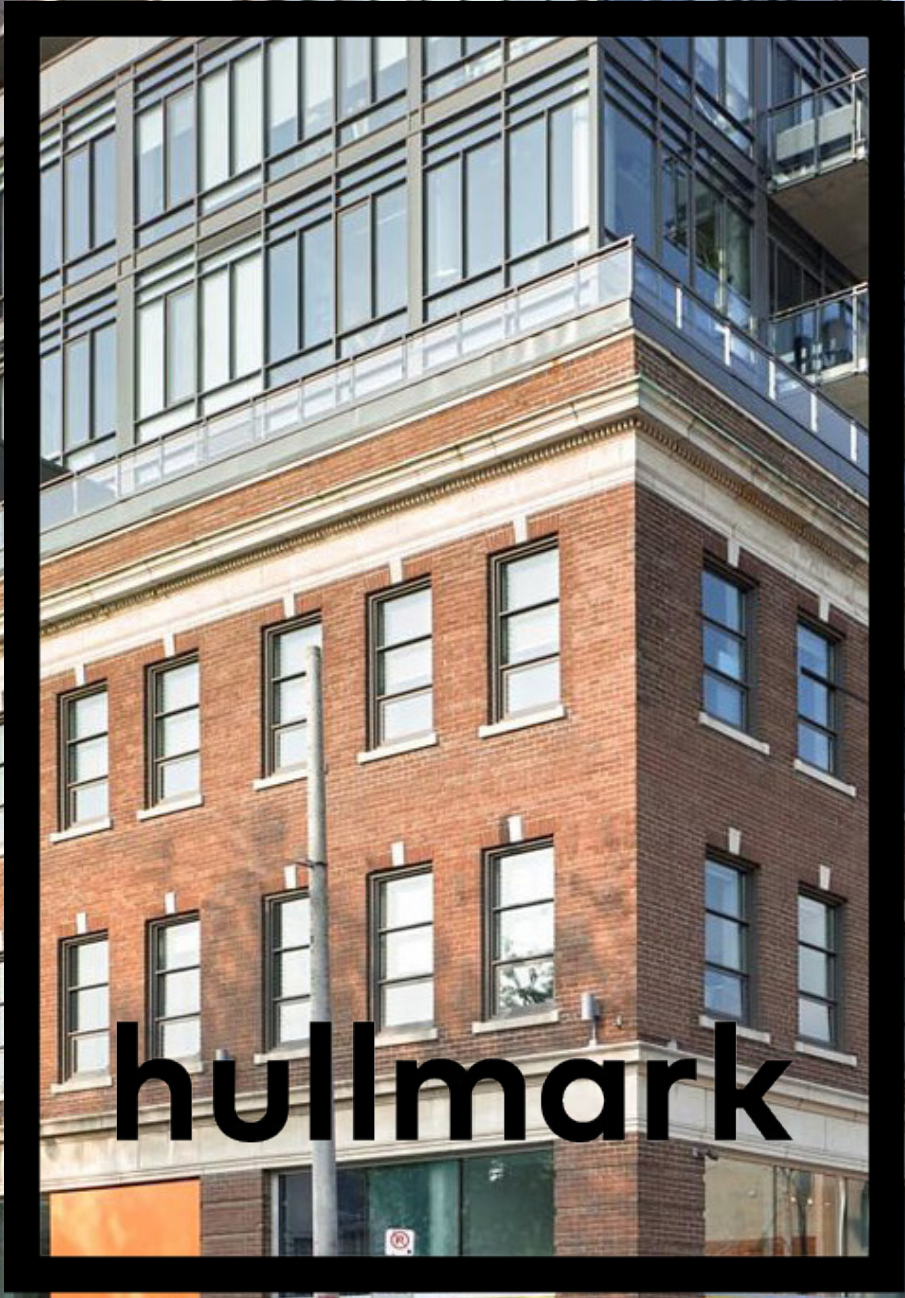




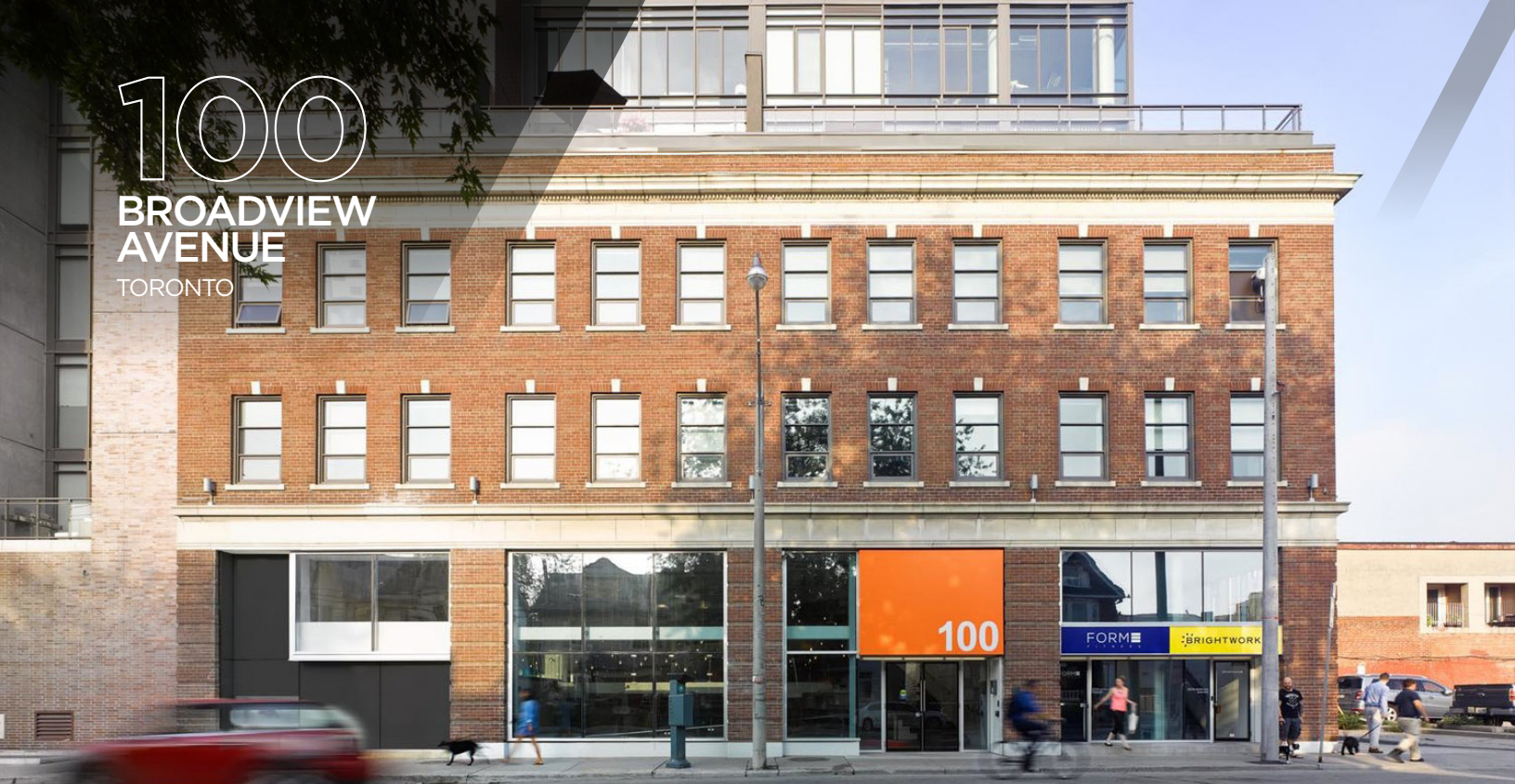
hullmark

OFFICE SPACE
FOR LEASE

100

BROADVIEW AVENUE

TORONTO



PROPERTY SUMMARY

100 Broadview is located just south of the Broadview Hotel and the bustling Queen Street East strip. The Riverside and neighbouring Leslieville areas have emerged as Toronto's hippest places to dine, drink, shop and live. The Property is accessible via the Queen & King streetcar lines, which offer a short 10-minute commute to the financial core.

DETAILS

Available Space:	Suite 300 -	9,017 SF	Suite 312+314 Available at 2,368 SF
	Suite 312 -	1,039 SF	
	Suite 314 -	1,329 SF	

Net Rent: Contact listing agents

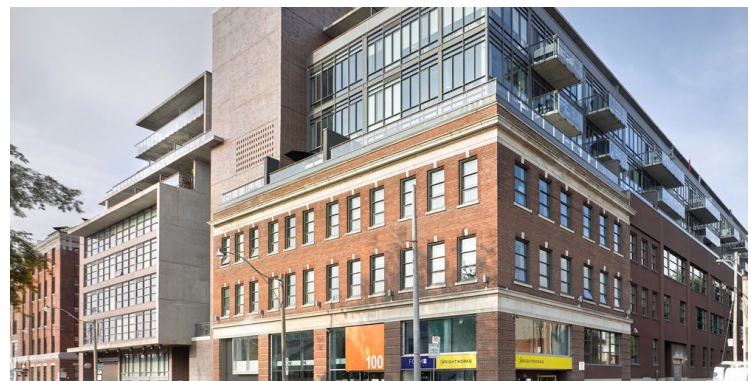
Additional Rent: \$13.50 psf (est. 2024)

Parking:

- \$185/stall aboveground
- \$285/stall underground

HIGHLIGHTS

- ▶ Recently retrofitted and award-winning character building, located in Riverside neighbourhood
- ▶ Open concept space, featuring polished concrete floors and high exposed ceilings
- ▶ Ample secure bike and parking available
- ▶ Passenger elevator providing access to all suites
- ▶ On site amenities include café and AnyTime Fitness

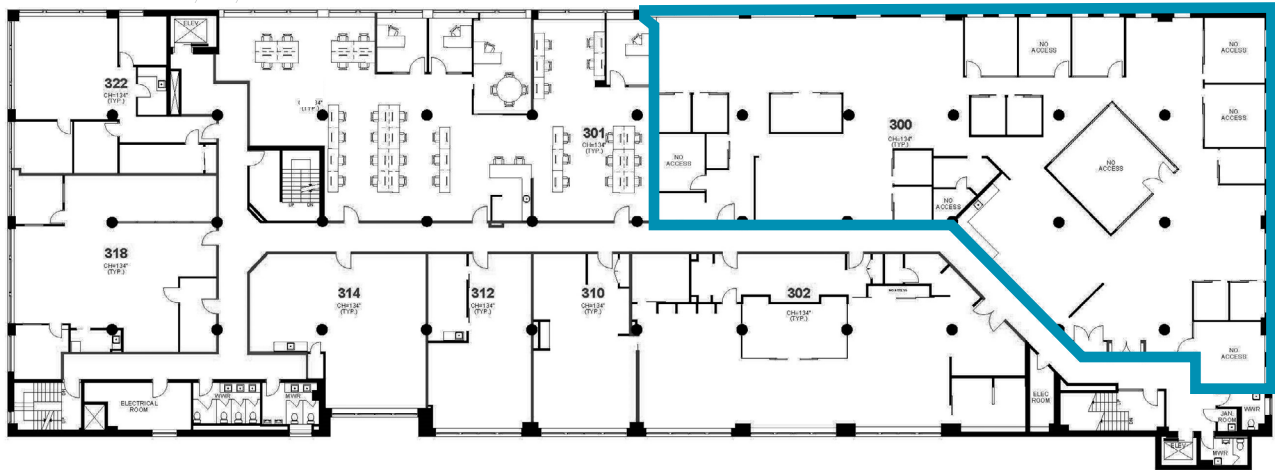


100 BROADVIEW AVENUE TORONTO

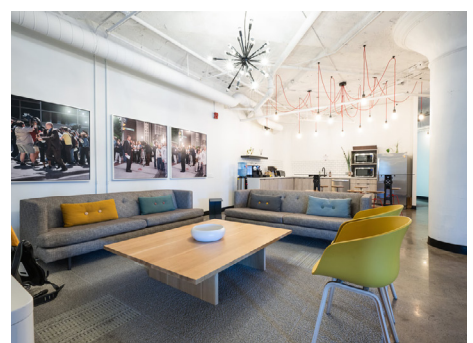
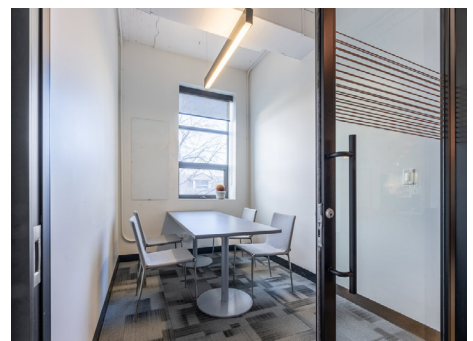
OFFICE SPACE FOR LEASE



Suite 300: 9,017 SF



- Built out with 7 offices/meeting rooms, 9 call rooms, kitchenette, boardroom and open area
- Polished concrete and exposed ceilings
- Corner unit with ample natural light

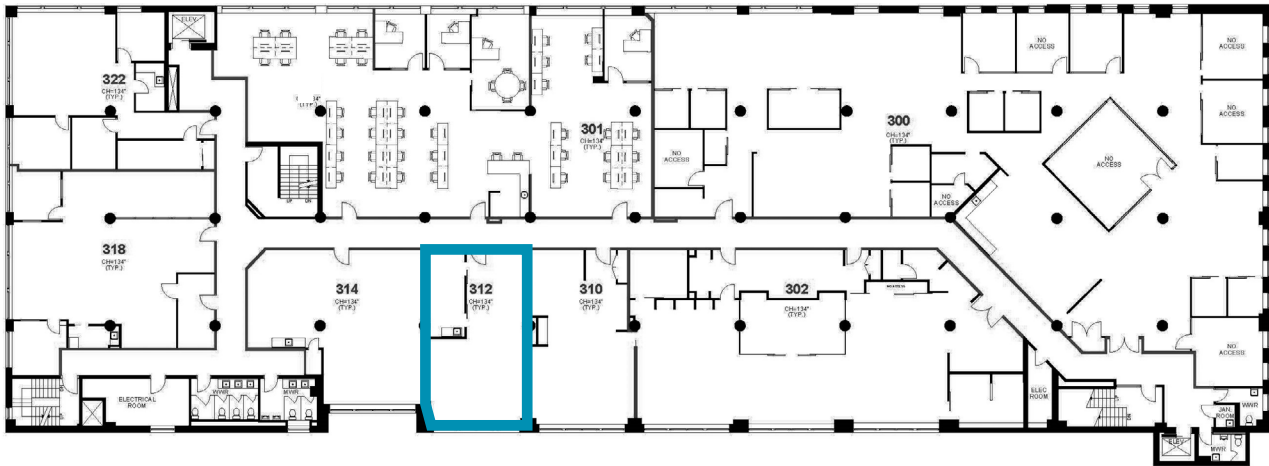


100
BROADVIEW
AVENUE
TORONTO

OFFICE SPACE FOR LEASE



Suite 312: 1,039 SF



- Open space concept with a private office
- Plenty of natural light
- Hardwood floors and exposed ceilings
- Contiguous with Suite 314 for up to 2,368 SF

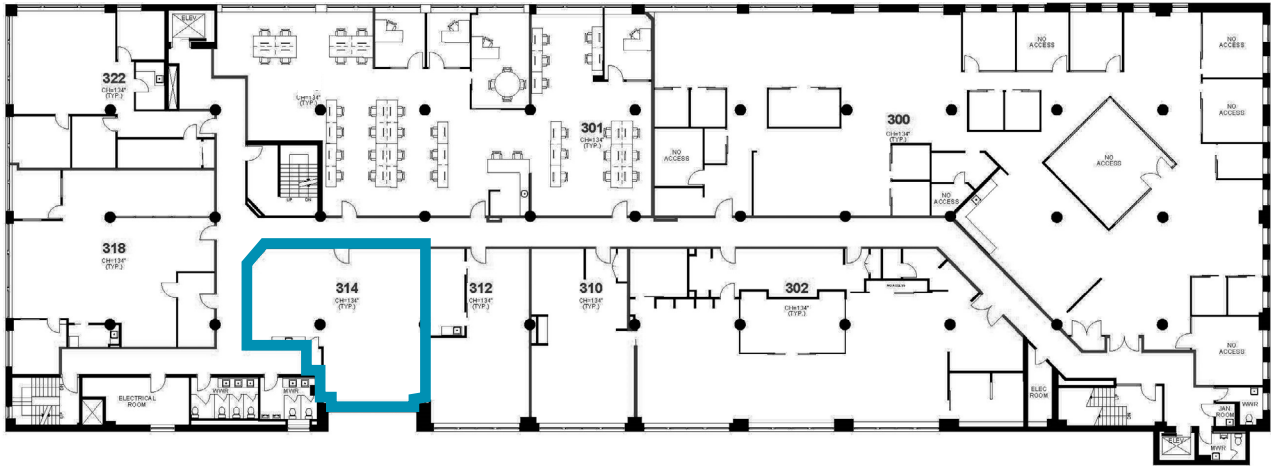


100 BROADVIEW AVENUE TORONTO

OFFICE SPACE FOR LEASE



Suite 314: 1,329 SF



- Open space concept with exposed columns and a kitchenette
- Plenty of natural light
- Polished concrete floors and exposed ceilings
- Contiguous with Suite 312 for up to 2,368 SF

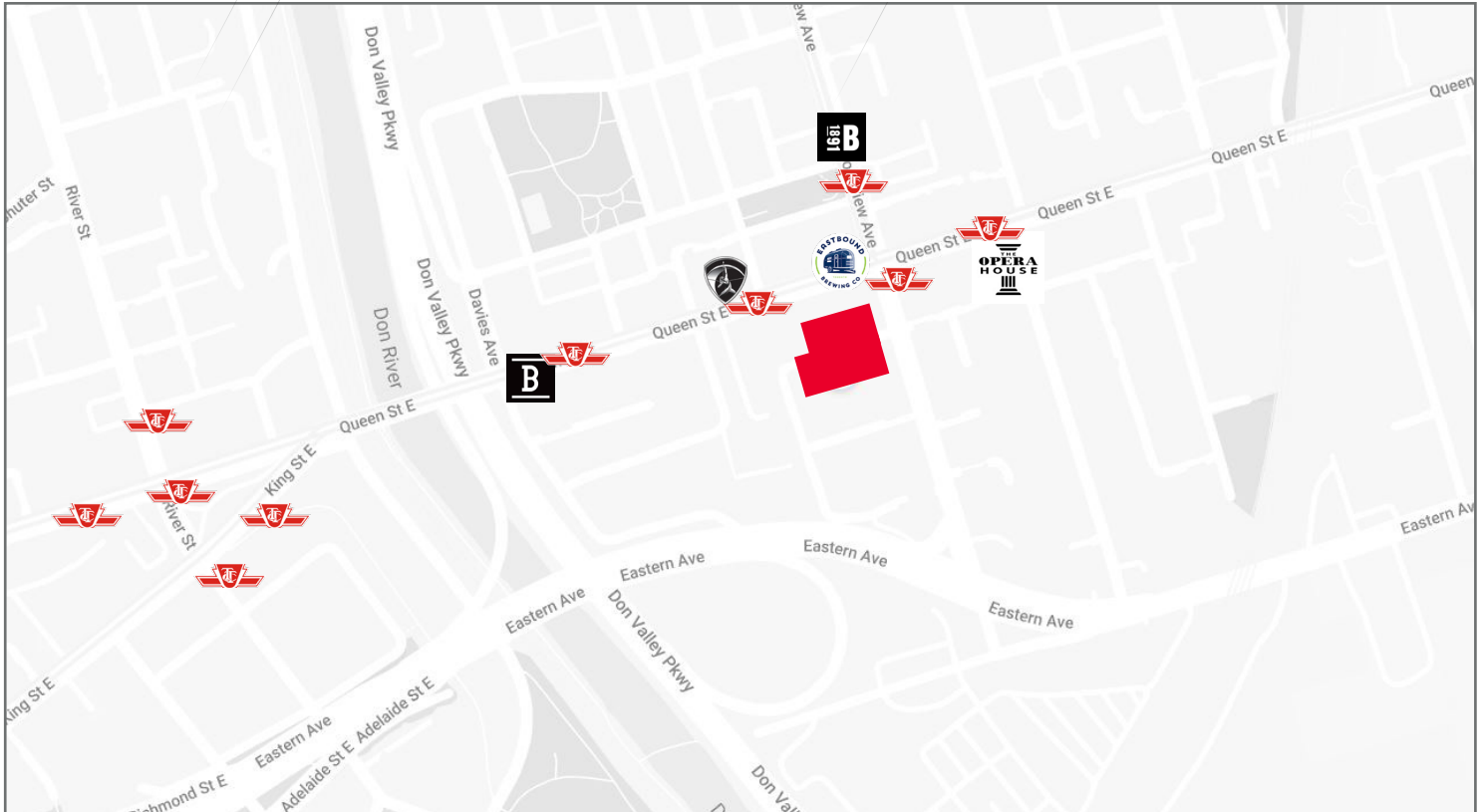


100
BROADVIEW
AVENUE
TORONTO

OFFICE SPACE
FOR LEASE



LOCAL FAVOURITES



 **100 Broadview Avenue**



Fitness Gym
Studio Lagree



Restaurant/Bar
Eastbound Brewing Co.



Coffee Shop
Blackbird Baking Co.



Hotel
The Broadview Hotel



Venue
The Opera House

DEMOGRAPHICS



WALK SCORE
86/100



**AVG. HOUSEHOLD
INCOME**
\$93,215



POPULATION
21,182



**AVG. DAYTIME
POPULATION**
21,433



TRANSIT SCORE
89/100

**Within 1 km
Source: Statistics Canada*

100

**BROADVIEW
AVENUE**
TORONTO

OFFICE SPACE FOR LEASE



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