

65

HEWARD AVENUE

TORONTO



MULTIPLE AVAILABILITIES

A

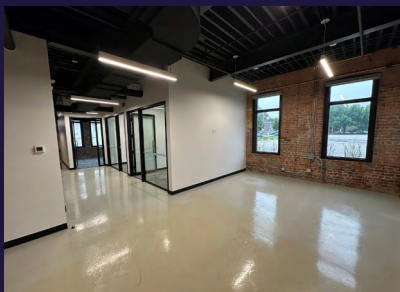
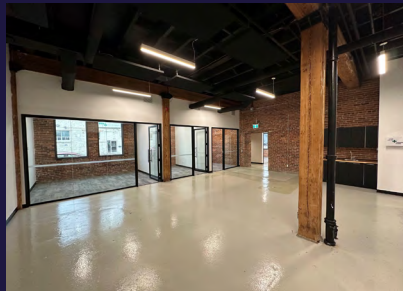
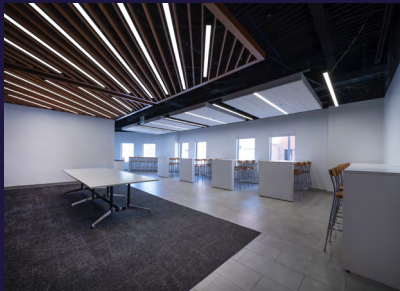
Building A	Fully Renovated Model Suite 3,096 SF Available
Building B	650 SF - 26,500 SF 2,000 SF, 3,000 SF, 4,000 SF Available
Building C	25,000 SF (Divisible) Inclusive of Two Studios of 11,000 SF each
Total	50,000 SF Contiguous of Office and Studio Space



**CUSHMAN &
WAKEFIELD**

WELCOME TO 65 HEWARD AVENUE

65 Heward Avenue is a character brick-and-beam commercial and film production campus located in Toronto's Studio District, at the southeast corner of Eastern Avenue and Heward Avenue in the South Riverdale/Leslieville area. Originally constructed in 1913, the property comprises heritage industrial buildings that have been adapted for creative office, studio, and film production, or light industrial uses. The site features loft-style spaces with high ceilings, exposed brick, and modern renovations, and is situated close to East Toronto's technology, creative, and entertainment sectors.



// PROPERTY FEATURES



Fully Renovated Model Suite



Availability for individual lease of two separate studio spaces, 11,000 SF each, or a mix of office and studio in a variety of sizes suitable for studio, light industrial, or offices uses



Character brick-and-beam studio/office with high loft-like ceilings



Part of an exciting area-wide redevelopment



Close proximity to East Toronto's key amenities as well as tech, creative and film industries

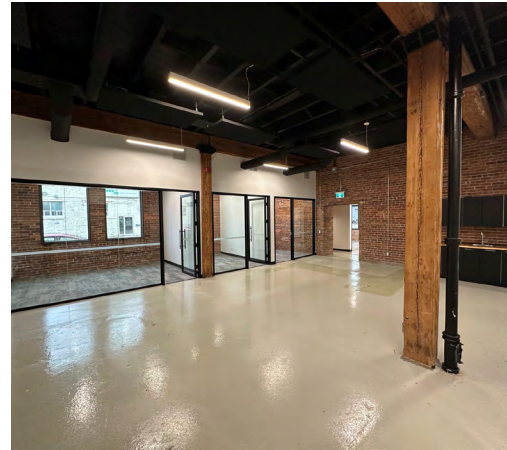
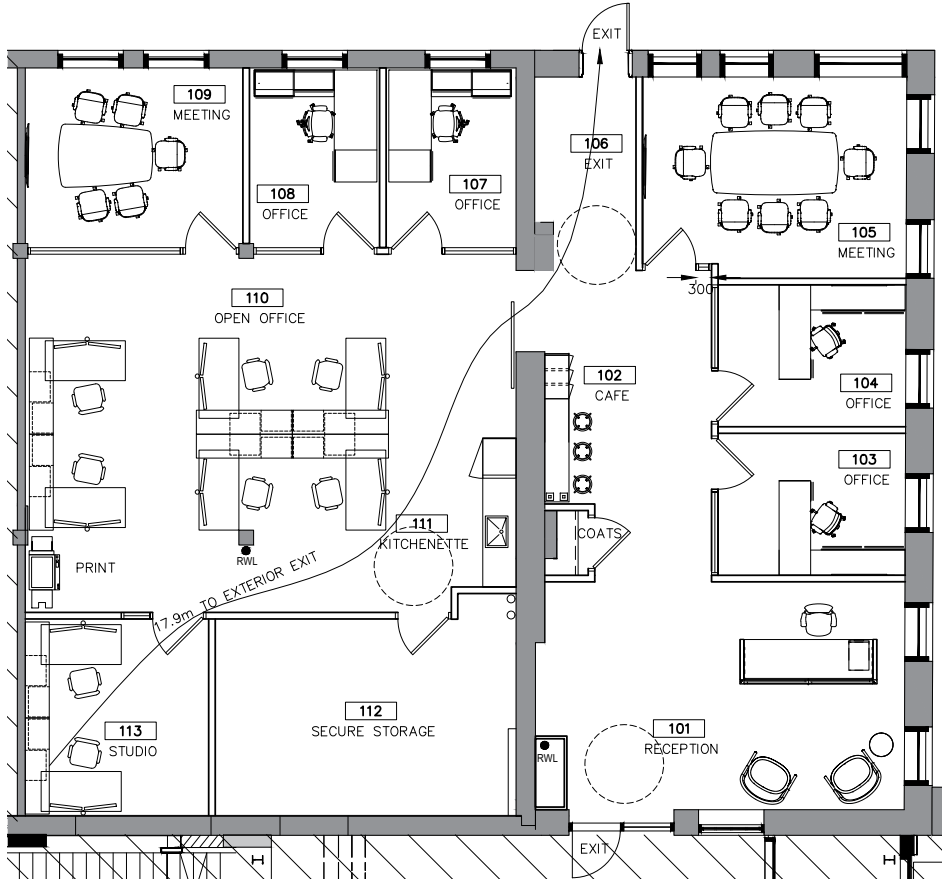


Located at the Southeast Corner of Eastern and Heward Avenues, minutes from vibrant Queen Street East

// CURRENT AVAILABILITIES

BUILDING A

GROUND FLOOR ±3,096 SF



DETAILS

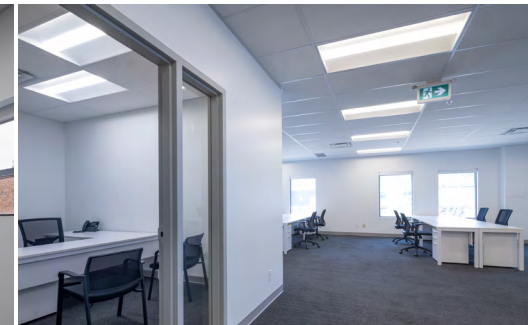
- Net Rent: Contact Agents
- Additional Rent: \$24.04 PSF (2026)
inclusive of in-suite power, cleaning and admin fees
- Newly renovated high quality model suite
- Mix of offices and open space
- Abundance of natural light
- Presence off of the lobby of the building
- Parking Ratio: 1/1,500 SF

// CURRENT AVAILABILITIES



BUILDING B | GROUND & SECOND FLOOR SPACES

SUITE B100	±4,354 SF
SUITE B101	±1,057 SF
SUITE B103	±835 SF
SUITE B110	±3,988 SF
SUITE B202	±2,265 SF
SUITE B204	±2,321 SF
SUITE B206	±4,712 SF
SUITE B211	±3,674 SF
SUITE B213	±642 SF



DETAILS

- Asking Rent: \$40.00 PSF Gross
- Exterior signage
- Stand alone office, connected to sound studio (can be lease separately or contiguous)
- Substantial surface parking

// CURRENT AVAILABILITIES



BUILDING C | GROUND FLOOR STUDIO SPACES

SUITE C - STUDIO 1 ±11,223 SF

SUITE C - STUDIO 2 ±11,260 SF

SUITE C - 101 -112 ±2,165 SF



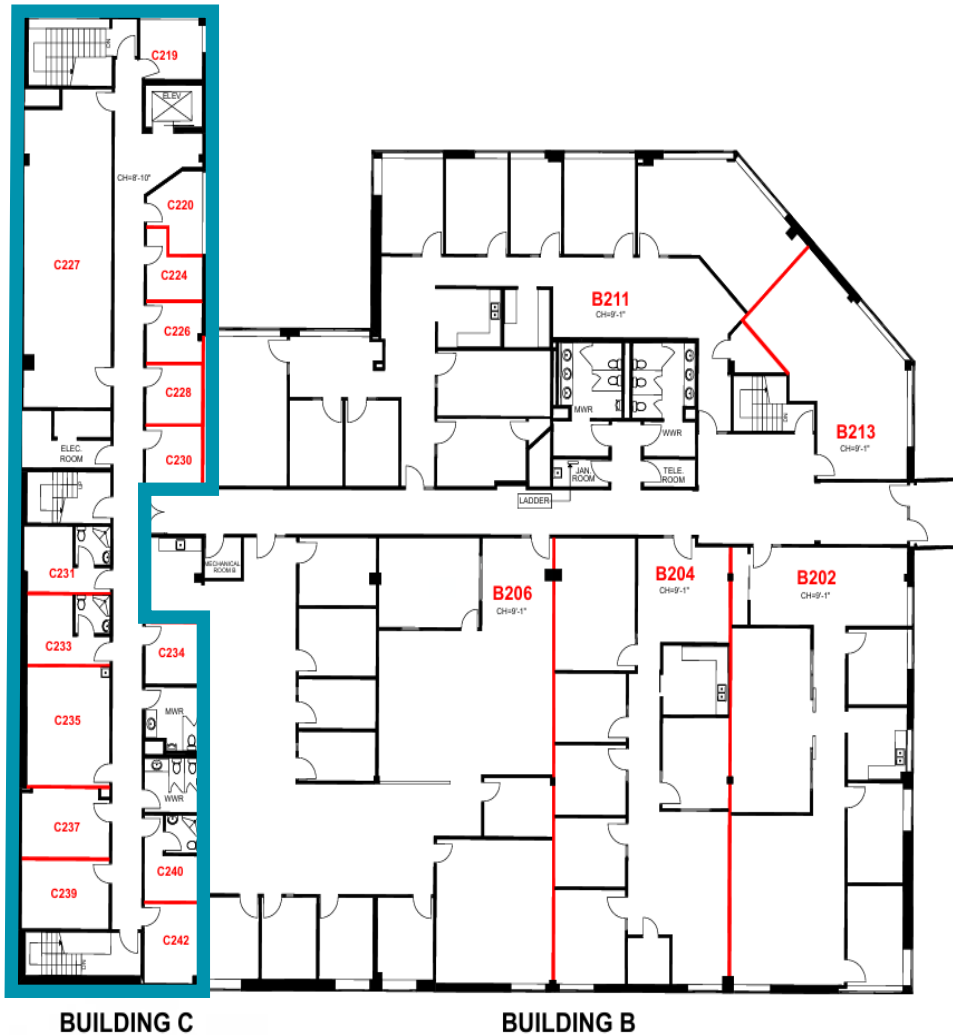
DETAILS

- Asking Rent: \$35.00 PSF Gross (Contact Agents)
- Studios are fully sound proof and include roll-up doors and high ceilings
- 120 parking spaces

// CURRENT AVAILABILITIES

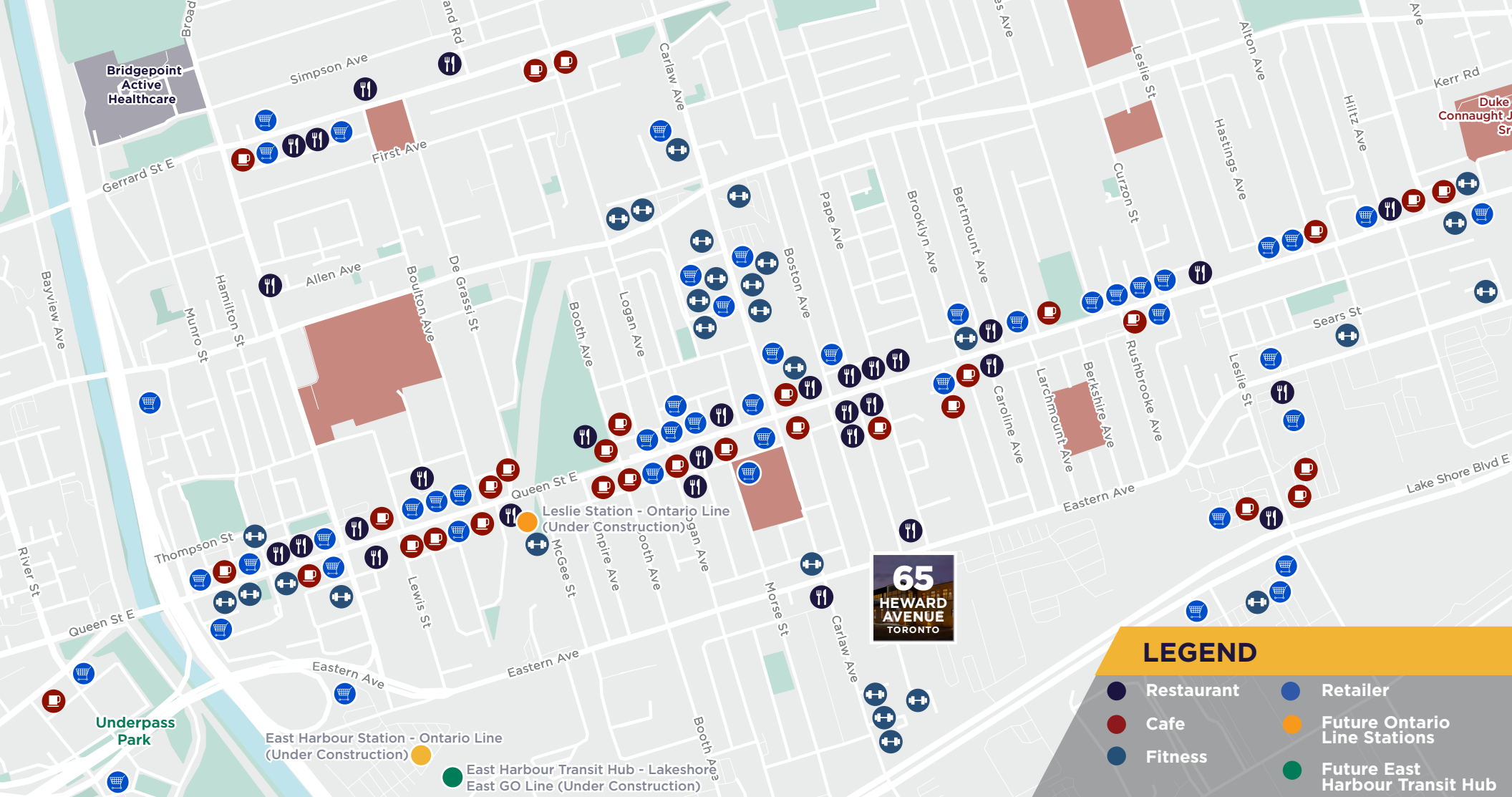
BUILDING C | SECOND FLOOR

SUITE C 2ND FLOOR ±2,188 SF



DETAILS

- Asking Rent: \$35.00 PSF Gross (Contact Agents)
- Small offices connected directly to sound studio (can be leased separately or together with the production space)
- Plenty of parking spaces



LEGEND

- Restaurant
- Cafe
- Fitness
- Retailer
- Future Ontario Line Stations
- Future East Harbour Transit Hub

// NEARBY AMENITIES



80+

Food & Drink
Options Nearby



0.6 km

From Queen St. E. Streetcar
Line (501/503)



2.5 km

From Gardiner Expwy.
Via DVP Ramp

// **65 HEWARD AVENUE, TORONTO**

// AMENITY PHOTOS



// 65 HEWARD AVENUE, TORONTO

// LESLIEVILLE & STUDIO DISTRICT

Six5 Studios is located in the heart of the Studio District, near Carlaw and Eastern avenues, an area nestled within the hip east end neighbourhood of Leslieville. Situated just north of the Port Lands, you'll find industrial warehouses, home to production companies and film studios. Much of the film and television produced in Toronto passes through the Studio District, and it provides employment to a large population of people. This area is also a bustling arts hub, with an abundance of work-live lofts, where many artists have chosen to house their personal studios.

Area Growth & Development

Over the last decade Leslieville has seen a major shift from heavy industry to cool shops, restaurants and a high density of creative and tech start-ups. 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.

Local Amenities

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



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HEWARD AVENUE

TORONTO



FOR MORE INFORMATION, PLEASE CONTACT:

ALAN RAWN*

Senior Vice President
Direct: +1 416 359 2440
alan.rawn@cushwake.com

LAUREN LUCHINI*

Vice President
Direct: +1 416 359 2553
lauren.luchini@cushwake.com



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