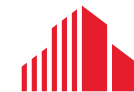


# THE STATION

20 Leslie Street

**87% LEASED**

NEW COMMISSION STRUCTURE  
\$3.00 PSF FIRST 3 YEARS  
\$1.50 PSF EVERY YEAR AFTER



CUSHMAN &  
WAKEFIELD







# THE STATION

## Welcome to 20 Leslie Street

Ideally located in the heart of Leslieville, a rapidly changing neighbourhood, poised for significant growth, 20 Leslie St is a unique three-storey brick & beam office building with available suites ranging from 875 SF to 3,645 SF. 20 Leslie St combines rustic architectural elements with modern office features, ideal for tenants looking for both a creative and independent space. With convenient access to transit, highways as well as an array of lifestyle amenities, 20 Leslie St is the perfect office destination.



## Brick & Beam Office Suites Ranging from 875 SF to 3,645 SF

With demisable options below:

### Floor 1: **LEASED**

- Suite 100 — 11,551 SF **LEASED**
- Suite 101 — 10,352 SF **LEASED**

### Floor 2

- Suite 201 — 3,645 SF **Available**
- Suite 202 — 2,998 SF **LEASED**
- Suite 203 — 3,989 SF **LEASED**
- Suite 204 — 2,569 SF **Available**
- Suite 205 — 1,597 SF **LEASED**
- Suite 206 — 8,173 SF **LEASED**

### Floor 3

- Suite 301 — 561 SF **LEASED**
- Suite 302 — 832 SF **LEASED**
- Suite 303 — 605 SF **LEASED**
- Suite 304 — 875 SF **LEASED**
- Suite 305 — 1,009 SF **LEASED**
- Suite 306 — 945 SF **LEASED**

Abundant On-Site Parking

Power: **400 Amps**

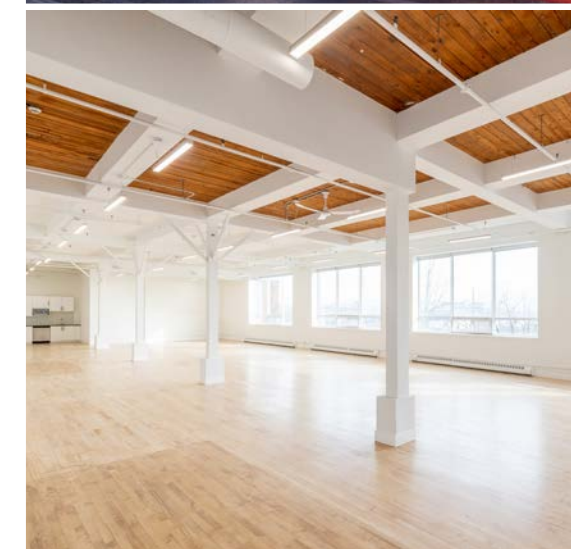
Semi-Gross Rent:

**Suite 201: \$12,000/Month (+HST)**

**Suite 204: \$8,500/Month (+HST)**

\*Inclusive of in-suite utilities

Clear Height: **14'**





# THE STATION

## Floor Plans



Ground Floor  
LEASED



Second Floor  
UP TO 14' CEILING HEIGHT

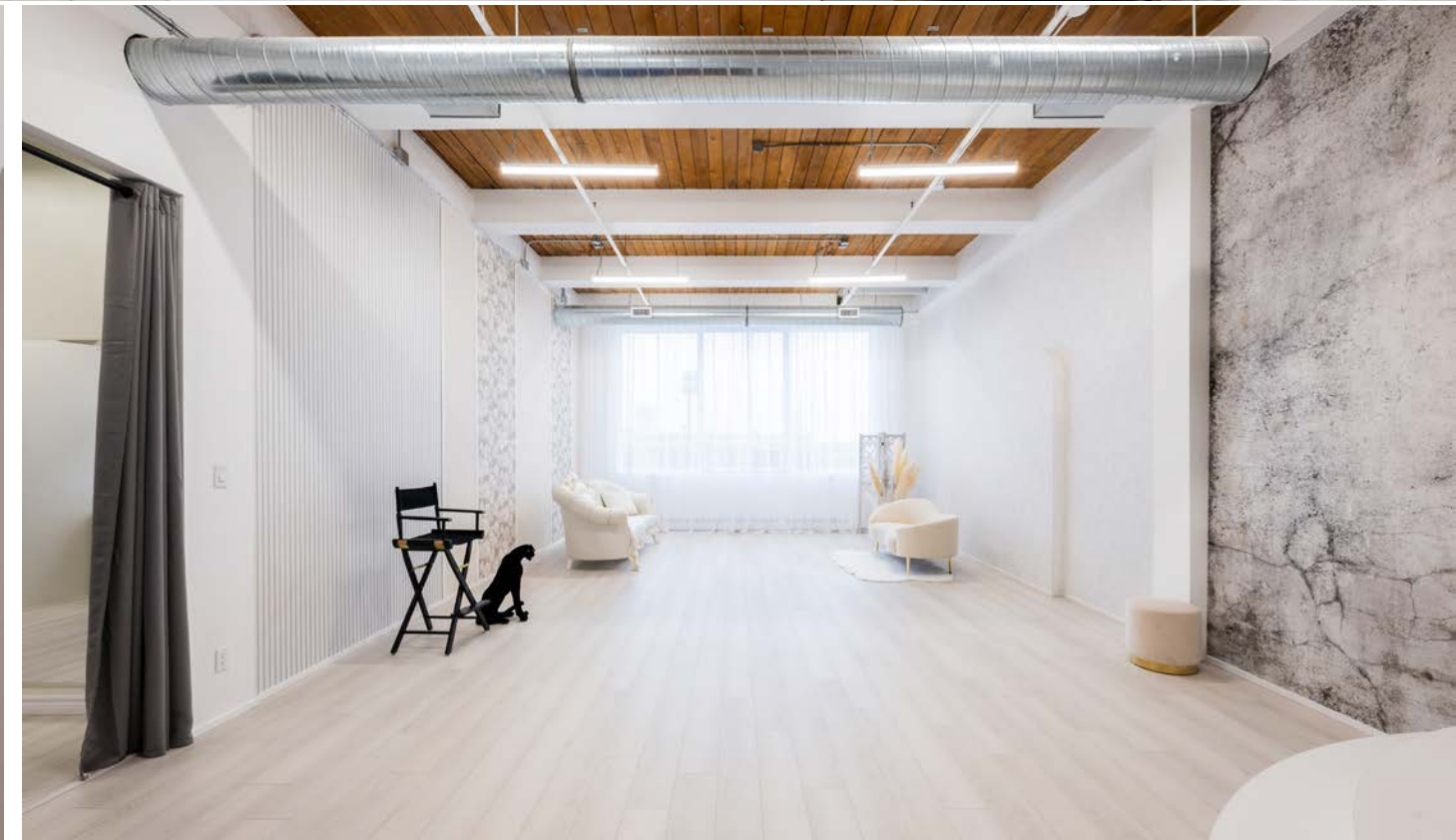


Third Floor  
LEASED

















## Area & Amenities

Over the last decade Leslieville has seen a major shift from heavy industry to hip shops, restaurants, cafes and an array of creative, tech start-ups add breweries. 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.

Queen Street East, Leslieville's main stretch, is packed with trendy brunch spots, intimate bars, a burgeoning food scene and eccentric boutiques. Additionally, the 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.

## Demographics



POPULATION

**39**  
Medium Age



INCOME

**\$75,879**  
Median Household



EDUCATION

**53.4%**  
University Degree



### Restaurants

1. Radical Road Brewing Co
2. Dine Alone Records
3. Brazilian Burger Bar
4. Roll This Way Sushi
5. Saulters Street Brewery
6. Reid's Distillery
7. Hanoi 3 Seasons
8. Ascari Enoteca
9. Sushi Mugen
10. Remarkable Bean
11. Kristapsons' Smoked Salmon
12. Mercatino E Vini
13. Pasaj
14. Greta Solomon's

### Restaurants

15. Dave's Hot Chicken
16. Scout
17. Bobbette & Belle
18. CrowdedHouse Restaurant
19. Belly Buster Submarines
20. Descendant Detroit Style Pizza
21. Leslie Jones
22. Nodo Leslieville
23. Chino Locos
24. Betty's East
25. Sweet Bliss Baking Company
26. Black Lab Brewing
27. Wendy's
28. Ah-so Sushi
29. Jules Bistro

### Entertainment

1. The Duke Live

### Services

1. Dry Cleaners Loblaw's
2. Fortis Fitness
3. Living Waters Therapies
4. Barre3 Toronto
5. Bespoke Butchers
6. Bike Share Toronto
7. Revolution Recording
8. One Academy
9. President's Choice
10. TD Bank

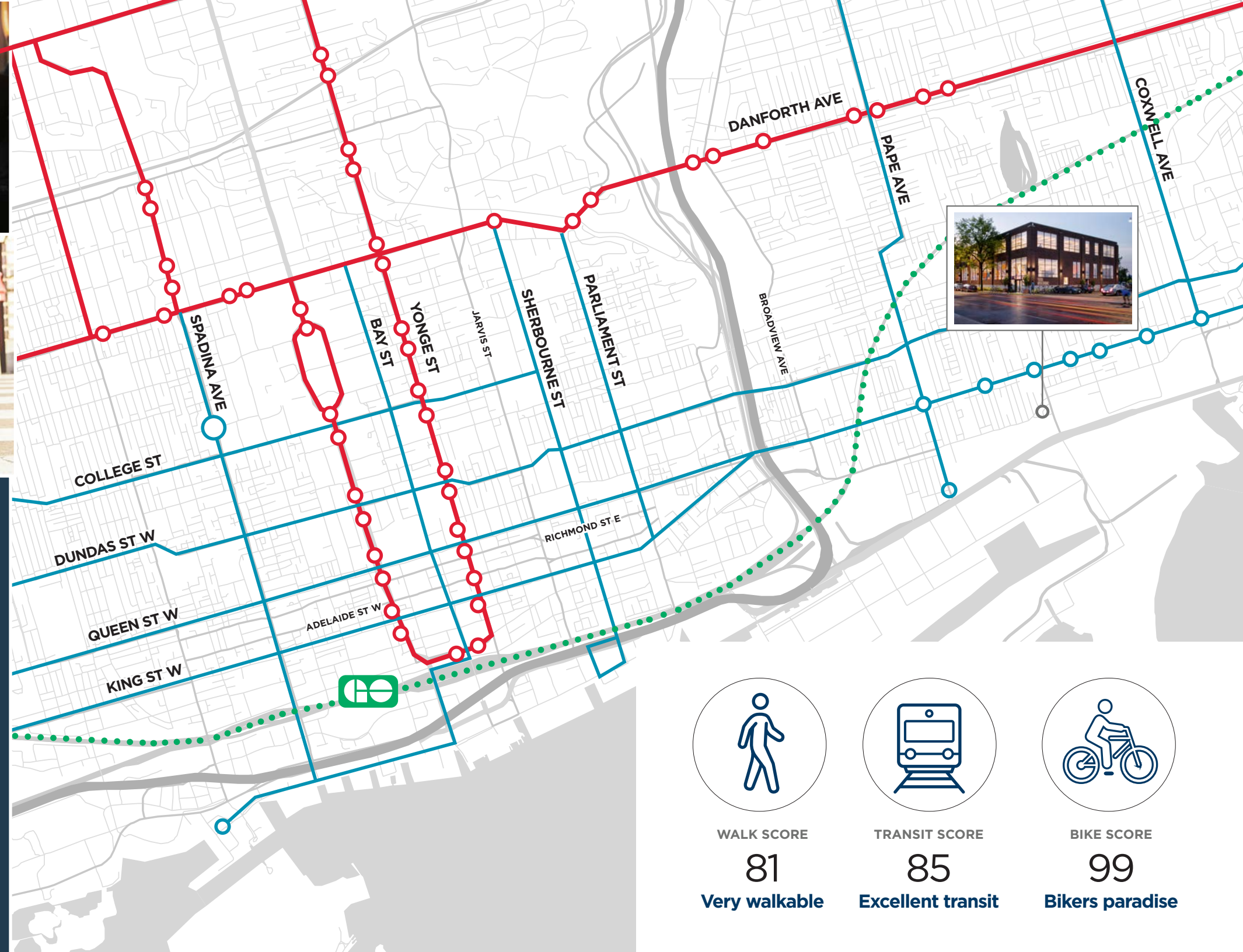
### Coffee

1. KASPACE Cafe
2. Starbucks
3. Tim Hortons

### Retail

1. LCBO
2. Farm Boy
3. Loblaw's
4. The Beer Store
5. Leslieville Meat Market
6. Raise the Root Organic Market
7. In The Groove
8. Canadian Tire





## Transit & Connectivity

20 Leslie is easily accessible via public transit, with the 501 Queen, 503 Kingston and 504 King streetcar routes, and the 72 Pape and 83 Jones bus routes. Additionally, there are multiple bike lanes located along Lake Shore and Eastern Avenue to name a few, making this area extremely accessible by bike. For drivers, the Gardiner Expressway, Don Valley Parkway and Lake Shore are nearby, connecting you to all ends of the GTA.

## Travel Times

- **5 mins** to DVP
- **13 mins** to Union Station
- **4 min** walk to Queen East streetcar



WALK SCORE

81

Very walkable



TRANSIT SCORE

85

Excellent transit



BIKE SCORE

99

Bikers paradise



# THE STATION

20 LESLIE STREET

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