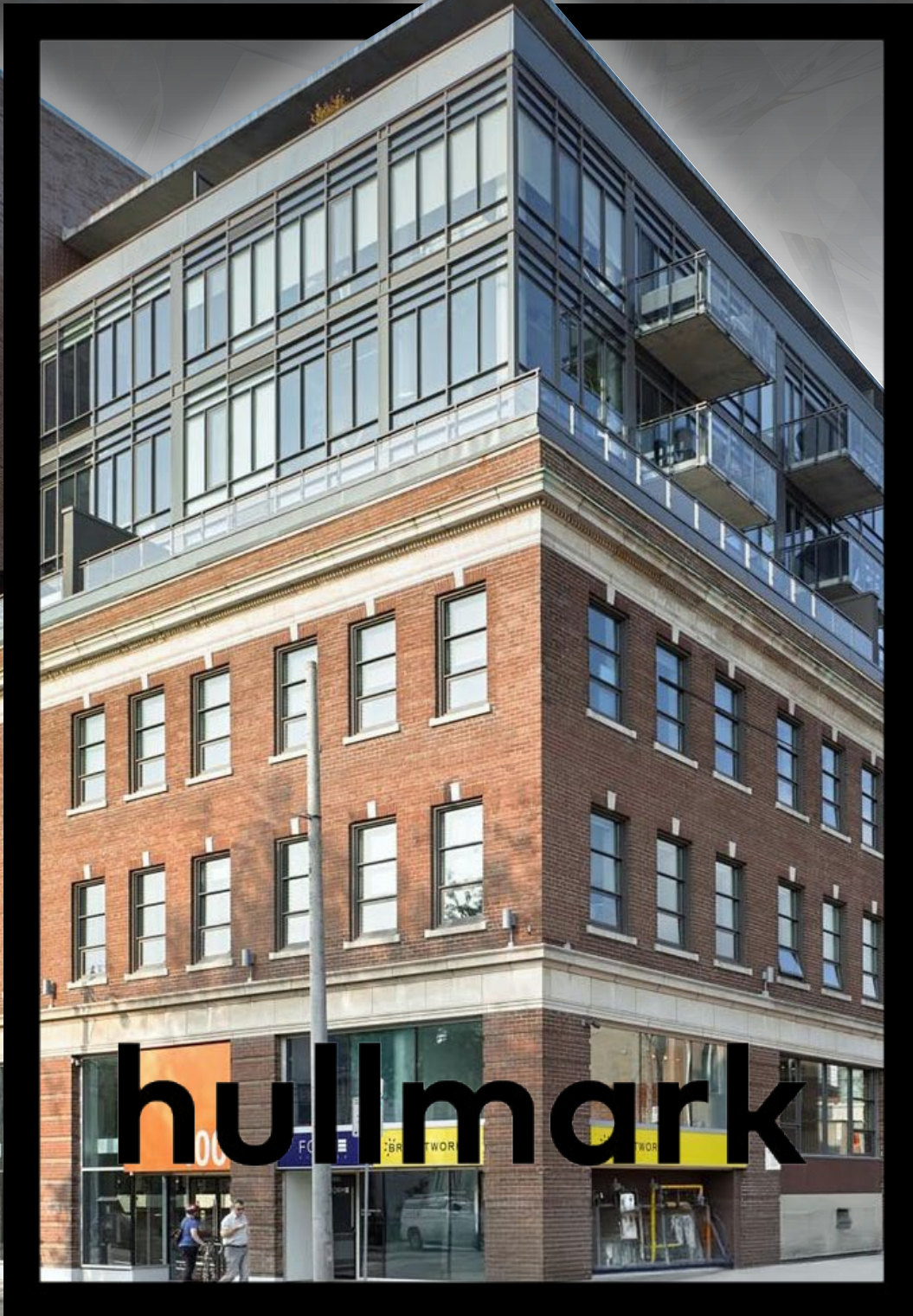


THE JEWEL OF THE EAST

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	
	Suite 312 - 1,054 SF	Sublease
	Suite 314 - 1,329 SF	Sublease
		2,383 SF *contiguous

Net Rent: Contact listing agents

Additional Rent: \$14.00 psf (2025 Est.)
(Inclusive of in-suite utilities and exclusive of in-suite janitorial)

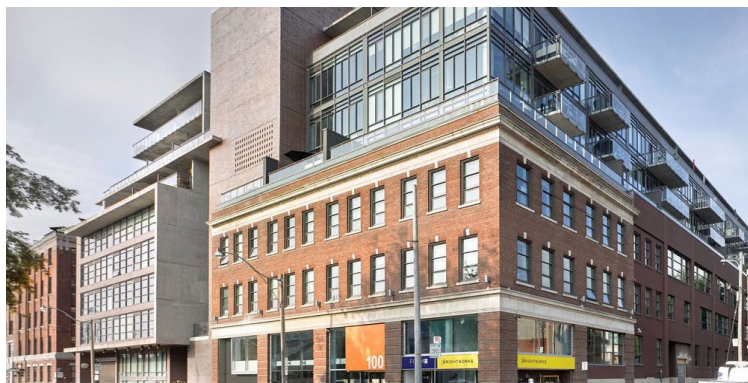
Parking:

- \$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

[Click Here to View Photo Gallery](#) ↗



100
BROADVIEW
AVENUE
TORONTO

OFFICE SPACE FOR LEASE



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

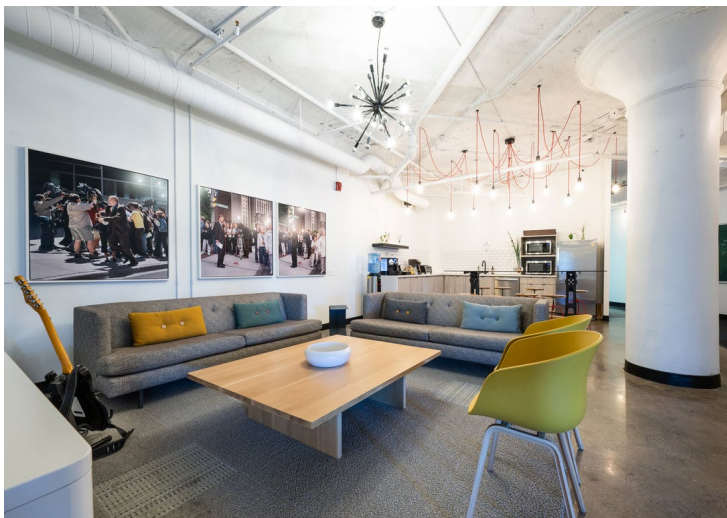
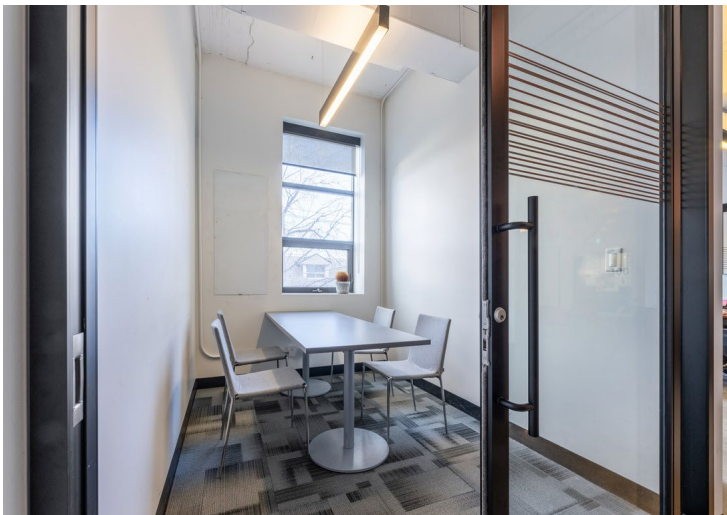


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BROADVIEW
AVENUE
TORONTO

OFFICE SPACE FOR LEASE



Suite 300: 9,017 SF

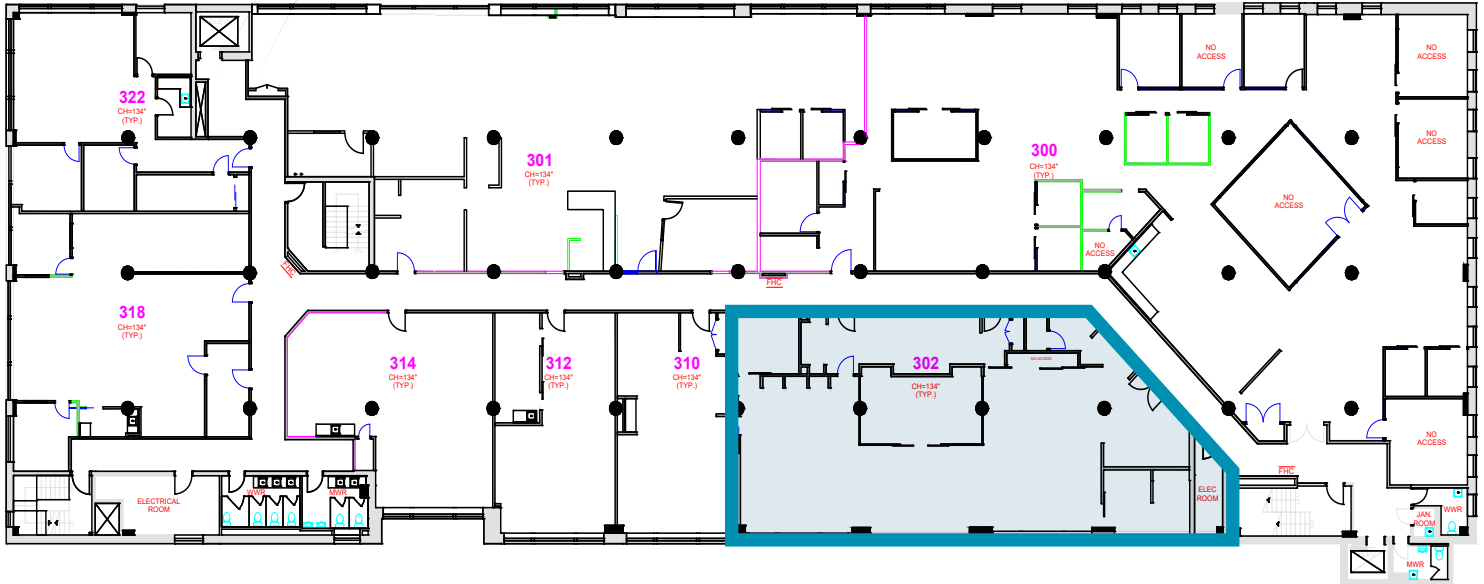


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BROADVIEW
AVENUE
TORONTO

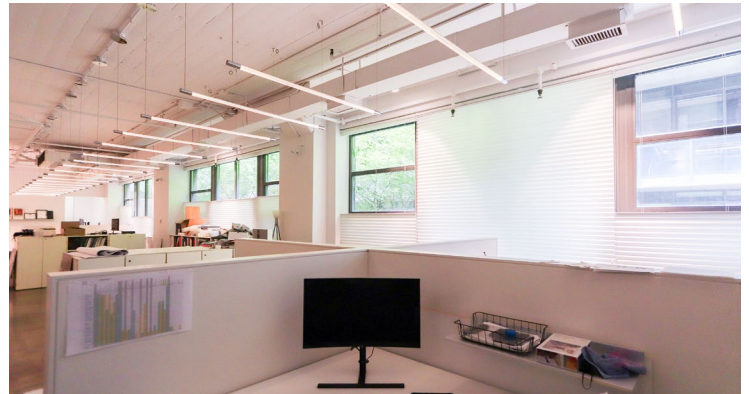
OFFICE SPACE FOR LEASE



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

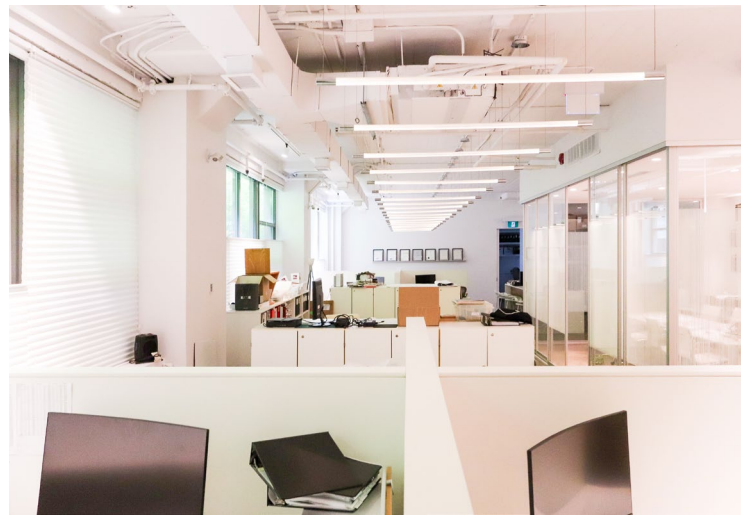
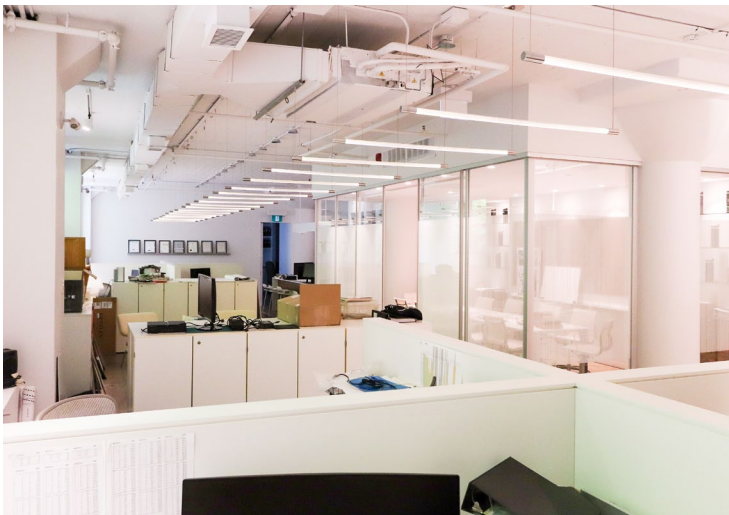


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BROADVIEW
AVENUE
TORONTO

OFFICE SPACE FOR LEASE



Suite 302: 3,667 SF

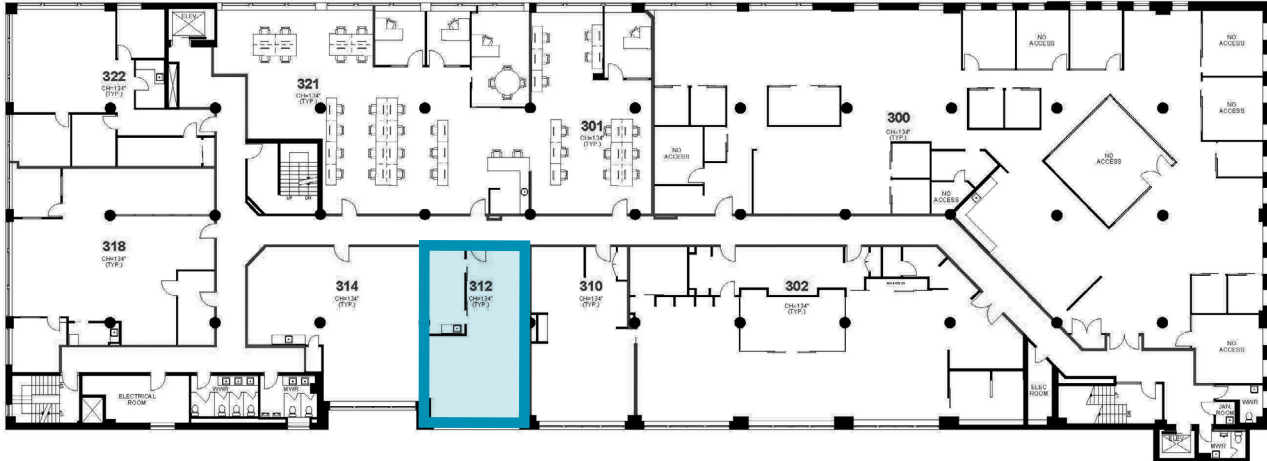


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BROADVIEW
AVENUE
TORONTO

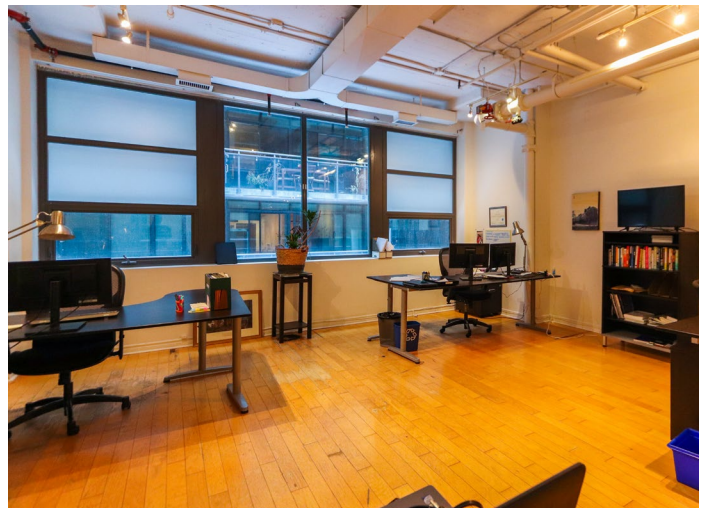
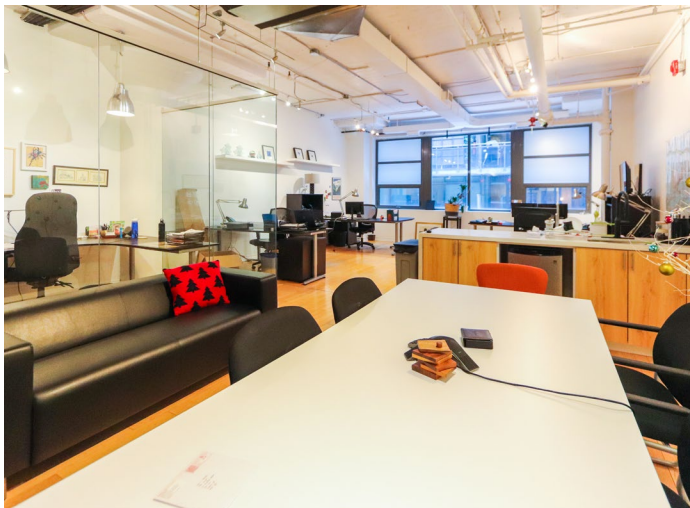
OFFICE SPACE FOR LEASE



Suite 312: 1,054 SF



- Open space concept with a private office
- Plenty of natural light
- Hardwood floors and exposed ceilings
- Sublease until September, 31, 2026

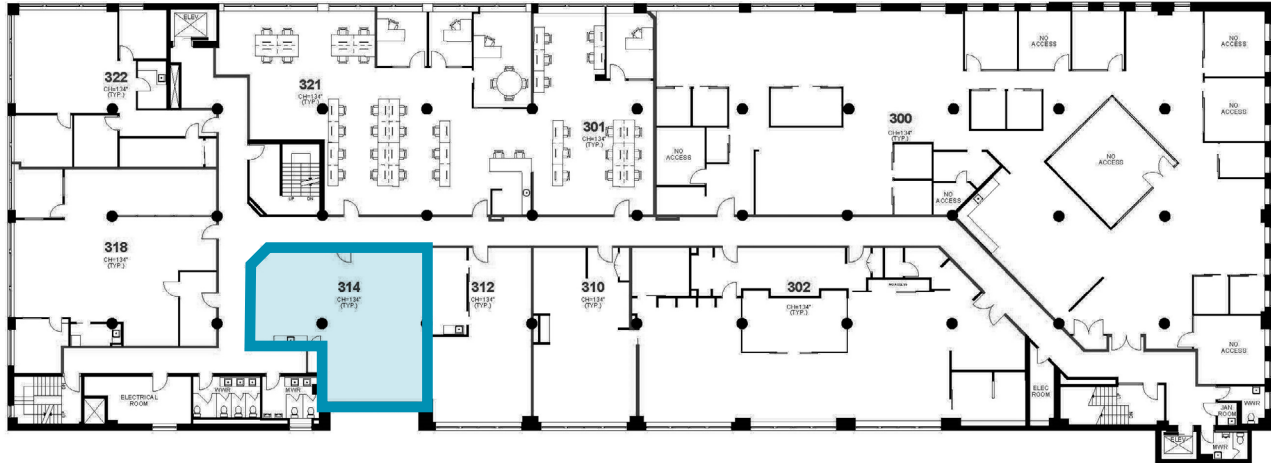


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BROADVIEW
AVENUE
TORONTO

OFFICE SPACE FOR LEASE



Suite 314: 1,329 SF



- Open space concept with exposed columns and a kitchenette
- Plenty of natural light
- Polished concrete floors and exposed ceilings
- Sublease until September, 31, 2026

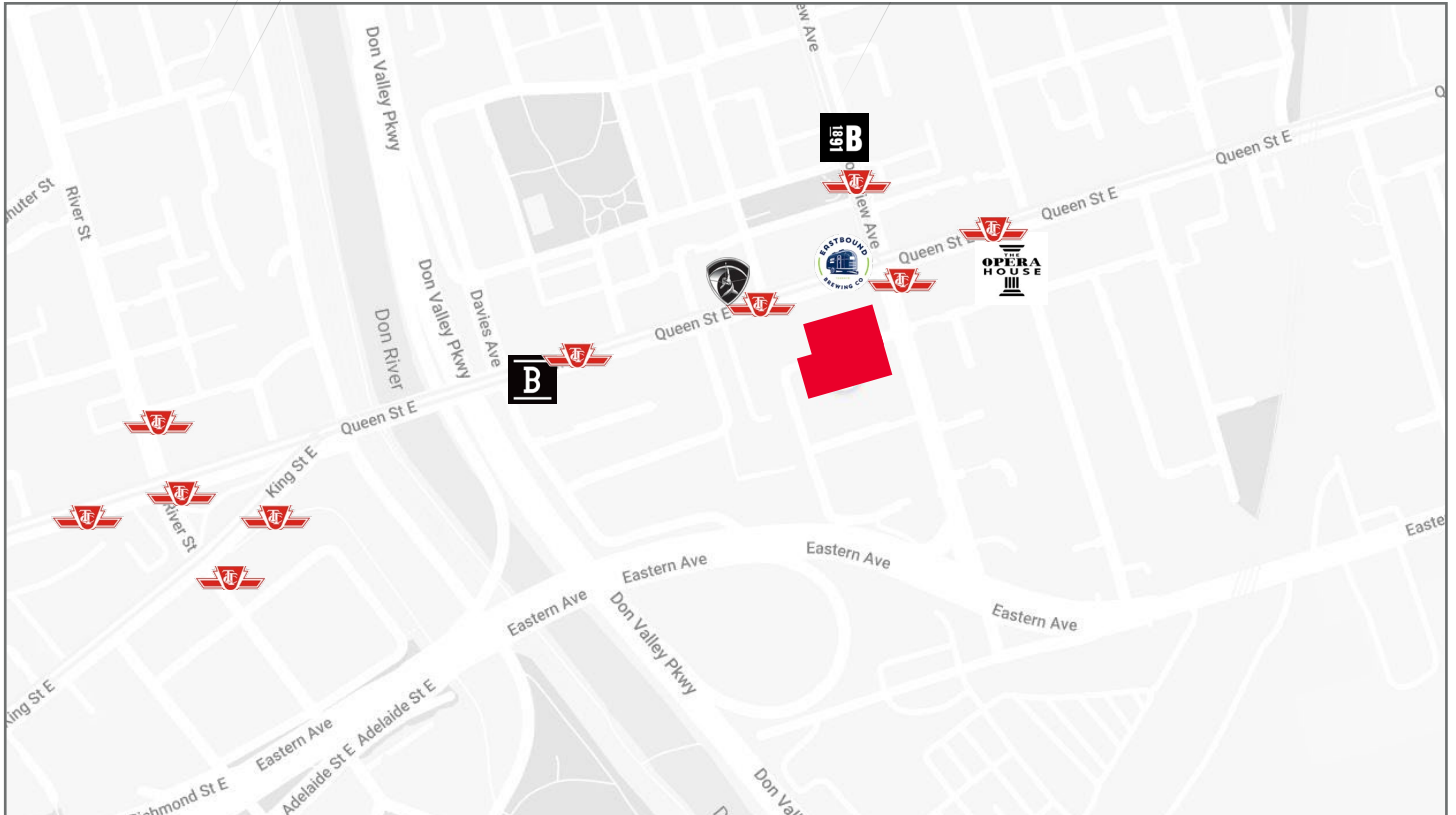


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BROADVIEW
AVENUE
TORONTO

OFFICE SPACE
FOR LEASE



LOCAL FAVOURITES



 **100 Broadview Avenue**



Fitness Gym
Studio Lagree



Restaurant/Bar
Eastbound Brewing Co.



Coffee Shop
Blackbird Baking Co.



Hotel
The Broadview Hotel



Venue
The Opera House

DEMOGRAPHICS



WALK SCORE
86/100



**AVG. HOUSEHOLD
INCOME**
\$93,215



POPULATION
21,182



**AVG. DAYTIME
POPULATION**
21,433



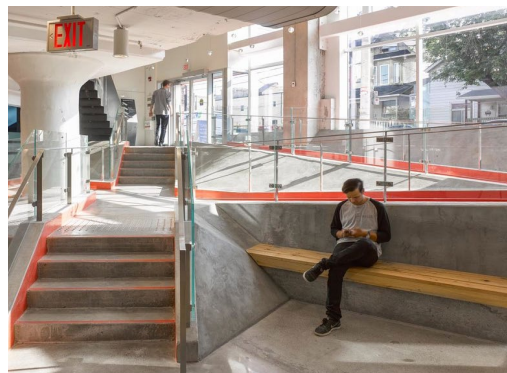
TRANSIT SCORE
89/100

*Within 1 km
Source: Statistics Canada

100

**BROADVIEW
AVENUE**
TORONTO

OFFICE SPACE FOR LEASE



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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