

**AVISON
YOUNG**

Office and Industrial Space for Lease

55 Horner Avenue

Toronto, ON



**Just minutes
to the Gardner
Expressway**

Get more information

Kurt Love, SIOR

Vice President, Sales Representative
905.283.2341
kurt.love@avisonyoung.com

Hayden Jaworski

Senior Associate, Sales Representative
905.283.2395
hayden.jaworski@avisonyoung.com



Platinum member

Office and Industrial Space for Lease

55 Horner Avenue
Toronto, Ontario



Property Summary

Industrial Space:	Unit 4: 10,135 sf
Shipping:	1 Drive In Door (10 ft x 12 ft)
Clear	22'
Net Rent:	\$12.00 psf
Additional Rent:	\$6.68 psf <i>(includes Utilities)</i>
Office Space:	Unit 1: 10,375 sf
Net Rent:	\$18.95 psf
Additional Rent:	\$6.68 psf <i>(includes Utilities)</i>
Occupancy for Unit 1 and Unit 4:	January 1, 2022
<i>(Can be leased together or separate)</i>	

Highlights

- Ample parking
- Located in close proximity to many amenities and public transit
- Close proximity to 400-series highways
- Professionally managed by Dream Industrial REIT
- Signage opportunity

Office Highlights:

- Standalone ground floor office space with improvements in place
- Plenty of perimeter office on glass with large sidelights
- Direct access from parking and private bathrooms in suite

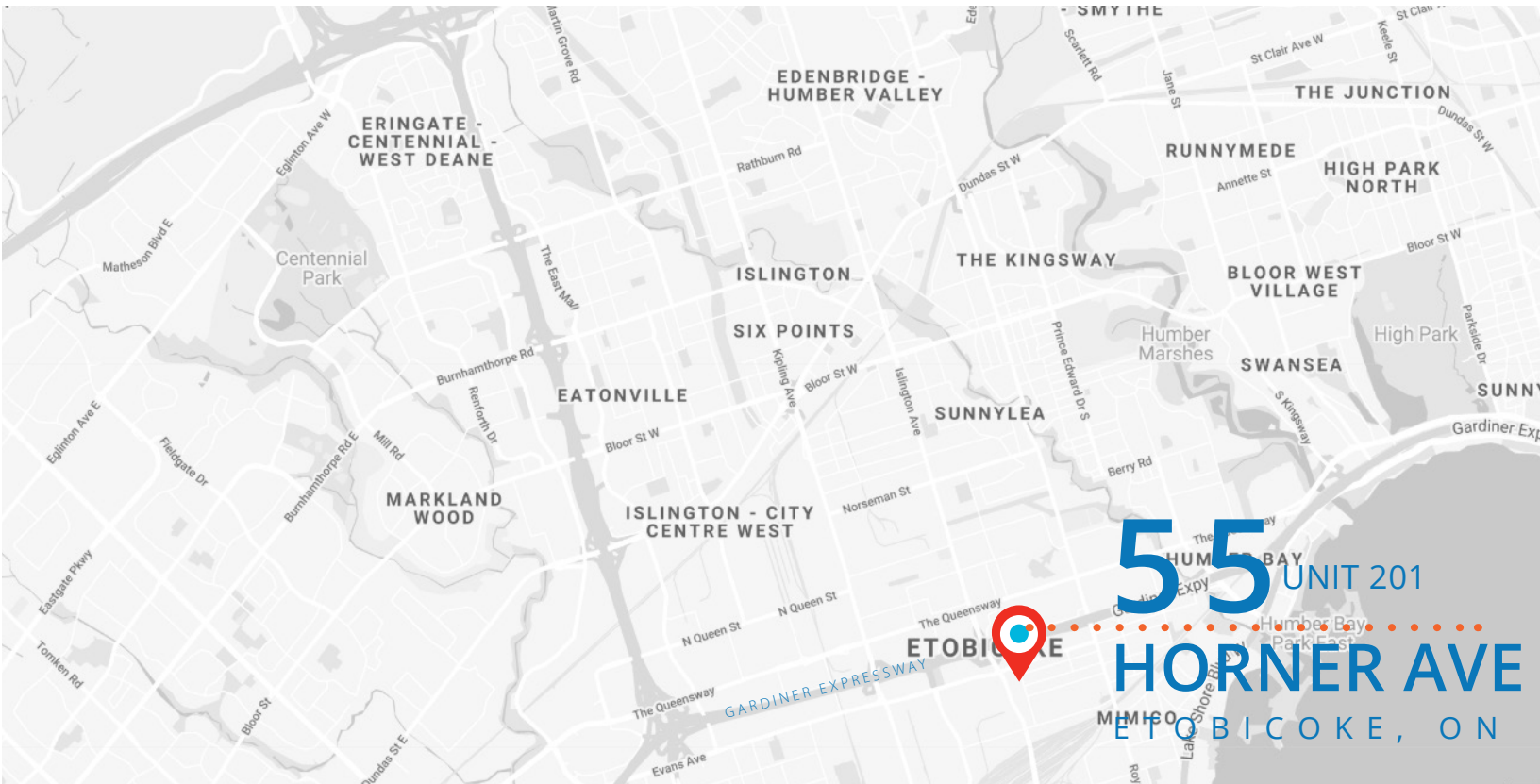
Industrial Highlights:

- Existing vented wood shop in place
- Gas heated
- Extra storage available on mezzanine not included as part of rentable area

Office and Industrial Space for Lease

55 Horner Avenue
Toronto, Ontario

Location



Office and Industrial Space for Lease

55 Horner Avenue
Toronto, Ontario

Transit & Amenities



DRIVE TIMES

from 55 Horner Ave
Etobicoke, ON

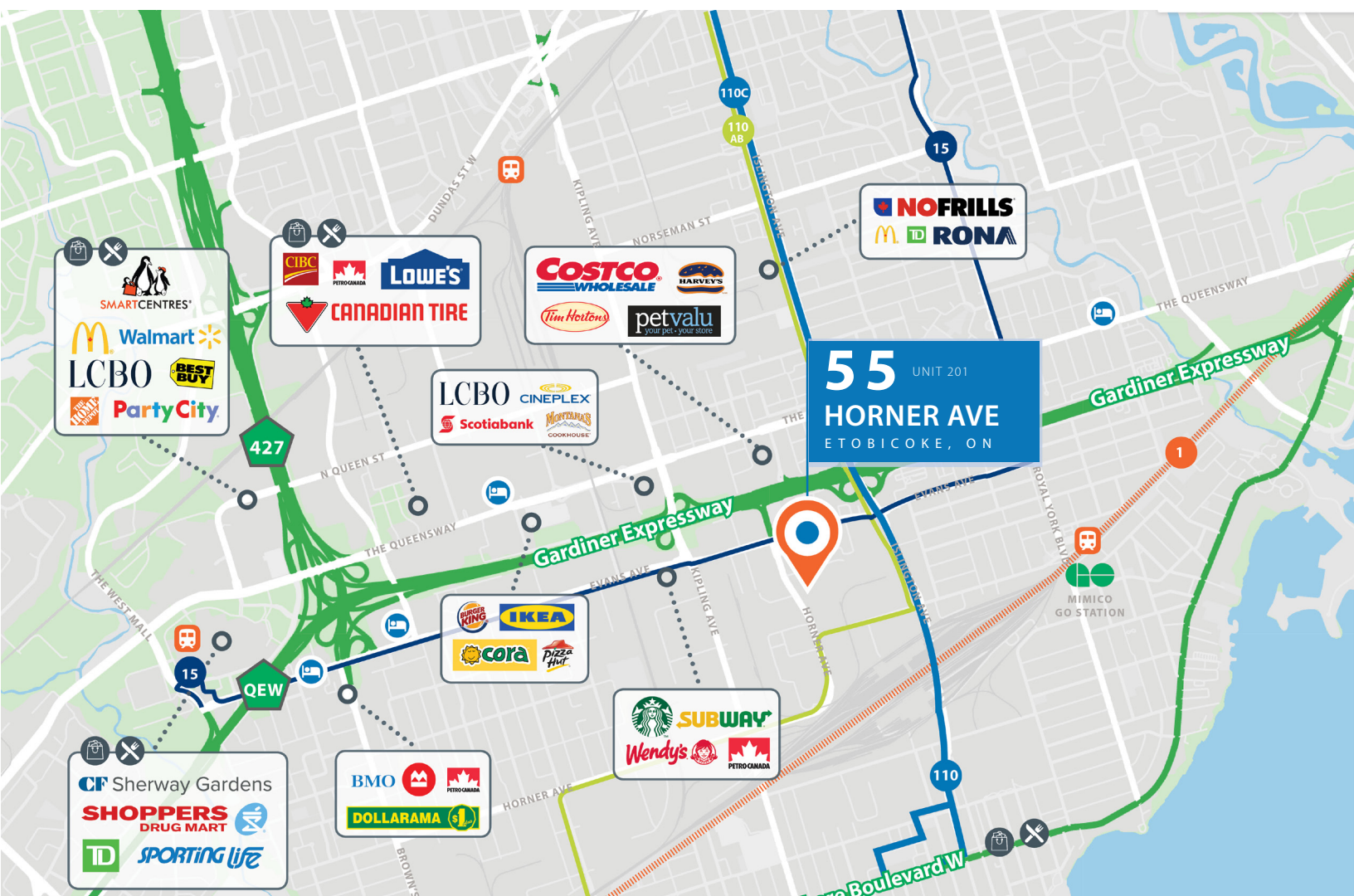
1 MINS	...	Gardiner Expressway
3 MINS	...	Highway 427
6 MINS	...	Highway 401
14 MINS	...	Downtown Toronto
9 MINS	...	Kipling Station
6 MINS	...	CF Sherway Gardens
11 MINS	...	Toronto Pearson Interna-

LEGEND

- Transit Stop
- Hospitality
- Restaurants
- Retail
- Highway

TRANSIT ROUTES

- 15 Evans (TTC) to Sherway Gardens
- 110C Islington (TTC) to Islington Station
- 110AB Islington (TTC) to Longbranch GO
- 1 Lakeshore (GO Train) to Union Station



186

RESTAURANTS

200

RETAIL

96

HOTELS

166

FITNESS
CENTRES

106

BANKS

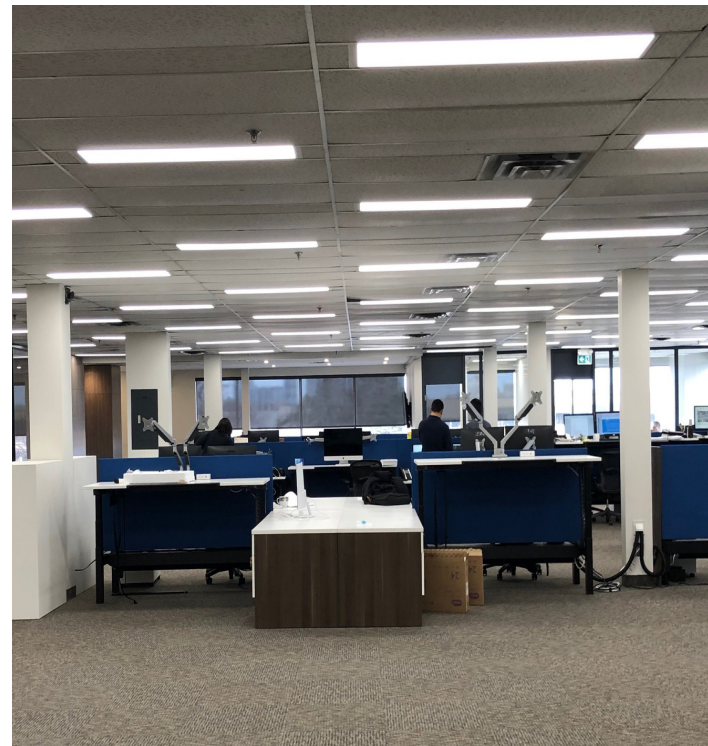
23

GAS
STATIONS

Office and Industrial Space for Lease

Sample Buildout

55 Horner Avenue
Toronto, Ontario



Kurt Love, SIOR
Vice President, Sales Representative
905.283.2341

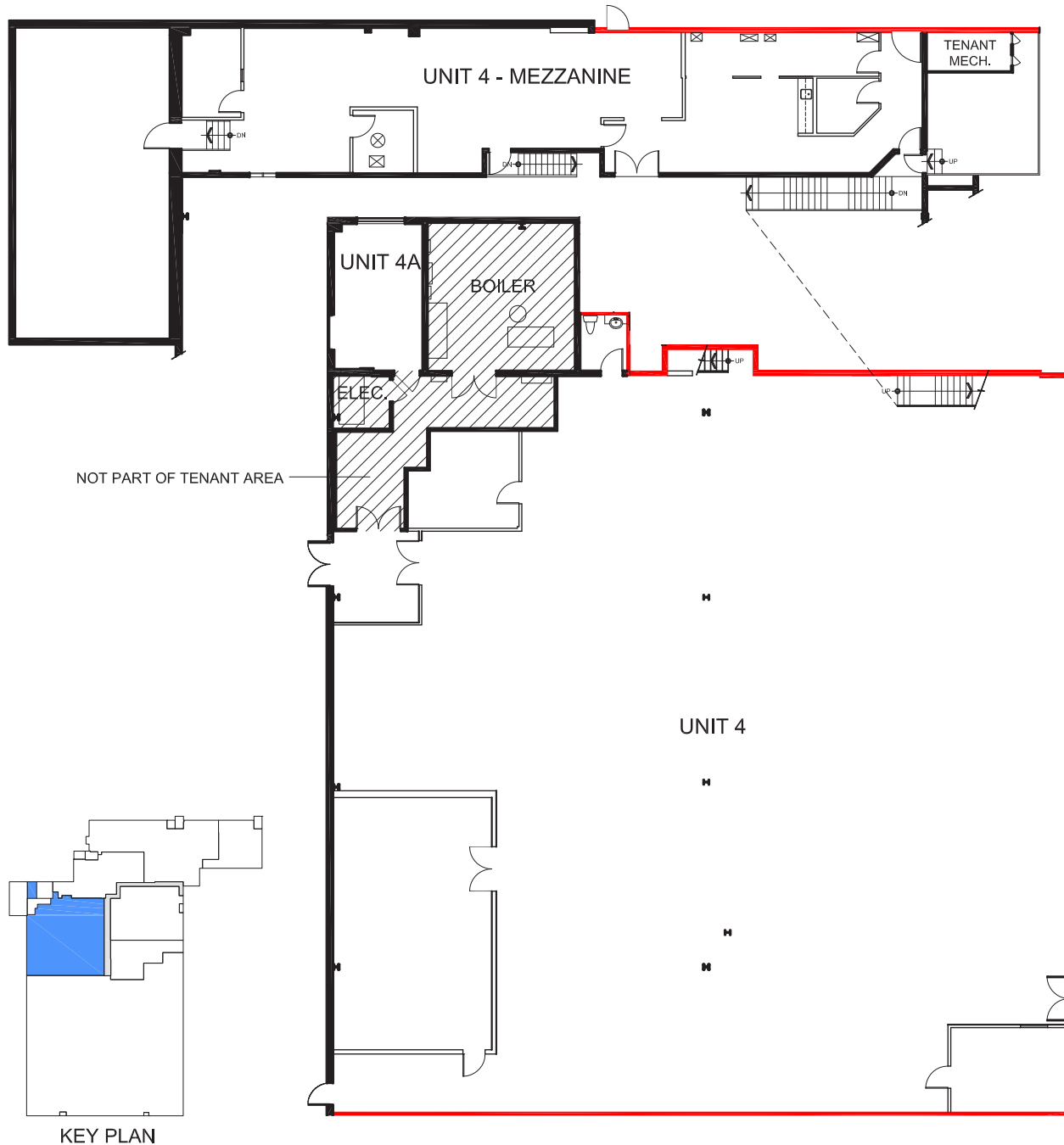
Hayden Jaworski
Senior Associate, Sales Representative
905.283.2395

© 2021 Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member

Unit 4 - Industrial Floor Plan



Kurt Love, SIOR
Vice President, Sales Representative
905.283.2341

Hayden Jaworski
Senior Associate, Sales Representative
905.283.2395

© 2021 Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member

Office and Industrial Space for Lease

55 Horner Avenue
Toronto, Ontario

Unit 1 - Office Floor Plan



Kurt Love, SIOR
Vice President, Sales Representative
905.283.2341

Hayden Jaworski
Senior Associate, Sales Representative
905.283.2395

© 2021 Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member



Platinum member

Avison Young is one of the world's fastest-growing commercial real estate firms, and we are expanding globally. This growth is a testament to the commitment we've made to our clients and our employees. We're different. We've designed our organization to be highly collaborative and focused on one thing: creating the best solutions for our clients to deliver long-term success. And because of the value we deliver, our culture and our unique approach, clients and talent are joining us every day.

As further evidence of our unique model and success, Avison Young achieved Platinum status with the Canada's Best Managed Companies program in 2019 — our seventh consecutive year as a Best Managed company.

We will continue to expand and evolve, striving to meet the changing needs of our industry, our clients and our employees, but we will remain true to our values, culture and vision.



Dream TSX: DRM has grown a lot since we started in 1994, becoming one of Canada's leading real estate companies with ~800 employees and approximately \$14 billion of assets under management in North America and Europe. The scope of the business includes residential land development, housing and multi-family development, condominium and mixed-use development, and asset management & management services for four TSX-listed trusts and institutional partnerships, investments in and management of Canadian renewable energy infrastructure and commercial property ownership.

Get more information

Kurt Love, SIOR

Vice President, Sales Representative
905.283.2341
kurt.love@avisonyoung.com

Hayden Jaworski

Senior Associate, Sales Representative
905.283.2395
hayden.jaworski@avisonyoung.com

Avison Young
Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301
Mississauga, Ontario L5B 1M5
Office 905 712 2100 **Fax** 905 712 2937
avisonyoung.ca

© 2021 Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.