

**AVISON
YOUNG**

FOR LEASE

91 Tycos Drive, Suite 202-306

North York, ON



Get more information

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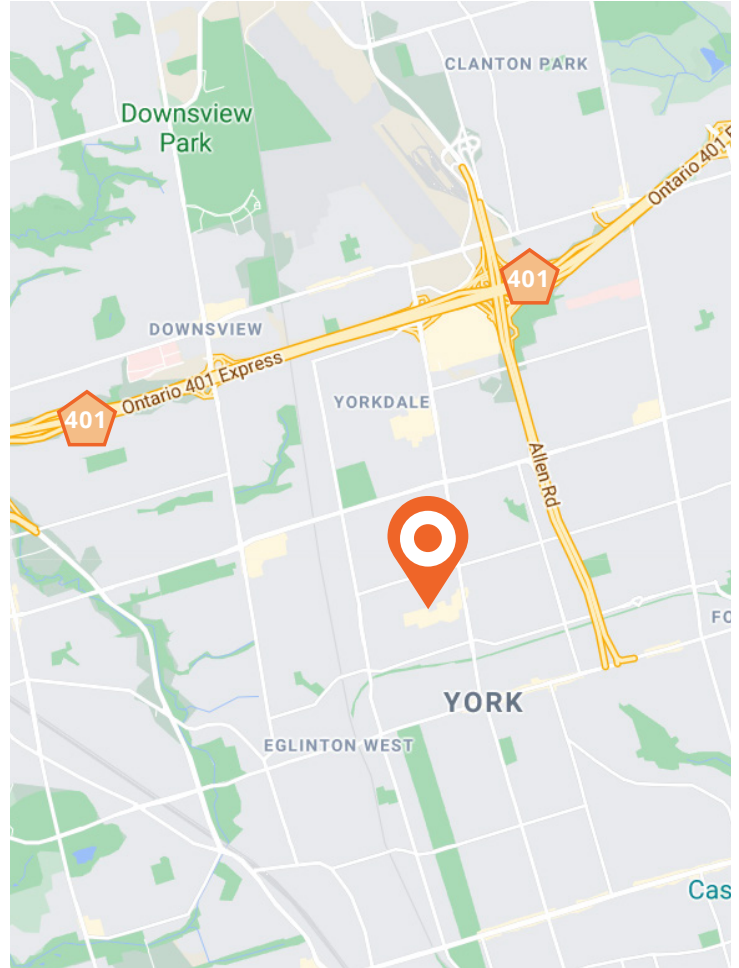
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**Office / showroom
space for lease in
the Design District**

Office/Showroom Space For Lease

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Property Summary

Suite	202	204	306
Available Area	3,325 sf (50% Retail)	2,308 sf (50% Retail)	1,900 sf (100% Industrial)
Asking Rent	\$18.95 psf net	\$18.95 psf net	\$14.95 psf net
TMI		\$8.50 (2026)	
Possession	Speak to LA	Speak to LA	Speak to LA
Zoning		E1.0	

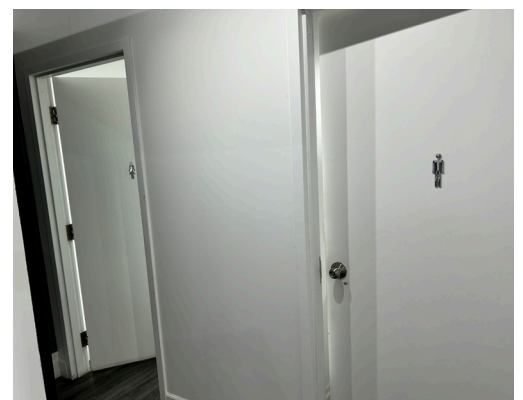
Highlights

- Prime front unit, second floor showroom retail/office unit with great natural light throughout, and a warehouse unit with 13' clear height
- Located on Tycos Drive in the heart of the Design District
- Well built out suite with a single office, reception area, and private washroom
- Quick access to Highway 401 and the Allen Expressway - only a 15 minute drive to Downtown Toronto
- In close proximity to the Glencairn and Eglinton W TTC subway stations

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Interior Photos



**Office/Showroom Space
For Lease**

91 Tycos Drive, Suite 204
North York, ON

Interior Photos



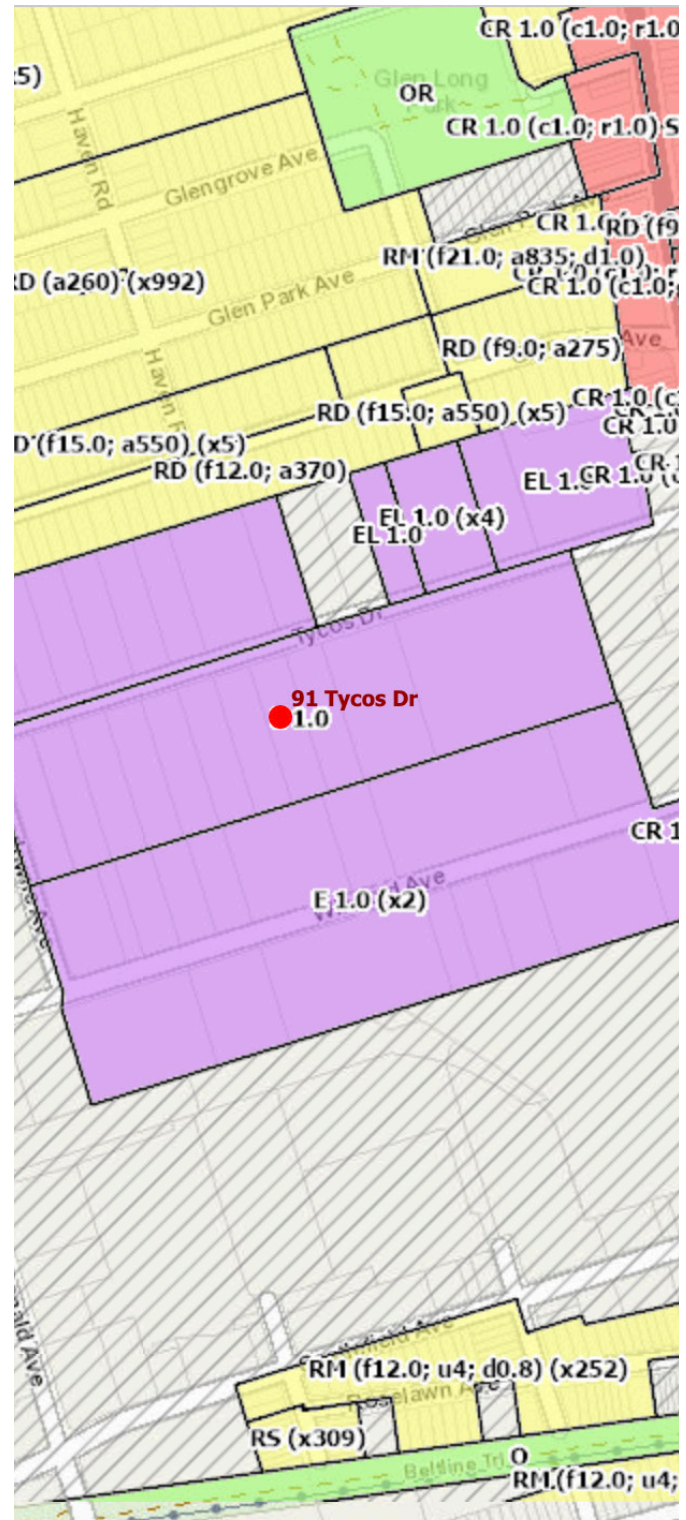
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Zoning

E1 | Employment - Permitted Uses

- | | |
|---------------------------------|---------------------------------------|
| - Ambulance Depot | - Service Use |
| - Animal Shelter | - Kennel |
| - Artist Studio | - Laboratory |
| - Automated Banking Machine | - Office |
| - Bindery | - Park |
| - Building Supply Yards | - Performing Arts Studio |
| - Carpenter's Shop | - Pet Services |
| - Cold Storage | - Police Station |
| - Contractor's Establishment | - Printing Establishment |
| - Custom Workshop | - Production Studio |
| - Dry Cleaning or Laundry Plant | - Public Works Yard |
| - Financial Institution | - Service Shop |
| - Fire Hall | - Software Development and Processing |
| - Industrial Sales and | - Warehouse |
| | - Wholesaling Use |



Permitted used with conditions

- | | |
|---|--|
| - Body Rub Service (32) | - Retail Service (3) |
| - Cogeneration Energy (26) | - Retail Store (4,30) |
| - Crematorium (33) | - Shipping Terminal (11) |
| - Drive Through Facility (5,21) | - Take-out Eating Establishment (1,30) |
| - Eating Establishment (1,19,30) | - Transportation Use (28) |
| - Marijuana production facility (2) | - Vehicle Depot (6) |
| - Metal Factory involving Forging and Stamping (25) | - Vehicle Fuel Station (16,30) |
| - Outdoor Patio (9) | - Vehicle Repair Shop (23) |
| - Open Storage (10) | - Vehicle Service Shop (17,31) |
| - Public Utility (27,29) | - Vehicle Washing Establishment |
| - Recovery Facility (8) | |
| - Recreation Use (7) | |
| - Renewable Energy (26) | |

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Transit & Amenities



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