

37 ADVANCE

R O A D , E T O B I C O K E



EXCEPTIONAL
— FLEX OFFICE SPACE —

FOR LEASE



CUSHMAN &
WAKEFIELD

EXCEPTIONAL FLEX OFFICE SPACE IN PRIME LOCATION

Elevate your business presence with this premier office opportunity at 37 Advance Road. Situated within a meticulously renovated flex office building, this space combines modern functionality with high-end style to meet the demands of today’s dynamic workforce.

PROPERTY DETAILS

AVAILABILITY	Suite 100: 6,293 SF
TERM	Negotiable
POSSESSION	Immediate
NET RENT	Negotiable
ADDITIONAL RENT	\$6.92 PSF (est. 2026) Utilities Extra

ON-SITE & NEIGHBORHOOD AMENITIES

Work-Life Integration: Experience ultimate convenience with an on-site coffee shop and a local brewery/restaurant right at your doorstep.

Exceptional Transit Access: Located just minutes from the Islington subway station, ensuring a seamless commute for your team and clients.



PROPERTY HIGHLIGHTS

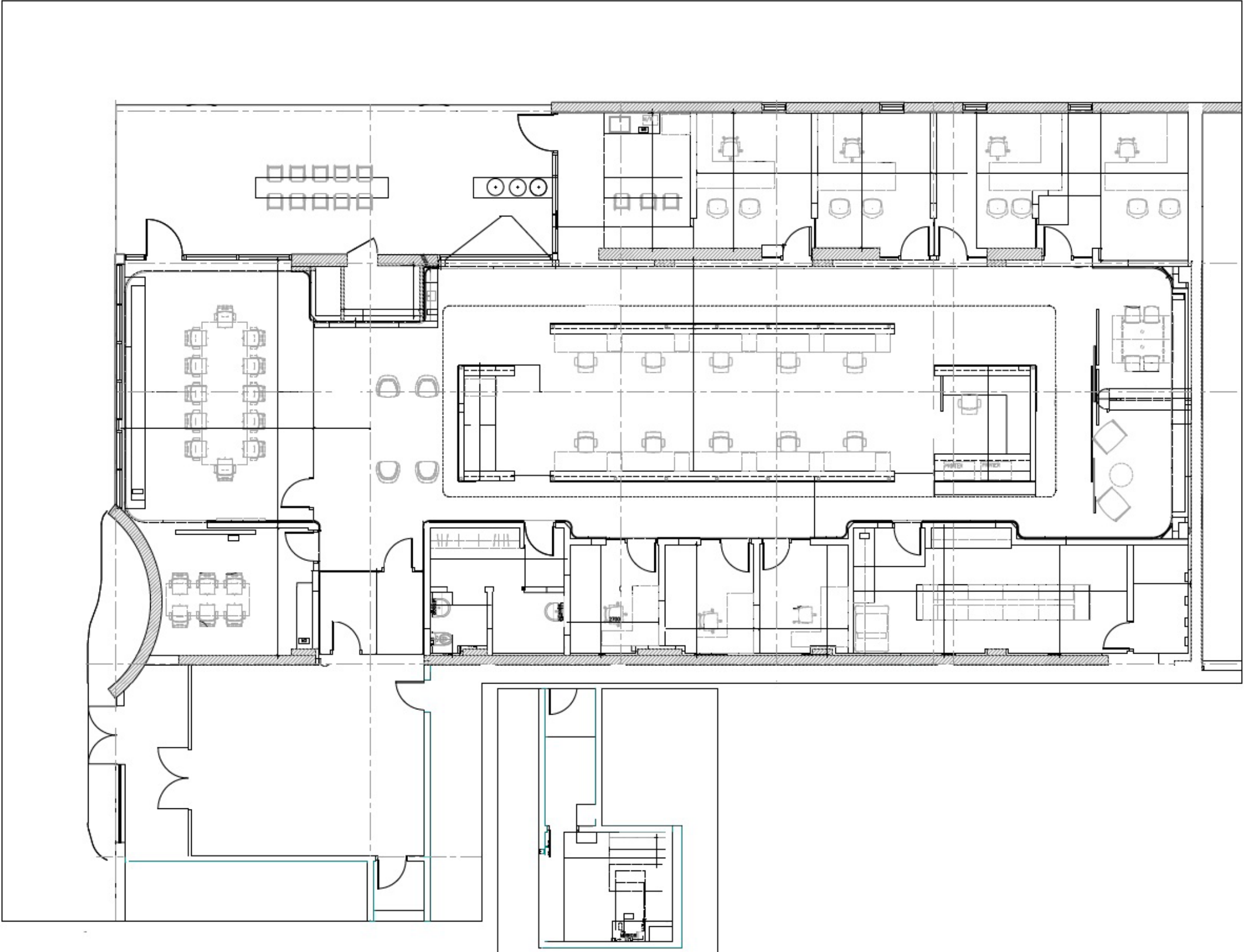
- Prime Exposure: Benefit from prominent, direct-facing signage along Advance Road to maximize brand visibility.
- Abundant Natural Light: Large windows flood the office with natural light, creating a bright, inspiring, and productive work environment.
- Modern Layout: Thoughtfully designed with a balanced mix of professional space, featuring:
 - An executive boardroom
 - Dedicated meeting rooms
 - Private perimeter offices
 - An expansive open-plan collaborative area
 - Large open kitchen area
- Outdoor Amenities: Enjoy a private outdoor space and patio—ideal for team lunches, client gatherings, or casual outdoor breaks.
- Convenient Parking: Includes 5 dedicated parking stalls directly in front of your unit, complete with 2 EV charging stations. Ability to secure 10 more unassigned parking stalls on site.

INTERIOR PHOTOS



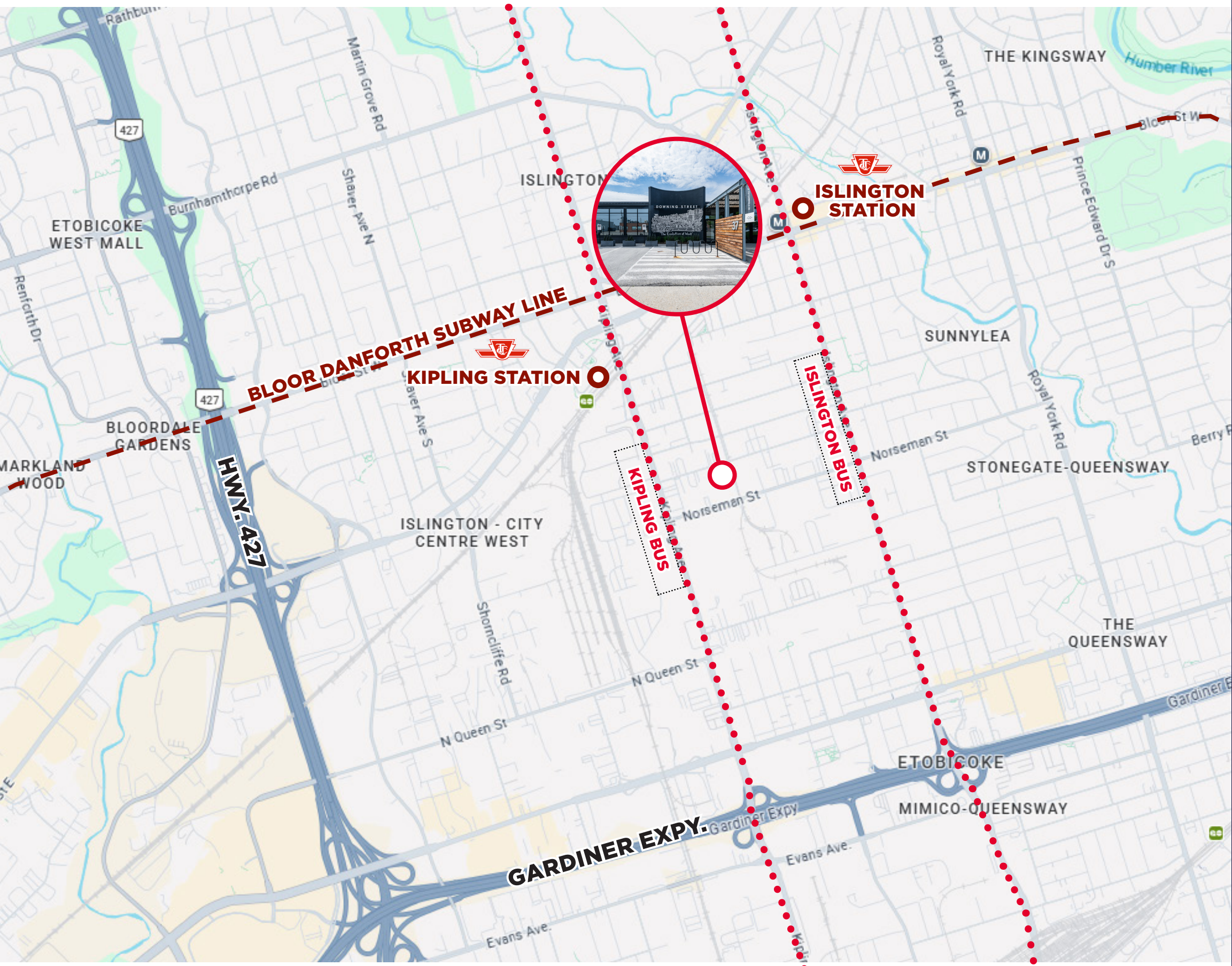
FLOOR PLAN

UNIT 100
6,293 SF



CONNECTIVITY

EXCELLENT ACCESSIBILITY



80
TRANSIT
SCORE



70
PEDESTRIAN
SCORE



TRAVEL TIMES TO KIPLING STATION



3 MINS



7 MINS



11 MINS



4 MINS

TRAVEL TIMES TO ISLINGTON STATION



3 MINS



7 MINS



18 MINS



5 MINS

FLEX OFFICE SPACE FOR LEASE

37 ADVANCE ROAD, ETOBICOKE

For Inquires please contacy brokers

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*Sales Representative **Broker

