



**FOR LEASE  
RETAIL / OFFICE**

**1118-1126 Finch Avenue West  
NORTH YORK, ONTARIO**



For more information , please contact:

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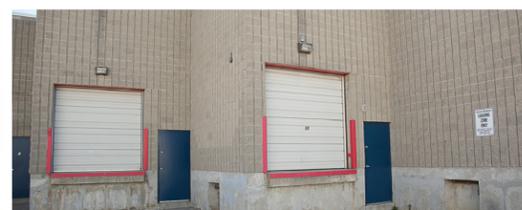
**CUSHMAN & WAKEFIELD LTD., BROKERAGE**  
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Cushman & Wakefield Ltd., Brokerage  
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by our principals. \*Sales Representative \*\*Broker

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## LOCATION

The Humboldt Business Centre is the most prestigious and accessible mixed-use commercial complex in Downsview. The development is situated on a self-contained, attractive landscaped, 10-acre site in North York's most active commercial area. The complex is highly accessible to Downtown Toronto, either via Allen Expressway or the Spadina Subway line, and to Pearson International Airport and most key business locations in Greater Toronto via Highway 407 and 401. A stop light and a TTC stop at the project provide convenient local public transit and direct access to the subway system. The subject property is only 4 kilometres away from the Downsview Subway Station, and may be easily accessed by a bus stop directly in front of the plaza.



### 1118 FINCH AVENUE WEST

UNIT	SIZE	RATE
1	2,853 SF	\$20.00 PSF
<del>8</del>	<del>979 SF</del>	<del>LEASED</del>
10	1,323 SF	\$14.00 PSF

ADDITIONAL RENT: \$10.86 PSF

UNITS 8 & 10 CAN BE COMBINED TO 2,302 SF

UNIT 1 IS DIVISIBLE

### 1126 FINCH AVENUE WEST

UNIT	SIZE	RATE
<del>1,2,3</del>	<del>5,715 SF</del>	<del>LEASED</del>
4	2,020 SF	\$12.00 PSF
<del>13</del>	<del>1,886 SF</del>	<del>LEASED</del>
14	1,965	\$10.00 PSF
15	2,134 SF	\$10.00 PSF

ADDITIONAL RENT: \$10.50 PSF

UNITS 14 & 15 CAN BE COMBINED TO 4,099 SF

UNITS 1-4 CAN BE COMBINED TO 7,735 SF

### SIGNAGE

- Pylon & building signage available

### ZONING

- Industrial Commercial (MC)

### RETAIL OPPORTUNITY

Excellent opportunity for many retail categories including:

- Restaurant
- Medical offices
- Electronics or computer store
- Home decor/renovations
- Hardware store
- Flooring and decorating
- Furniture and lighting
- Sporting goods and related retail
- Factory outlet (i.e. clothing/footwear)
- Health clubs (i.e. yoga studios)
- Government Offices
- Children's learning centre
- Children's After School Activities ie. Judo or Karate School

Each unit has been provided with:

- Blue glass with white architectural precast
- Double entrance doors
- Ample parking
- Fire alarm and sprinkler equipped
- Most units include finished wash-rooms, perimeter electrical distribution and lighting
- Rear shipping is provided

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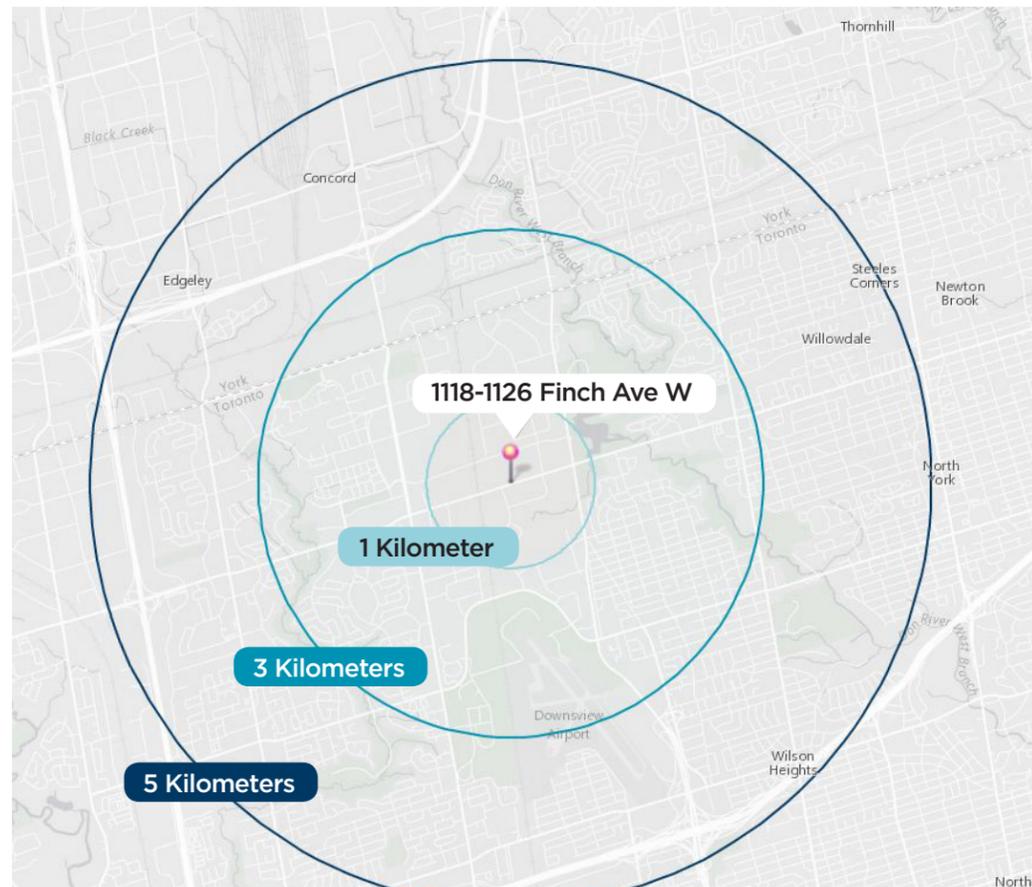
## 1118-1126 Finch Avenue West

NORTH YORK, ONTARIO

The population at 1118-1126 Finch Avenue West 0-1 km is expected to grow from 1,086 to 1,182 resulting in a growth of 8.83% between the years 2015 - 2020. The 2020 median age for this population is projected to be 36.20. The number of households in this area is estimated to expand from 408 to 449, resulting in an increase of approximately 2% based in a 1 km radius. The average household income is estimated to be \$87,963 by the year 2020. From 2015 to 2020 that would lead to an increase of 13.1% over the next five years.

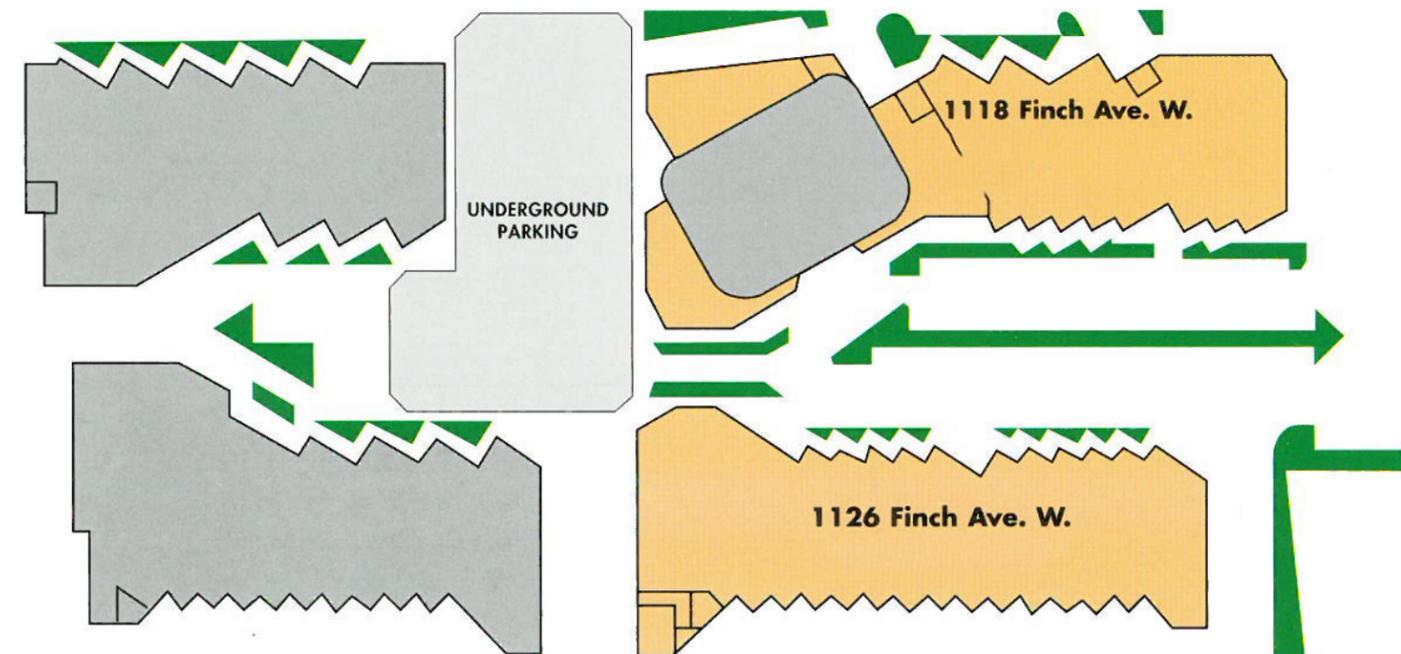
### Demographics

	1 kilometer	3 kilometers	5 kilometers
<b>Summary</b>			
2010 Total Population	1,068	77,199	251,626
2015 Total Population	1,086	82,557	265,290
2020 Total Population	1,182	85,145	274,394
<b>Average Household Income</b>			
2010	\$68,401	\$65,245	\$74,356
2015	\$77,762	\$68,587	\$79,582
2020	\$87,963	\$76,233	\$88,184



### RETAIL FACILITIES

- Excellent opportunity for a wide range of high-end retail, restaurants and professional services
- Flexible configurations to accommodate both large and small retail tenants
- Downtown quality, prestige and amenities at a fraction of the cost
- 750 free parking spaces for tenants and customers
- High quality premises with 15' ceiling height and truck level shipping
- Good potential for Factory Outlet, Designer Discount or other warehouse-style retailing
- Truck level loading docks available at rear of building
- Fully sprinkled and serviced by centralized fire alarm system
- All buildings and parking facilities monitored by closed circuit security system
- Several ingress/egress access points



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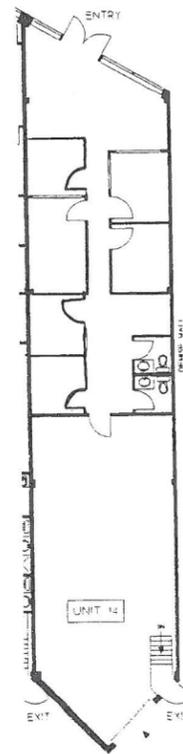


## 1126 FINCH AVENUE - FLOOR PLANS

UNIT 1,2,3 & 4



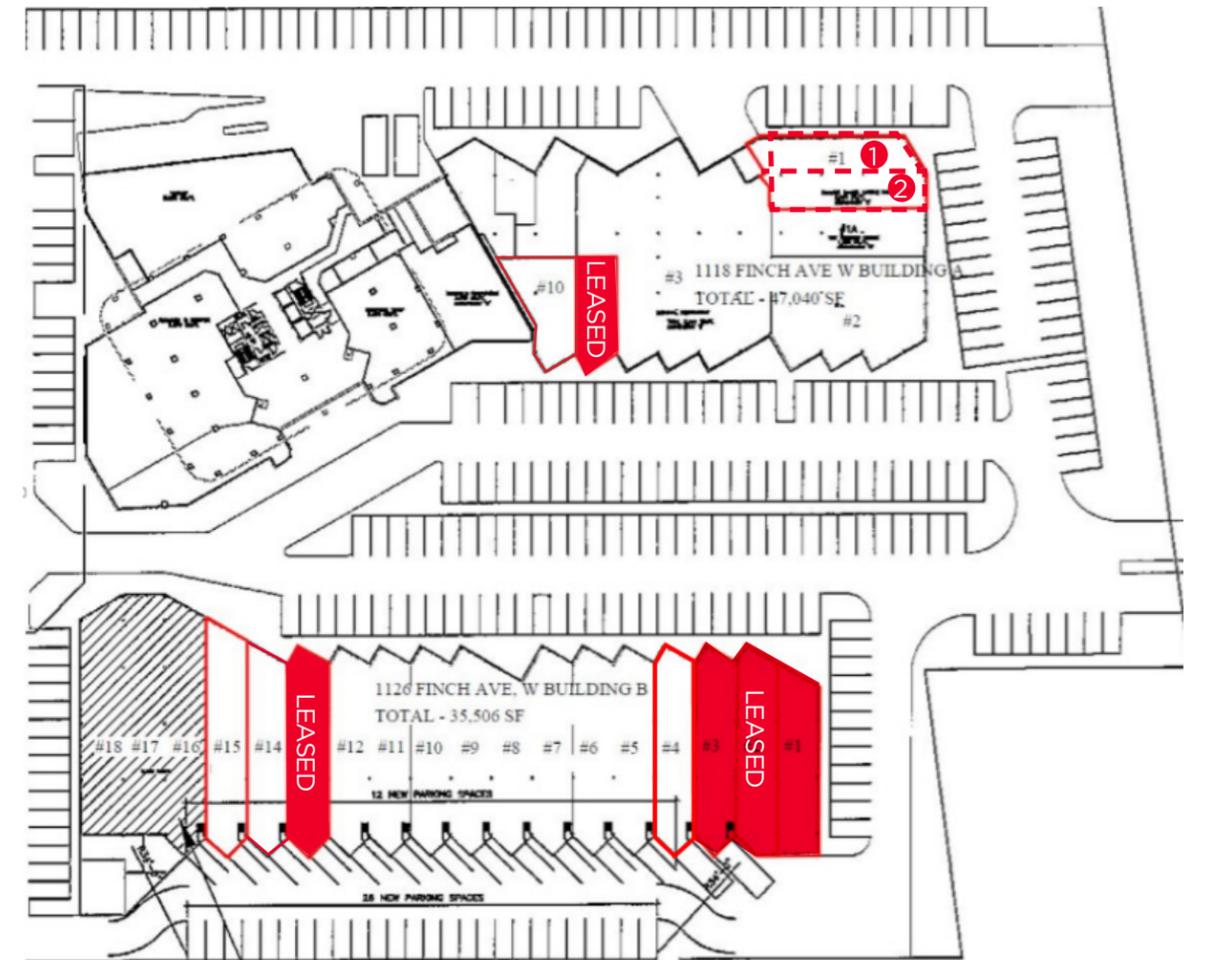
UNIT 14



UNIT 15



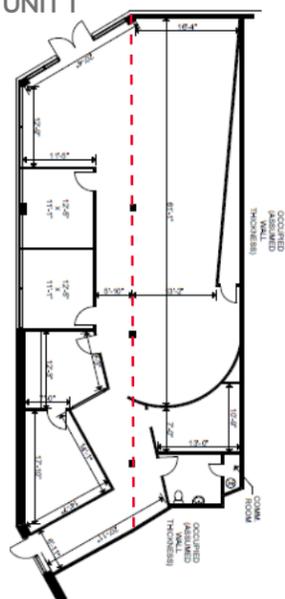
Site Plan



FINCH AVENUE

## 1118 FINCH AVENUE - FLOOR PLANS

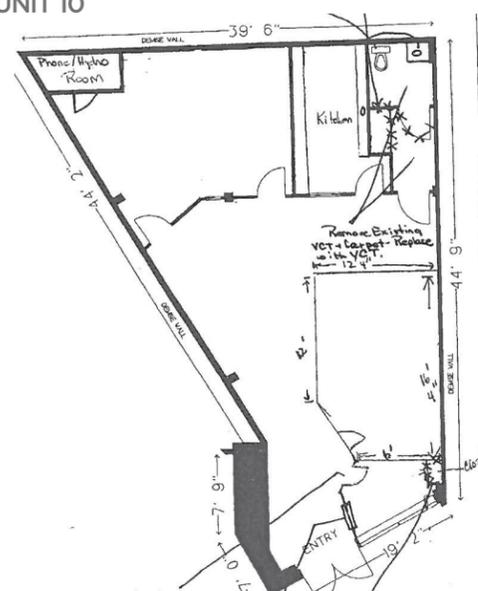
UNIT 1



UNIT 8



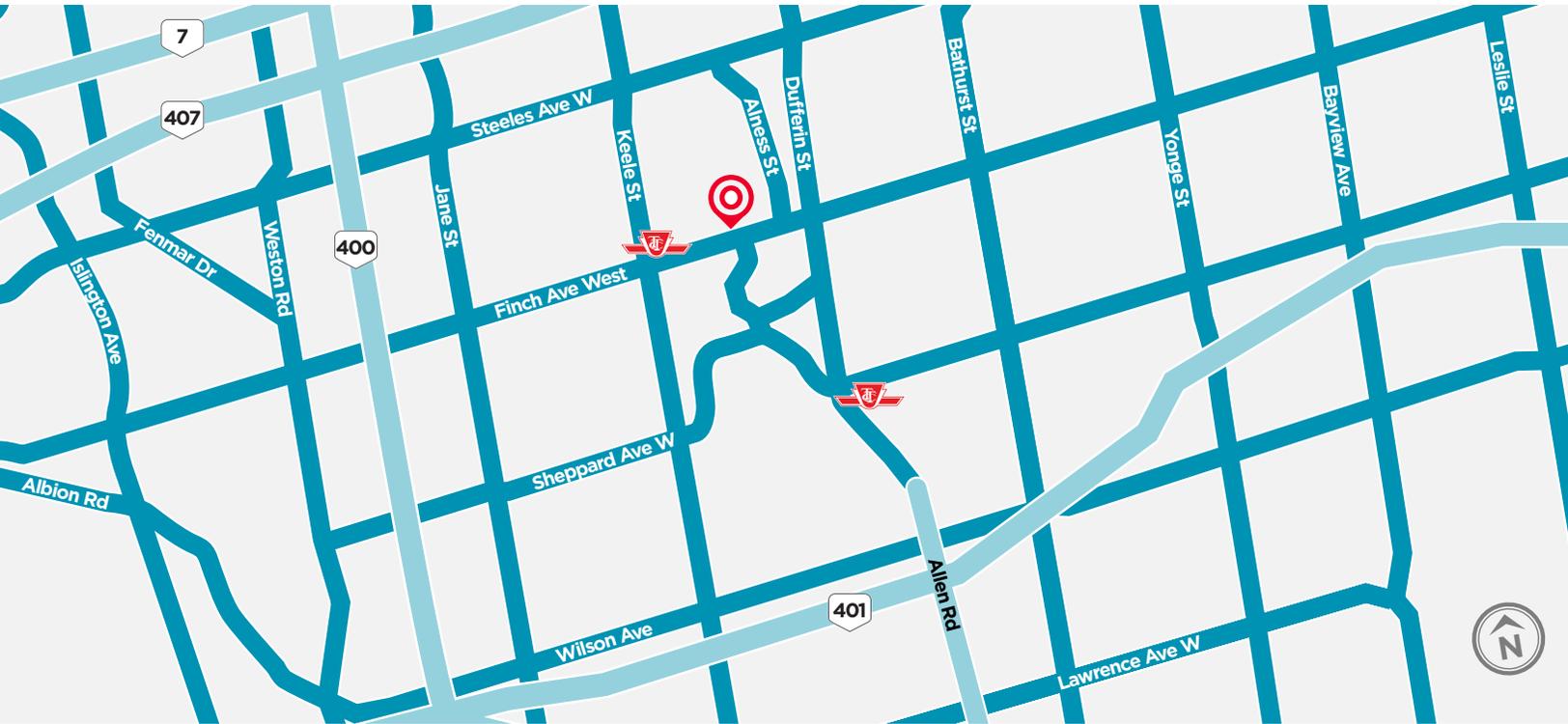
UNIT 10



--- Demising option



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