

Office  
For Lease

60\_80 Atlantic  
Toronto, Ontario

hullmark



**We are a real estate investment and development team that is committed to shaping a vibrant and transforming urban Toronto.**

## Building Summary



60-80 Atlantic is a best-in-class mixed-use complex ideally located in the heart of Liberty village – a thriving community of innovative and creative companies, restaurants, and retailers. 60-80 Atlantic is steps to the TTC streetcar, a 5-minute walk to the Exhibition GO, and a short distance to the Gardiner Expressway.



Originally built in 1989 as a wine warehouse, 60 Atlantic has been re-purposed as a three-storey commercial building and urban catalyst for area growth. 60 Atlantic combines traditional architectural elements with modern office features, ideal for tenants looking for both a creative and independent space.

## Highlights

- Limited upfront capital needed; high-quality space with efficient mix of open areas, meeting rooms, and conference spaces, as well as kitchen area and private terrace access
- Complex offers access to underground parking, end-of-trip shower facilities, and bike lockers and building is fully accessible
- Excellent creative and technology-based co-tenancies in the immediate area including Universal Music, Sony Music, and Instacart
- Branding activation opportunities available through building signage and access to lobby and patio event space
- Nearby amenities and stores offering a wide array of convenience- and service-based retail options
- 5-minute walk to TTC streetcar, the Exhibition GO station, Gardiner Expressway/Lakeshore Boulevard, and close to future OLT and smart track station

## Offerings

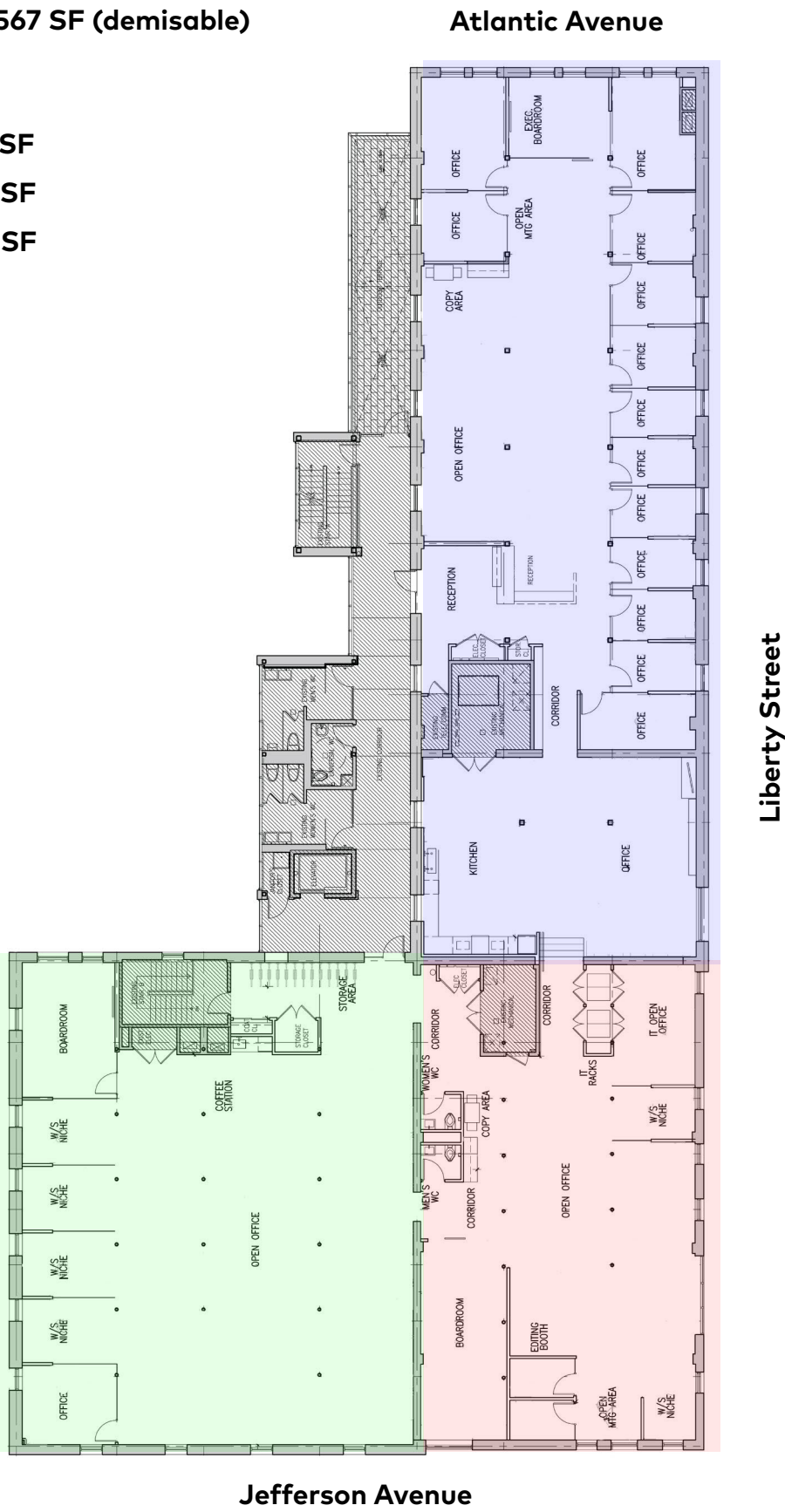
Size:	60 Atlantic
	3 <sup>rd</sup> Floor: 14,567 SF* (demisable)
	*Demising Options:
3A:	6,237 SF
3B:	3,458 SF
3C:	4,872 SF
Available:	Immediately
Net Rent:	Contact Listing Team
Additional Rent:	\$16.50 PSF

## Third Floor Plan - Demising Options

3<sup>rd</sup> Floor Total: 14,567 SF (demisable)

**Legend**

- 3A: 6,237 SF
- 3B: 3,458 SF
- 3C: 4,872 SF

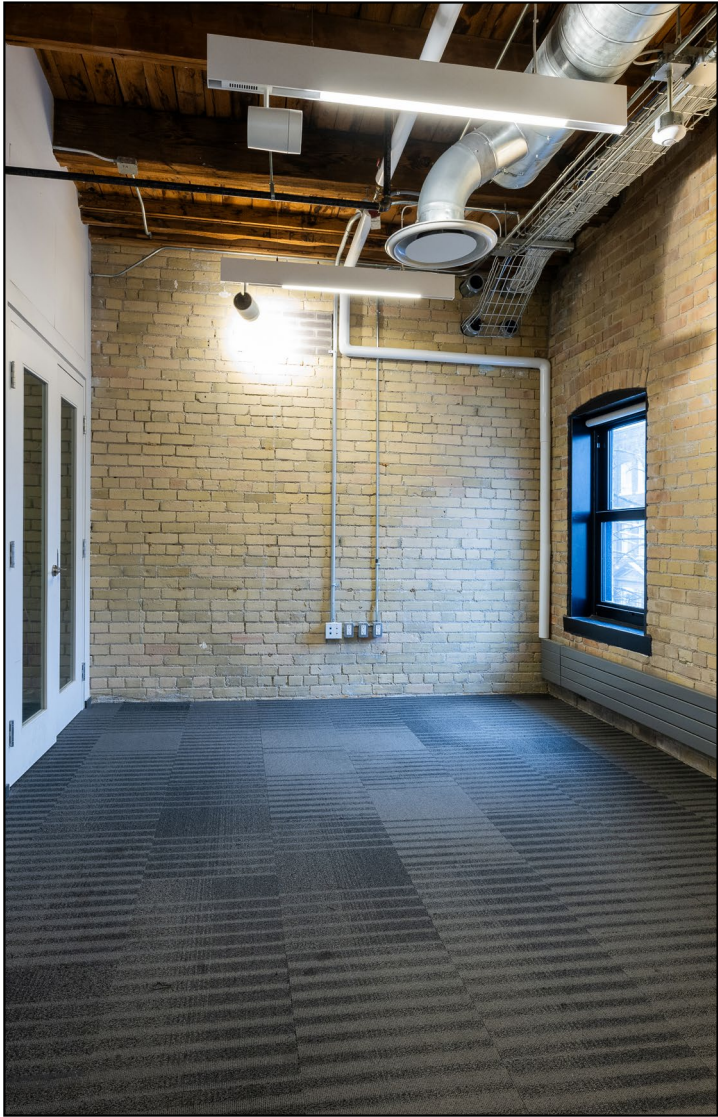




Third Floor - Photos



Third Floor - Photos

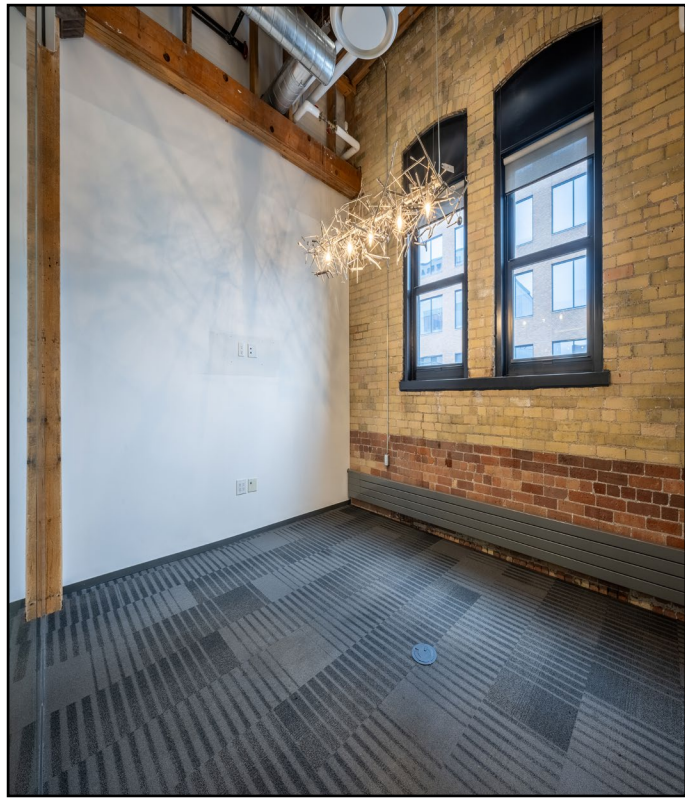
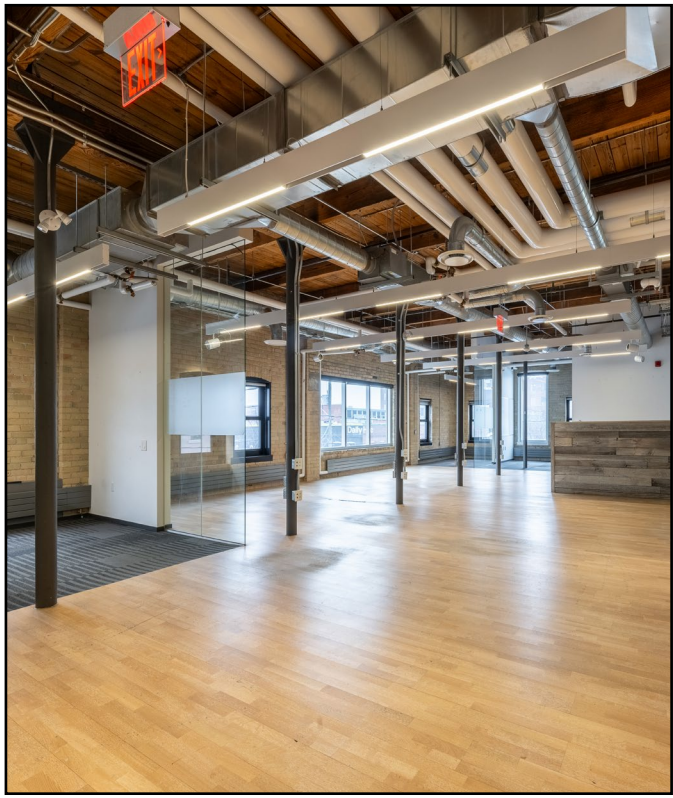
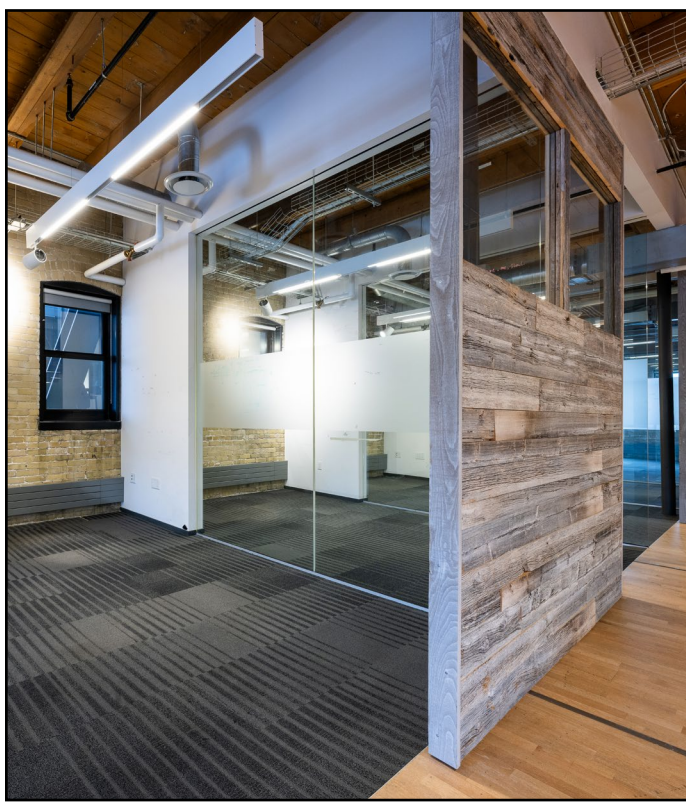
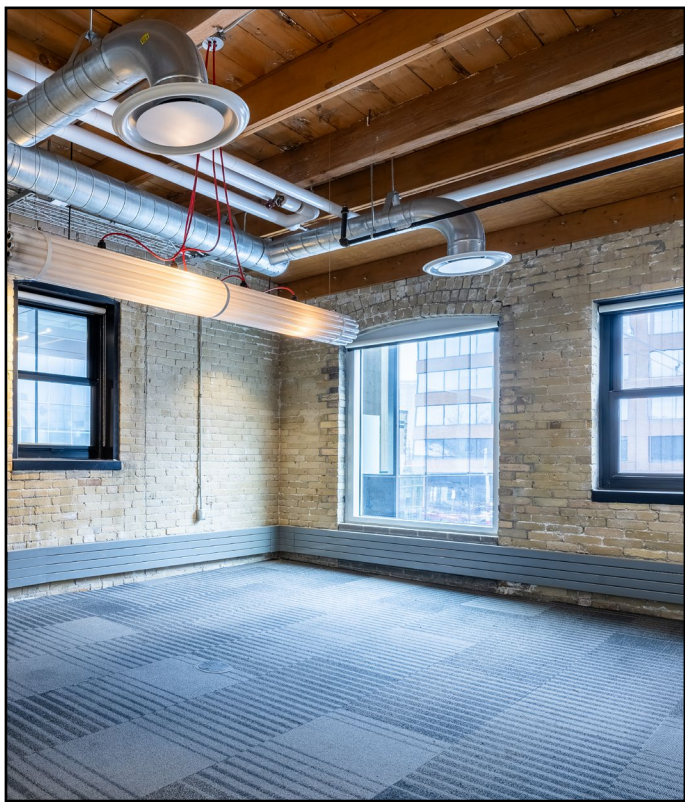




Third Floor - Photos

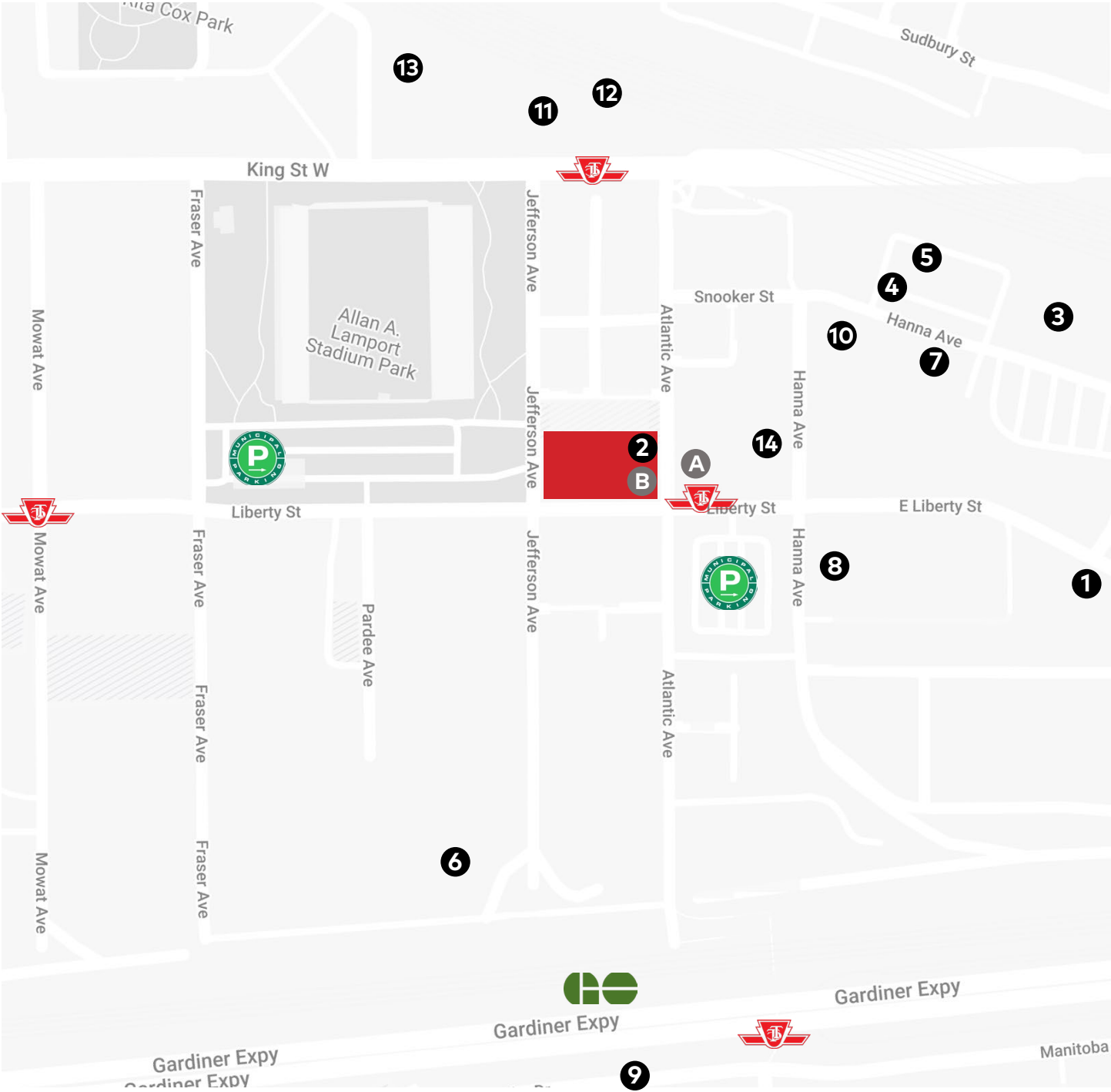


Third Floor - Photos





# Amenity Map



## Legend

-  60\_80 Atlantic
-  TTC Stop
-  Go Station
-  Parking
1. Liberty Soho
2. Arvo Coffee
3. Metro Grocery Store
4. LCBO
5. Starbucks
6. Goodlife Fitness
7. CIBC
8. Bulk Barn
9. BMO Field
10. Mildred's Temple Kitchen
11. Longo's
12. PetSmart
13. Canadian Tire
14. No Frills
- Notable Tenants in the Area:
- A. Sony, Red Bull
- B. Universal Music Canada

# Neighbourhood Highlights



Arvo Coffee



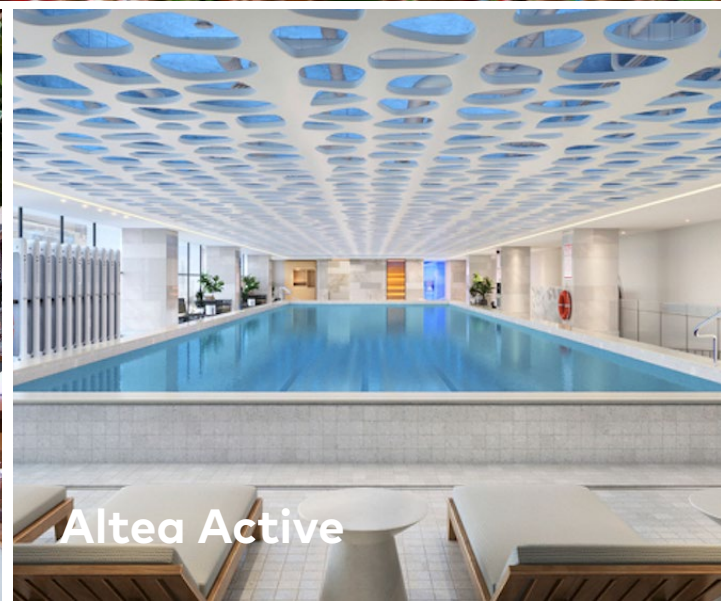
Liberty Soho



BMO Field



Mildred's Temple Kitchen



Altea Active





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