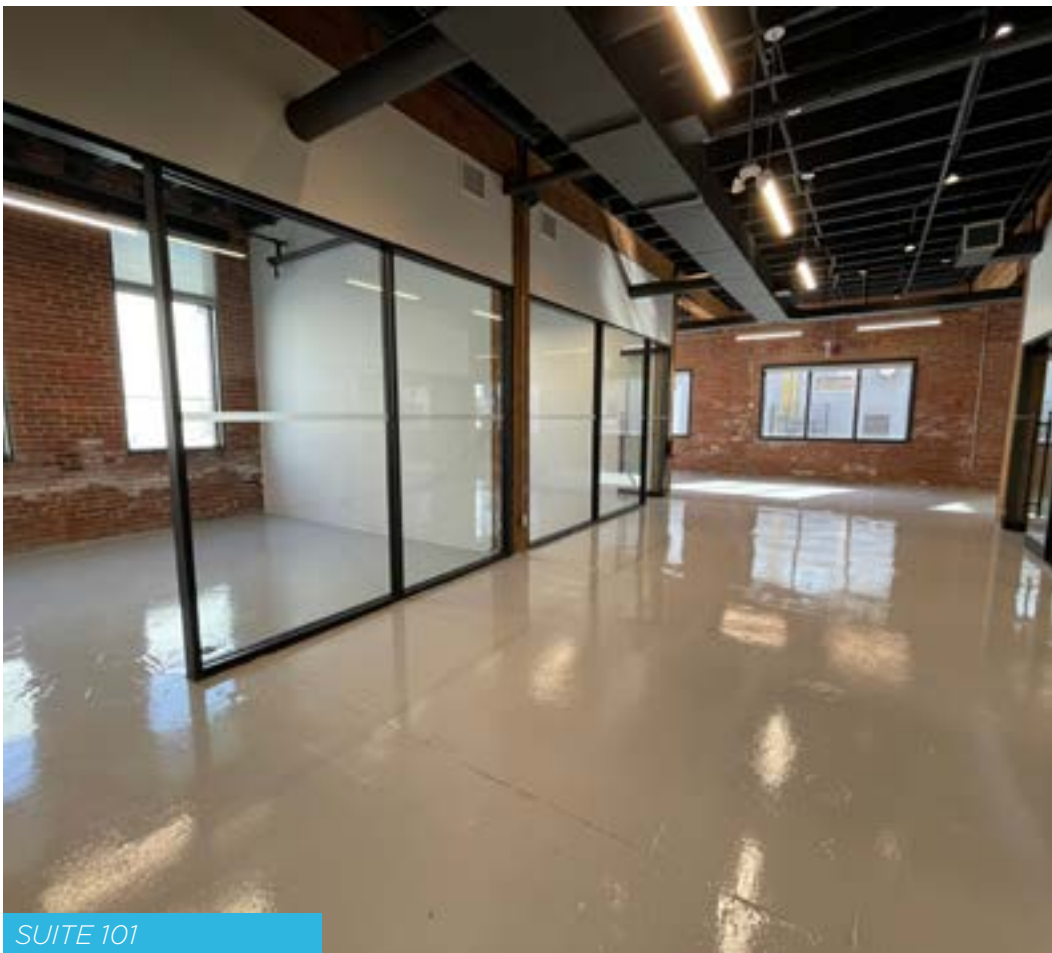




BRICK-AND-BEAM  
STUDIO/OFFICE  
FULLY RENOVATED MODEL SUITE  
3,516 SF AVAILABLE

65 HEWARD AVENUE  
STUDIO DISTRICT





SUITE 101

## HIGHLIGHTS

- ▶ Fully renovated model suite
- ▶ Character brick-and-beam studio/office with high loft-like ceilings
- ▶ Part of an exciting area-wide redevelopment
- ▶ Close proximity to East Toronto's key amenities as well as tech, creative and film industries
- ▶ Located at the southeast corner of Eastern & Heward avenues, just minutes from vibrant Queen Street East and Leslieville



## DETAILS

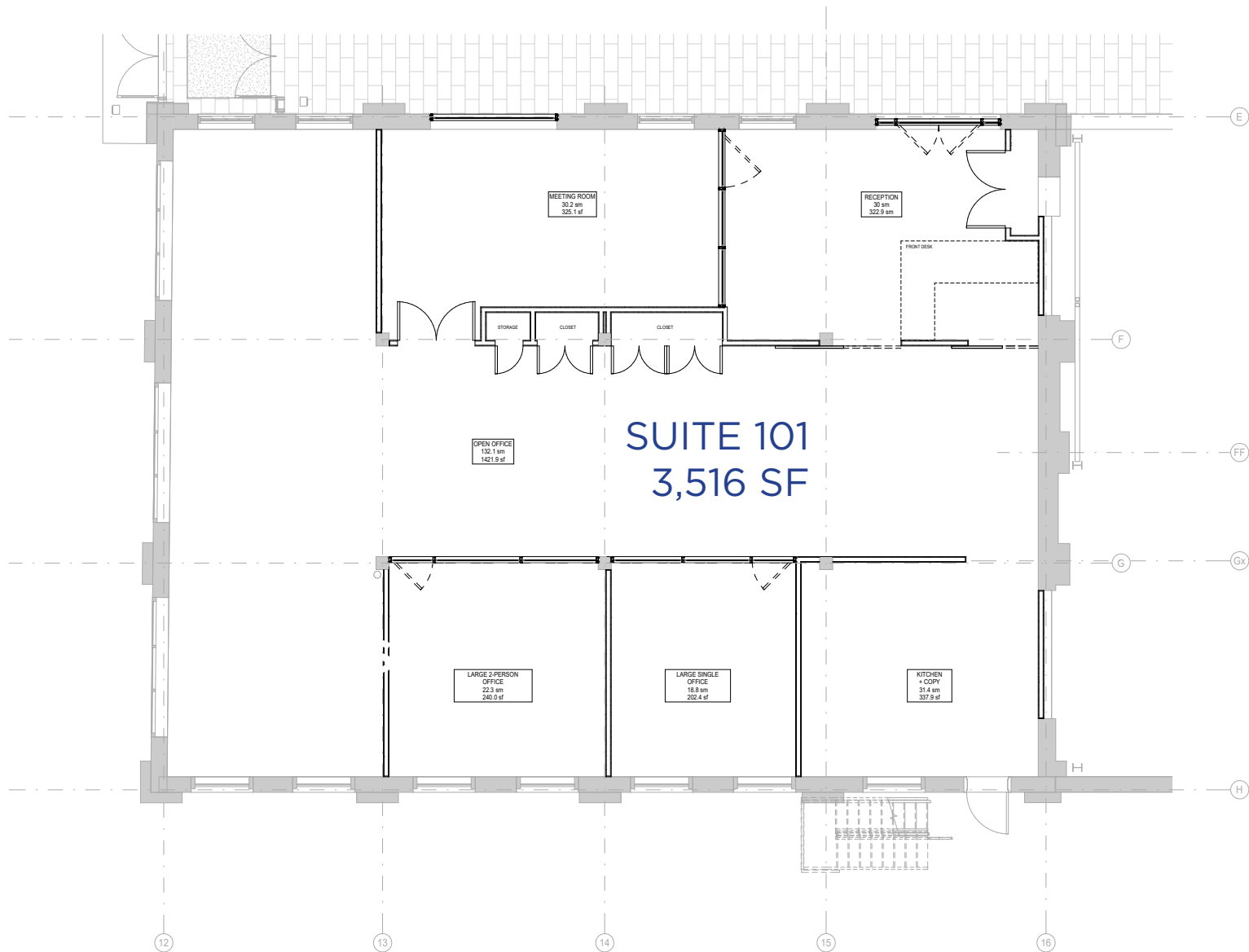
- ▶ Additional Rent: \$21.86 PSF (2024 Est.)
- ▶ 10 Year Term
- ▶ Immediate Possession for Tenant Fixturing (existing building only)
- ▶ Suite 101: 3,516 SF Available

LEASING OPPORTUNITY





OFFICE WORKPLACE POTENTIAL LOOK AND FEEL



SUITE 101 FLOOR PLAN: 3,516 SF



## LESLIEVILLE & STUDIO DISTRICT

**Six5 Studios** is located in the heart of the Studio District, near Carlaw and Eastern avenues, an area nestled within the hip east end neighbourhood of Leslieville. Situated just north of the Port Lands, you'll find industrial warehouses, home to production companies and film studios. Much of the film and television produced in Toronto passes through the Studio District, and it provides employment to a large population of people. This area is also a bustling arts hub, with an abundance of work-live lofts, where many artists have chosen to house their personal studios.

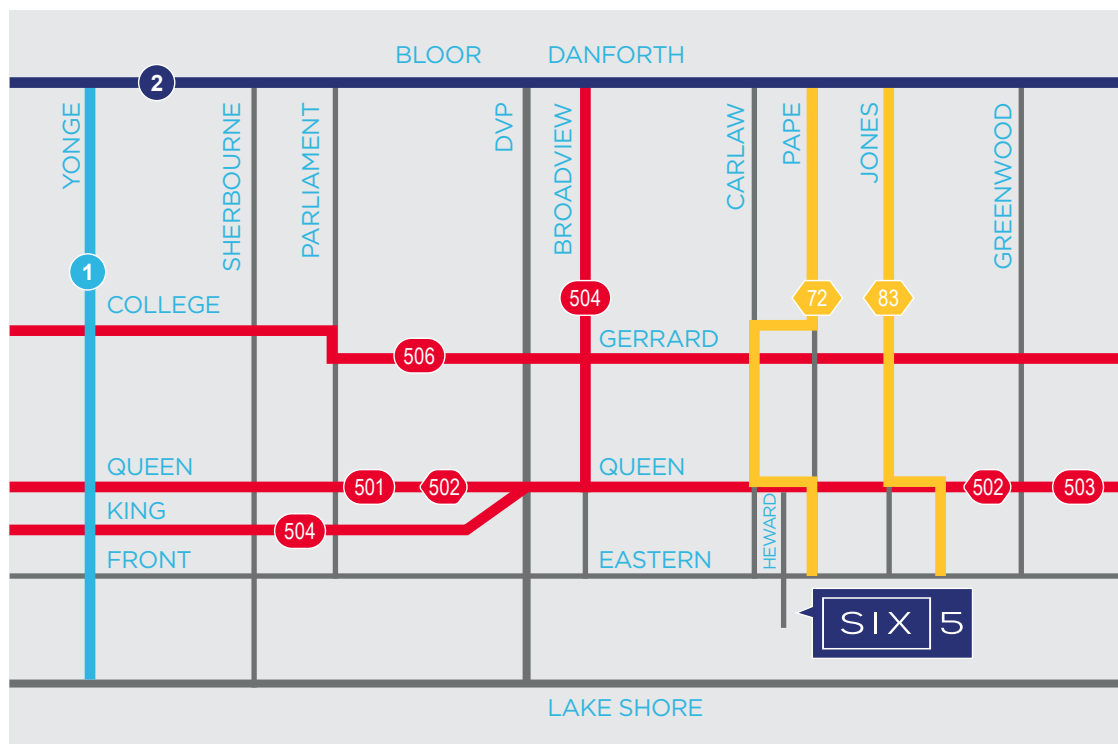
### Area Growth & Development

Over the last decade Leslieville has seen a major shift from heavy industry to cool shops, restaurants and a high density of creative and tech start-ups. Through gentrification and revitalization, this neighbourhood is now a coveted Toronto address. Real estate values have risen sharply, with bidding wars now the norm, and there has been an influx of new condominium development.

### Local Amenities

Queen Street East, Leslieville's main stretch, is packed with trendy brunch spots, busy bars, a burgeoning food scene and eccentric boutiques. The recent redevelopment of the Queen and Broadview corner, from a seedy club to the Broadview Hotel - referred to as the east end's version of The Drake Hotel - has cemented the neighbourhood's shift from grunge to chic. Just outside of the core, the area has access to multiple public transit options, bike routes, schools and everyday amenities.





### Getting Around

This neighbourhood is easily accessible via public transit, with the 501 Queen and 504 King streetcar routes, and the 502 Downtowner, 72 Pape and 83 Jones bus routes. Additionally, there are multiple bike lanes located along Lake Shore, Eastern Avenue and Dundas Street to name a few, making this area very bikeable. For drivers, the Gardiner Expressway, DVP and Lake Shore are nearby, connecting you to all ends of the city.

### Travel Times to:

#### Union Station Downtown Toronto

12 min 30 min

#### King & Spadina

17 min 32 min

#### Yonge & Dundas

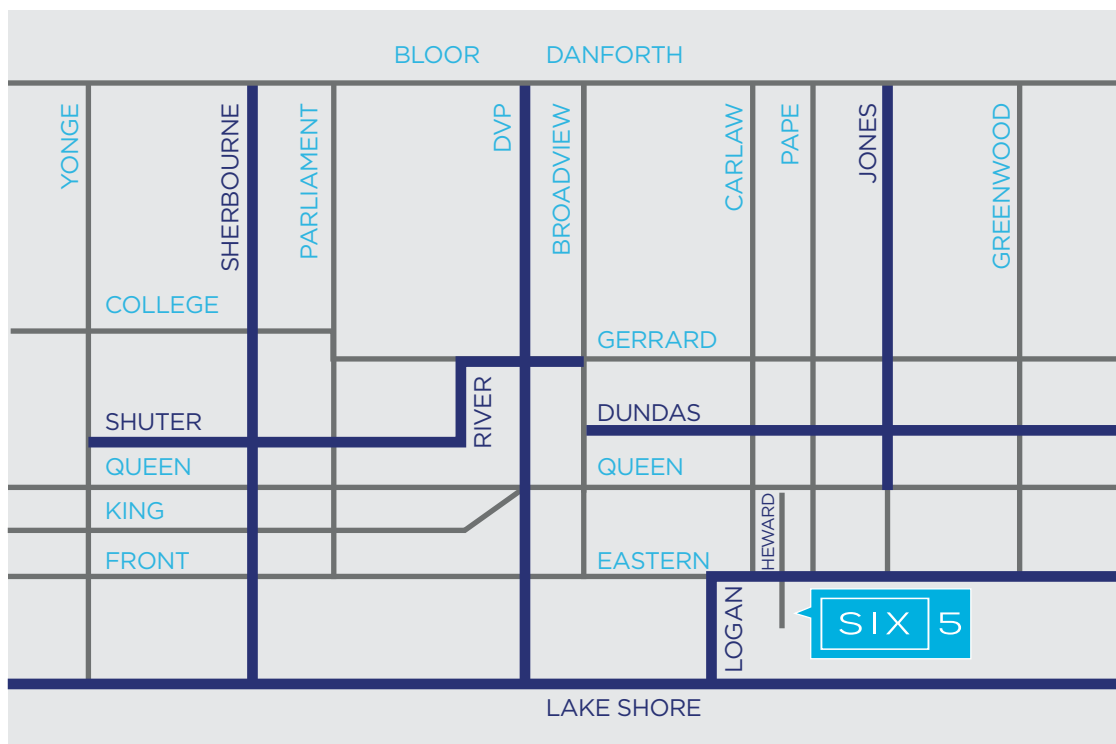
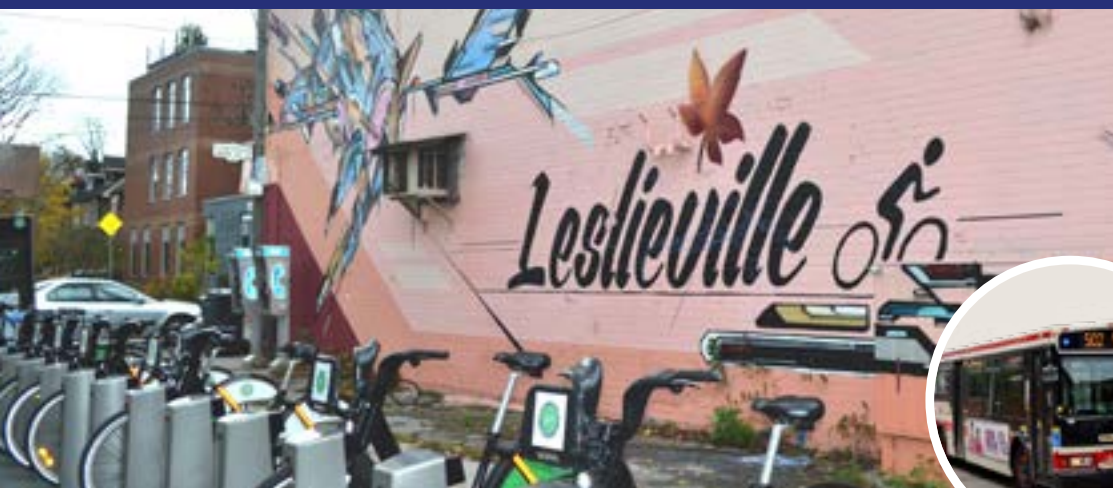
13 min 28 min

#### Pape & Danforth

(Pape Subway Station)  
 8 min 15 min

- Downtowner Bus Route
- Streetcar Routes
- Bus Routes
- Yonge/University Subway
- Bloor/Danforth Subway





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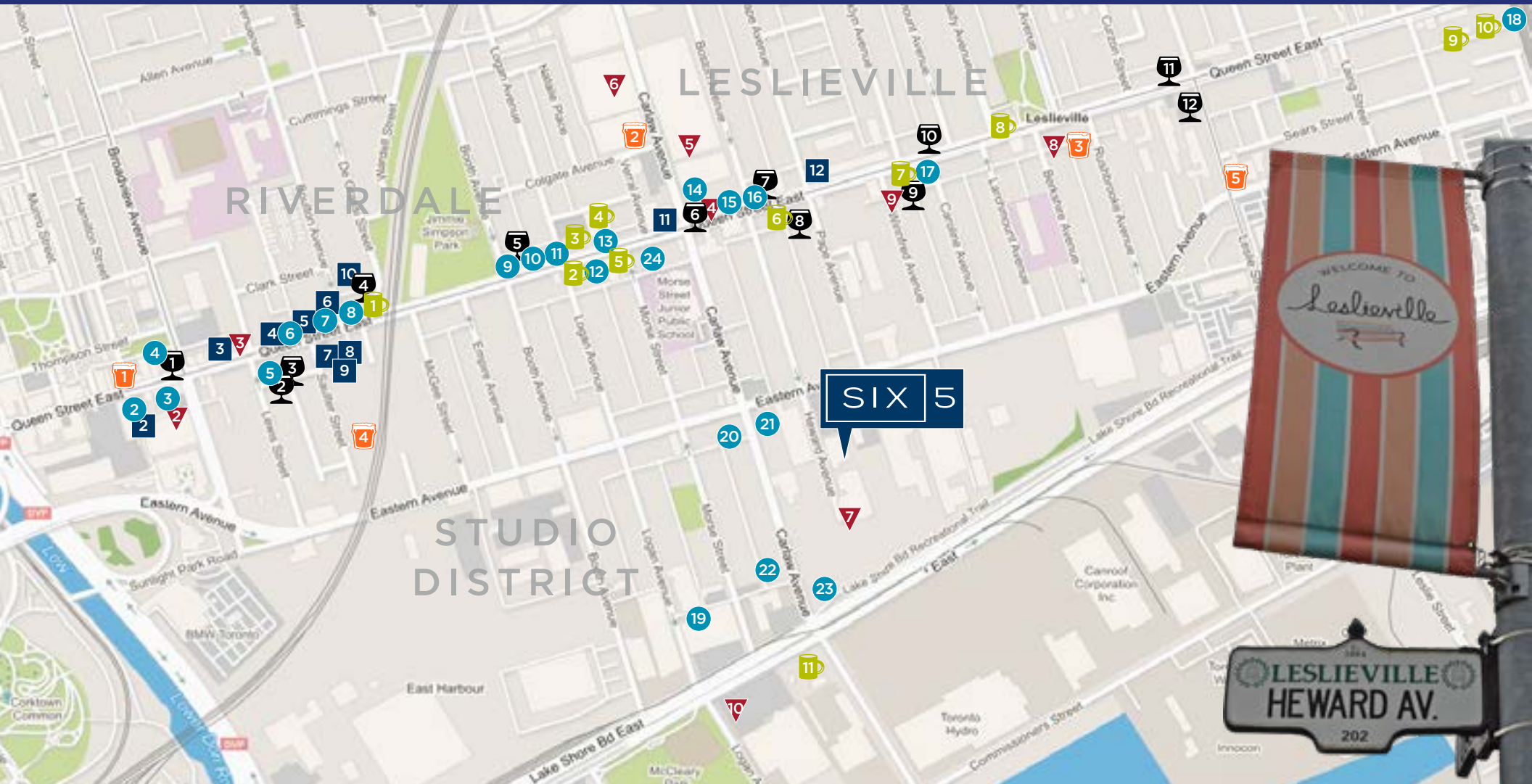
 13 min  28 min

### Pape & Danforth

(Pape Subway Station)

 8 min  15 min

 Bike Lanes



#### EAT

1. White Lily Diner
2. Prohibition Gastrohouse
3. The Broadview Hotel
4. The Civic
5. Lucky Star Restaurant
6. La Carnita
7. The Peasant Table
8. Tabule Middle Eastern Cuisine
9. Barrio Cervceria
10. Frankie's Italian
11. Core Restaurant
12. Delica Kitchen
13. Rashers
14. Mean Bao
15. Eastside Social
16. Baldini Restaurant
17. Ascari Enoteca
18. Queen Margarita Pizza
19. District 28 Bar Bistro
20. Gale's Snack Bar
21. Subway
22. Pantry Carlaw
23. Cinq
24. Leslieville Pumps General Store & Kitchen

#### COFFEE

1. Boxcar Social
2. Purple Penguin Cafe
3. Starbucks
4. The Dock on Queen
5. Mercury Espresso Bar
6. Te Aro
7. Remarkable Bean
8. Tango Palace Coffee Company
9. The Sidekick
10. Flight Cafe East
11. Tim Hortons

#### DRINK/BARS

1. The Rooftop @ The Broadview Hotel
2. I'll Be Seeing You
3. Hi-Lo
4. Chez Nous Wine Bar
5. The Roy Public House
6. The Thirsty Duck
7. Wayla Bar & Lounge
8. McQueen's Pub
9. Brooklyn Tavern
10. Goods and Provisions
11. Hitch Limited
12. The Duke Live

#### BREWERIES

1. Eastbound Brewing Company
2. Hogtown Brewers
3. Radical Road Brewing Co.
4. Saulter Street Brewery
5. Black Lab Brewing

#### RETAILERS

1. GUFF
2. Switchback Cyclery
3. Little Peeps
4. The Irish Design House
5. Here & Now Clothing Co.
6. Brika
7. Tiny Record Shop
8. Sash & Bustle Bridal Boutique
9. Bergstrom Originals
10. Token Gift Shop
11. Shoppers Drug Mart
12. Cask Music

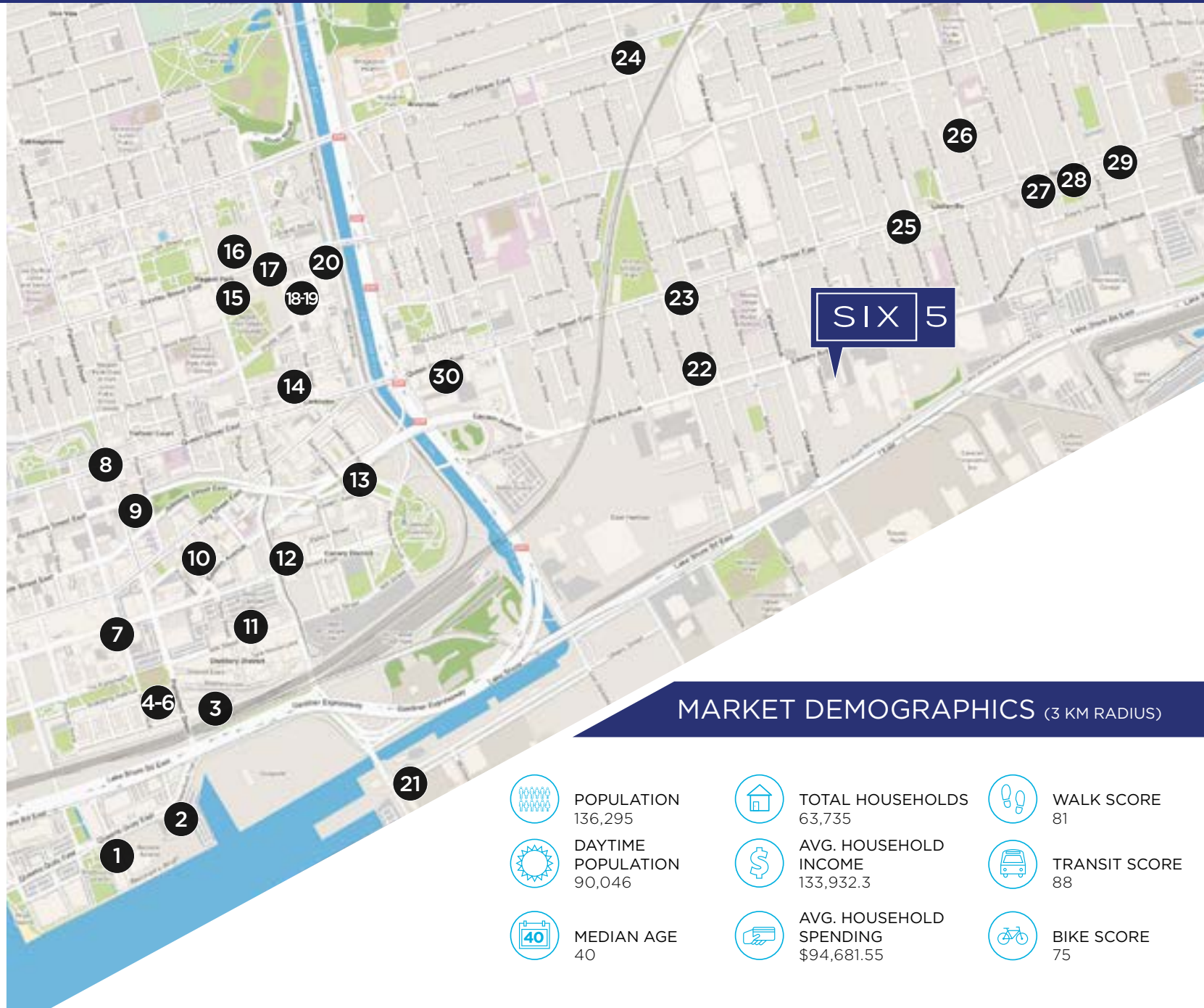
#### FITNESS

1. Framework
2. Forme Fitness
3. Diamond Muay Thai & Fitness
4. Hune Fitness
5. 9Round Fitness
6. Dwell Gym
7. Fortis Fitness
8. Culture Athletic
9. Sweat & Soda
10. Mayfair Club Lakeshore



**Six5 Studios** is located in the middle of a neighbourhood that has seen major growth and transformation over the last decade. This is evident when looking at the large number of incoming developments in the area.

1. Aquabella Condos
2. Aqualuna Condos
3. Victory Silos Condos
4. 31 Parliament Street
5. 33 Parliament Street
6. 34 Parliament Street
7. 250 Front Street East
8. Queen & Parliament Condos
9. Home Condos
10. Corktown Condos
11. 60 Mill Street
12. Canary Commons
13. River City Condos
14. 28 River Street
15. The Wyatt
16. DuEast Condos
17. Artworks Tower
18. 83 River Street
19. 77 River Street
20. River & Fifth Condos
21. 309 Cherry Street
22. Wonder Condos
23. The Logan Residences
24. The Lofthouse Condos
25. 1151 Queen East
26. Towns on Curzon
27. Post Lofts Leslieville
28. The Poet Condos
29. George Condos & Towns
30. Riverside Square



## MARKET DEMOGRAPHICS (3 KM RADIUS)



POPULATION  
136,295



DAYTIME  
POPULATION  
90,046



MEDIAN AGE  
40



TOTAL HOUSEHOLDS  
63,735



AVG. HOUSEHOLD  
INCOME  
133,932.3



AVG. HOUSEHOLD  
SPENDING  
\$94,681.55



WALK SCORE  
81



TRANSIT SCORE  
88



BIKE SCORE  
75

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WAKEFIELD**  
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As applicable, we make no representation as to the condition of the property (or properties) in question.

\*Sales Representative