

# THE JEWEL OF THE EAST

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 302 - 3,667 SF

**Net Rent:** Contact listing agents

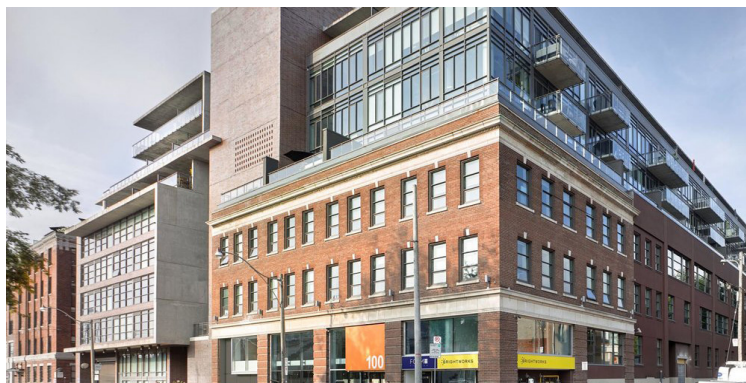
**Additional Rent:** \$14.00 psf (est. 2025)

**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



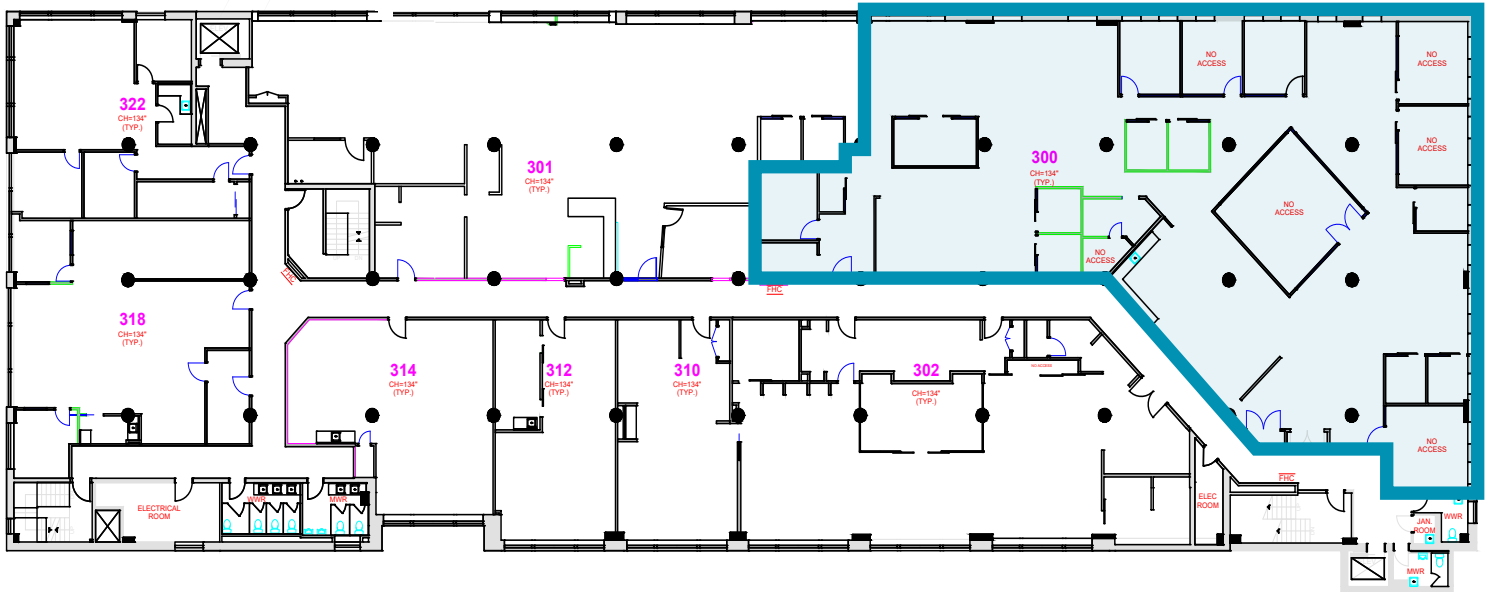


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AVENUE  
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Suite 300: 9,017 SF



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





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Suite 300: 9,017 SF



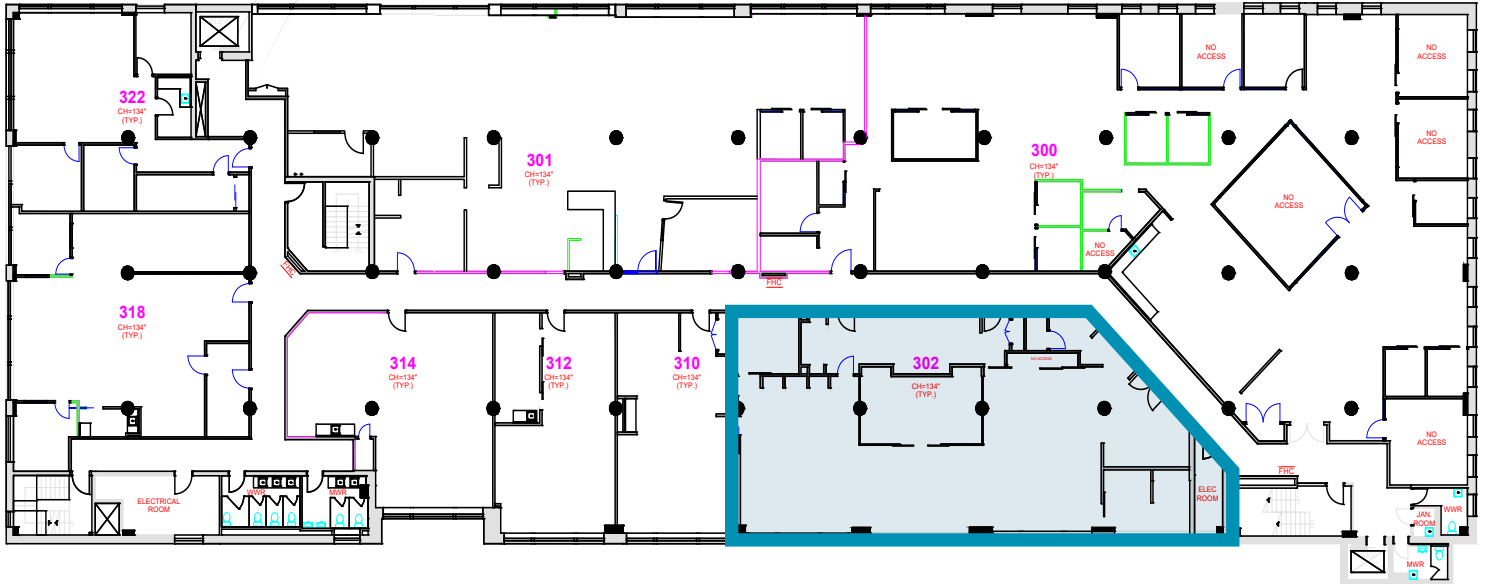


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Suite 302: 3,667 SF



- Built out with reception area, meeting room, boardroom, and open area
- Polished concrete floors and exposed ceilings
- Suite boasts ample natural light





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Suite 302: 3,667 SF



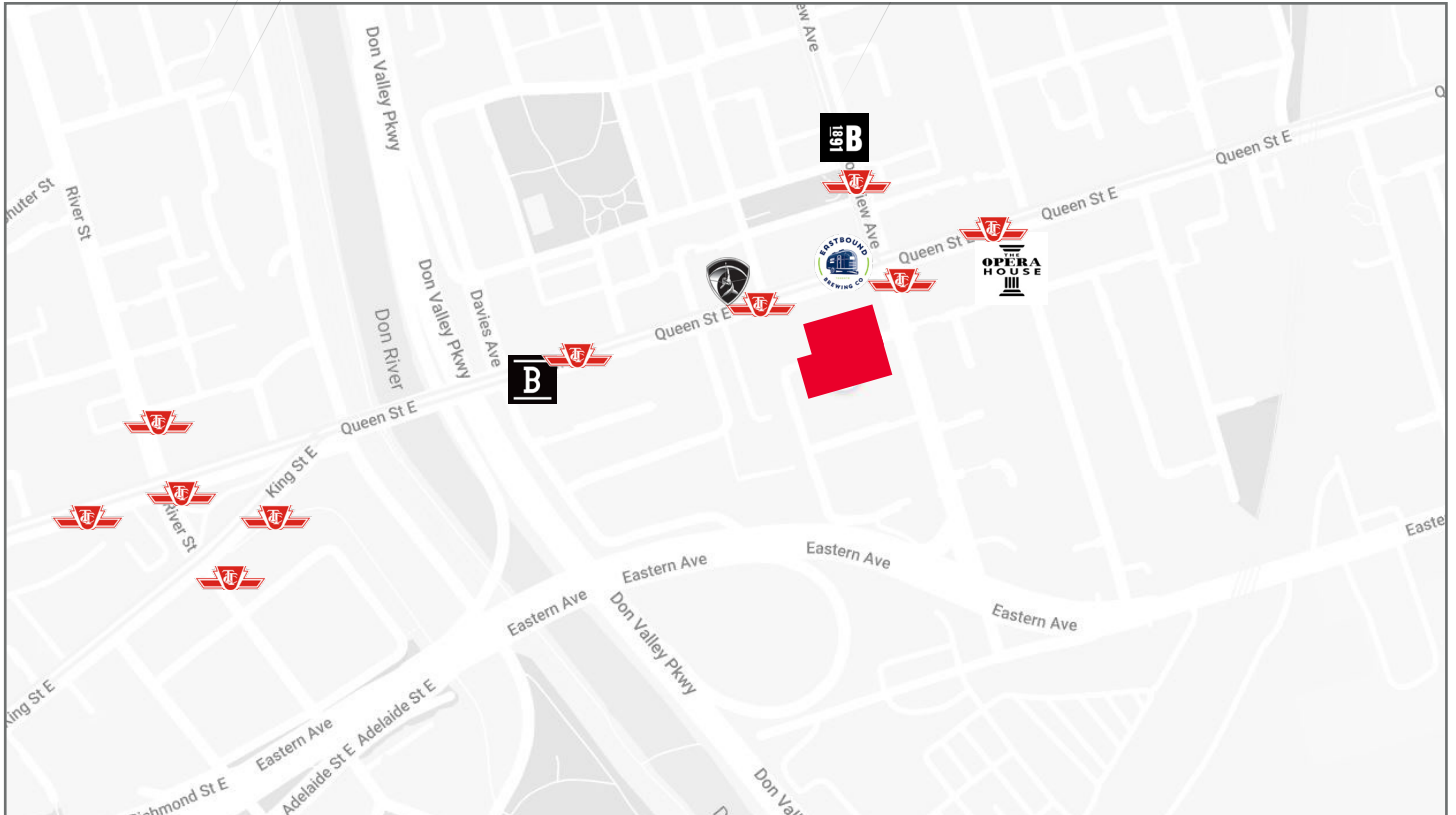


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## LOCAL FAVOURITES



 **100 Broadview Avenue**



**Fitness Gym**  
Studio Lagree



**Restaurant/Bar**  
Eastbound Brewing Co.



**Hotel**  
The Broadview Hotel



**Coffee Shop**  
Blackbird Baking Co.



**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*



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### FOR MORE INFORMATION PLEASE CONTACT:

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*\*Bonus Rolex Giveaway only applicable for leasing all 9,017 SF of suite 300 on a 5-year term and has a value of up to \$2/SF*