

FOR LEASE

345 Wilson Ave, Toronto, ON



ABOUT THE PROPERTY



BUILDING SIZE
11,746 SF



HEIGHT
4 Floors with
Common area elevator



PARKING
Outside Surface Parking

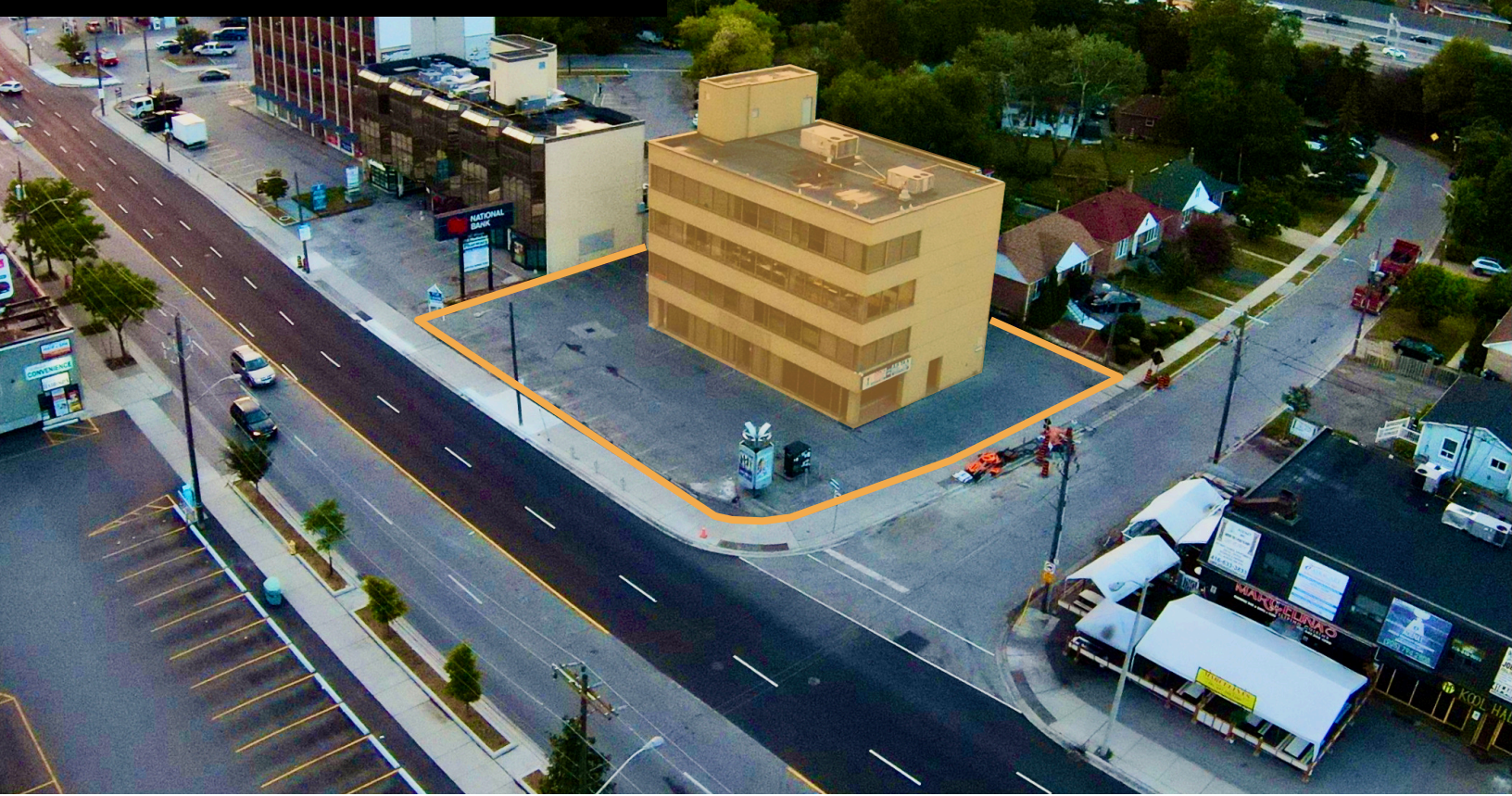


INTERSECTION
Wilson Ave & Bathurst St

BRIXTON[™]

JAKE MONDROW, Commercial Real Estate Broker
BRIXTON COMMERCIAL REALTY, BROKERAGE
M: 416-219-7828 | jmondrow@brixtonre.com

PROPERTY SUMMARY



Notable Property Features

- ❖ Located between York Mills subway station and Wilson station, with easy access to public transit, Allen Road and Highway 401;
- ❖ Regular janitorial maintenance for each unit and common areas;
- ❖ Free outside surface parking;
- ❖ Professional property management;
- ❖ Common area elevator;
- ❖ Common area men's and women's washrooms on floors 2-4;
- ❖ Close to many restaurants and Yorkdale Mall.

Notable Nearby Amenities



Wilson Subway Station
1.4KM (4 Minutes)



Highway 401
East access off Bathurst St
West access off Allen Rd

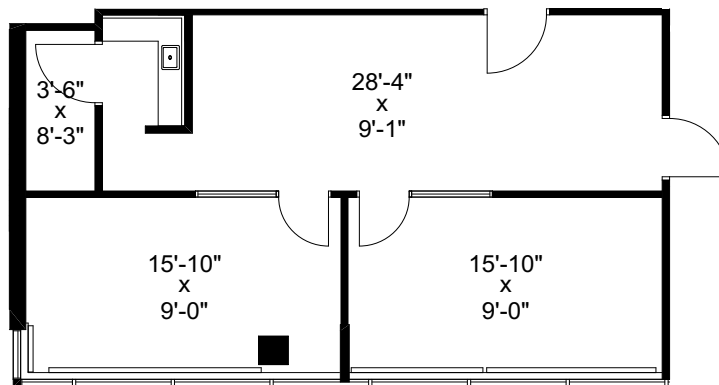
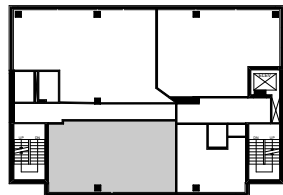


Tons Of Restaurants
within a 1-2KM Radius



Yorkdale Mall
2.9KM (5 Minutes)

UNIT DETAILS



Client: Firmland (Wilson) Inc.

Firmland (Wilson) Inc.

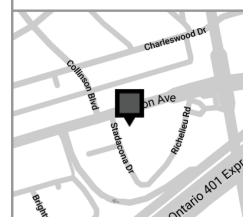
Version: V1 Prepared: 04/06/2021
Measured: 29/04/2021

345 Wilson Avenue
Toronto, Ontario
Canada

Suite 203

Rentable Area*
788 sq ft

*Area determined according to:
ANSI/BOMA Z65.1-2017 A



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extreme measures Tel: 1-877-963-2787
Fax: 1-877-402-4690
mail@xmeasures.com
www.xmeasures.com

Office Space Availability

Unit 203: 788 SF or Split into Unit 200: 394 SF

Base Rent

\$37.00 Per SF

Semi-Gross Rent

Additional Rent

\$2.90 Per SF

Proportionate Share Realty Taxes

Occupancy

Immediate occupancy available.

Parking

Free parking around the building.

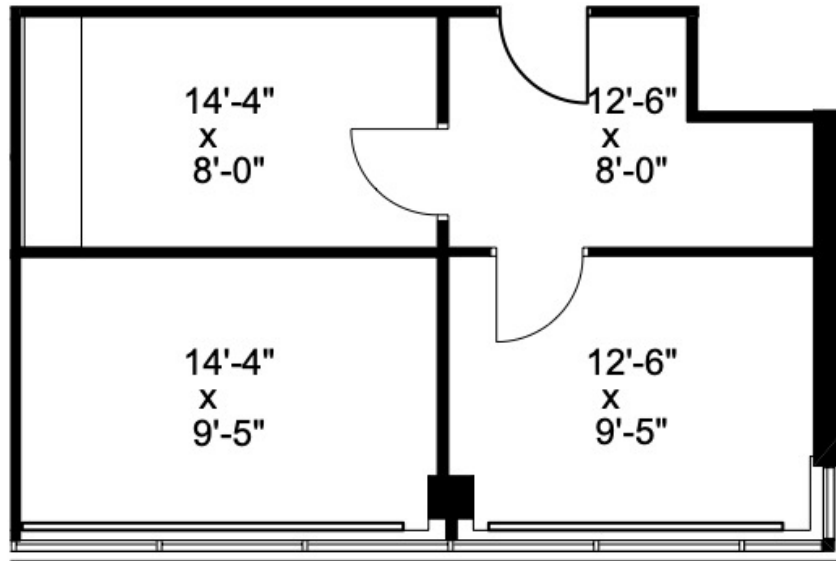
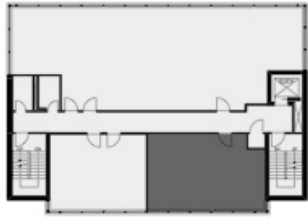
Unit Details

- Move-In ready condition;
- Two private offices;
- LED Lighting;
- New carpet;
- In-Unit Kitchenette;
- New blinds;



[CLICK HERE TO DOWNLOAD A COPY OF THE FLOOR PLAN](#)

UNIT DETAILS



Client: Firmland

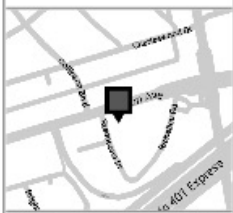
Firmland

Version
V1

Created: 06/25/2021
Measured: 04/29/2021

345 Wilson Avenue
Toronto, Ontario, Canada
302

615 sq ft
Please refer to corresponding
BOMA Office 2017 Method A Area
Chart:
345wilson-b17a-1a.pdf



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extreme measures 1.877.363.2787
mail@extrememeasures.com
www.extrememeasures.com

Office Space Availability

Unit 302: 615 SF

Base Rent

\$37.00 Per SF

Semi-Gross Rent

Additional Rent

\$2.90 Per SF

Proportionate Share Realty Taxes

Occupancy

Immediate occupancy available.

Parking

Free parking around the building.

Unit Details

- Move-In ready condition;
- Two private offices;
- LED Lighting;
- New carpet;
- In-Unit Kitchenette;
- New blinds;



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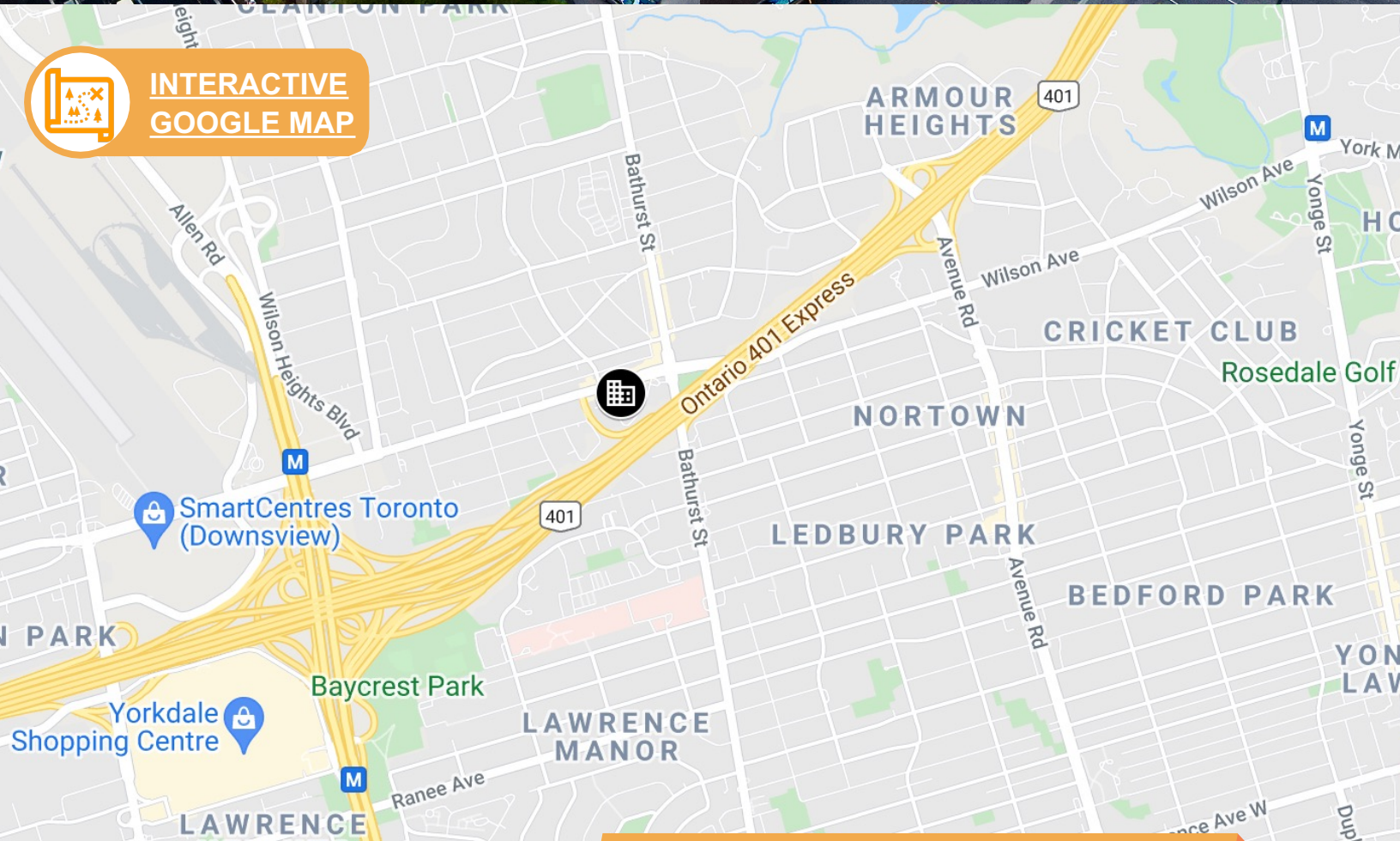
UNIT 203 PHOTOS



PROPERTY PHOTOS



**INTERACTIVE
GOOGLE MAP**



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