

670 Caledonia Road, North York, ON
For Sublease

Second Floor Office/Showroom Located in the Heart of the Design District



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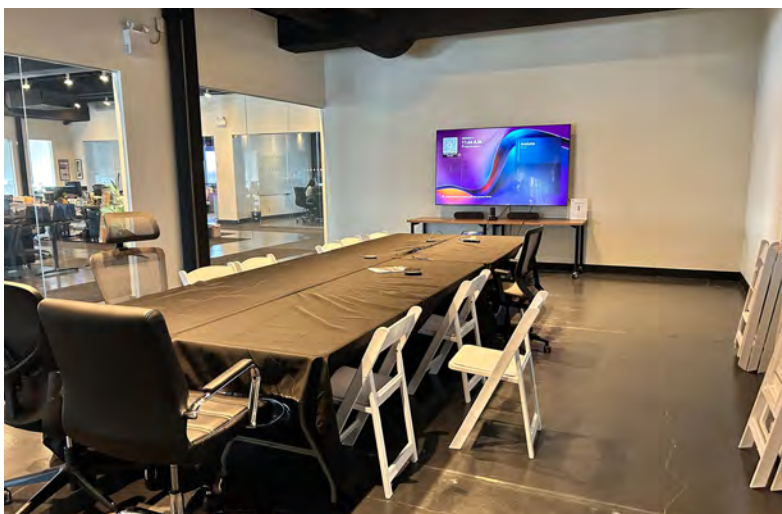
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**AVISON
YOUNG**

Office/Showroom Available For Sublease

670 Caledonia Road
North York, ON

Property Overview



Unit Information

Size	10,200 sf
Shipping	1 TL
Clear Height	13' 8"
Zoning	PE
TMI	\$4.10 (2025)
Asking Net Rent	\$14.50 psf
Possession	Immediate

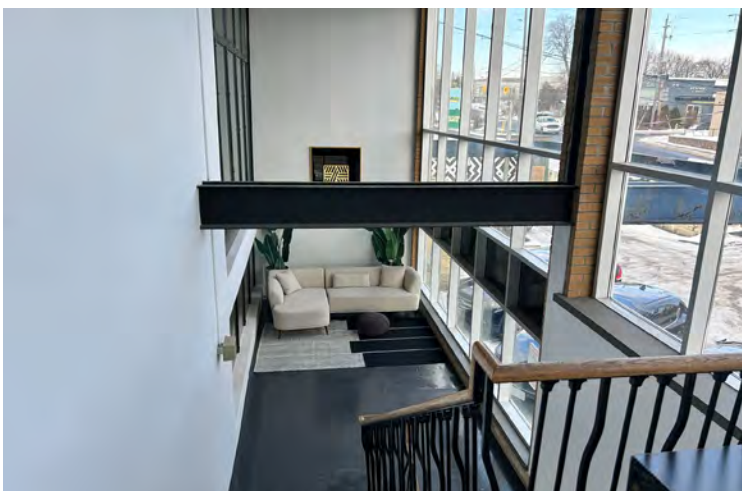
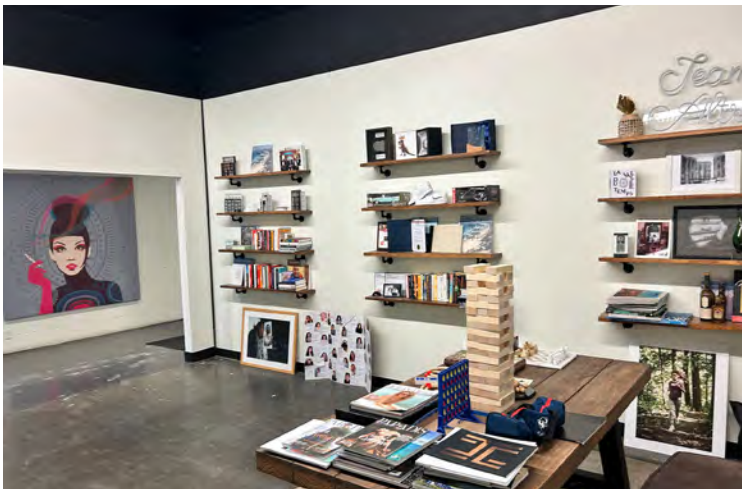
Highlights

- Loft-style second floor offices/showroom location in the historic Hilroy Paper Factory in the Design District
- Prime exposure on busy Caledonia Road
- Well-appointed offices and meeting rooms, polished concrete floors, exposed brick and beam, private kitchenette/bar and washrooms
- Small warehouse/storage area with access to the truck level door
- Five reserved parking spots available on site
- TTC at your doorstep and walking distance to Eglinton Avenue and local amenities

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Interior Photos



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Floor Plan

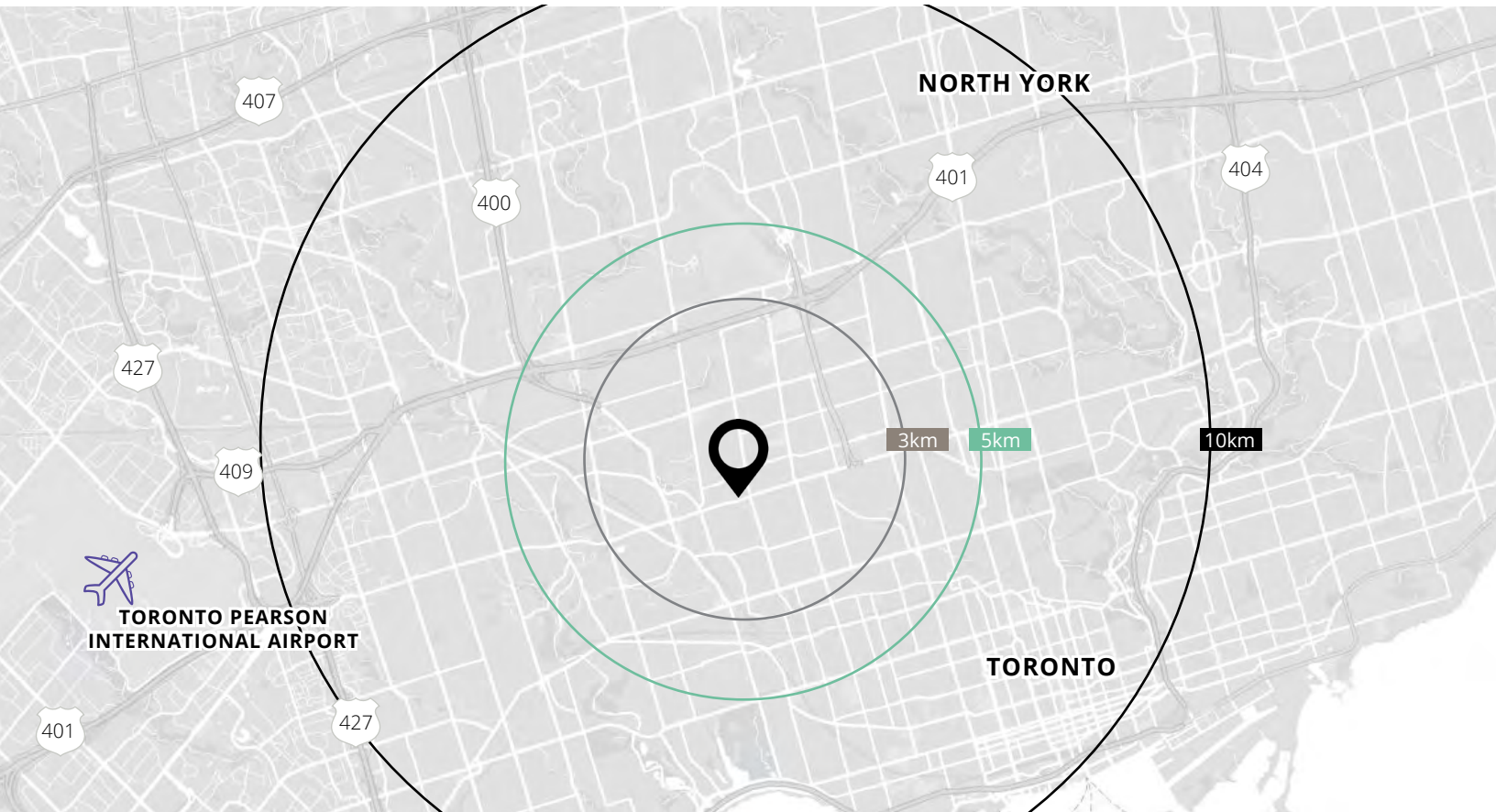


CALEDONIA ROAD

**Office/Showroom
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Demographics

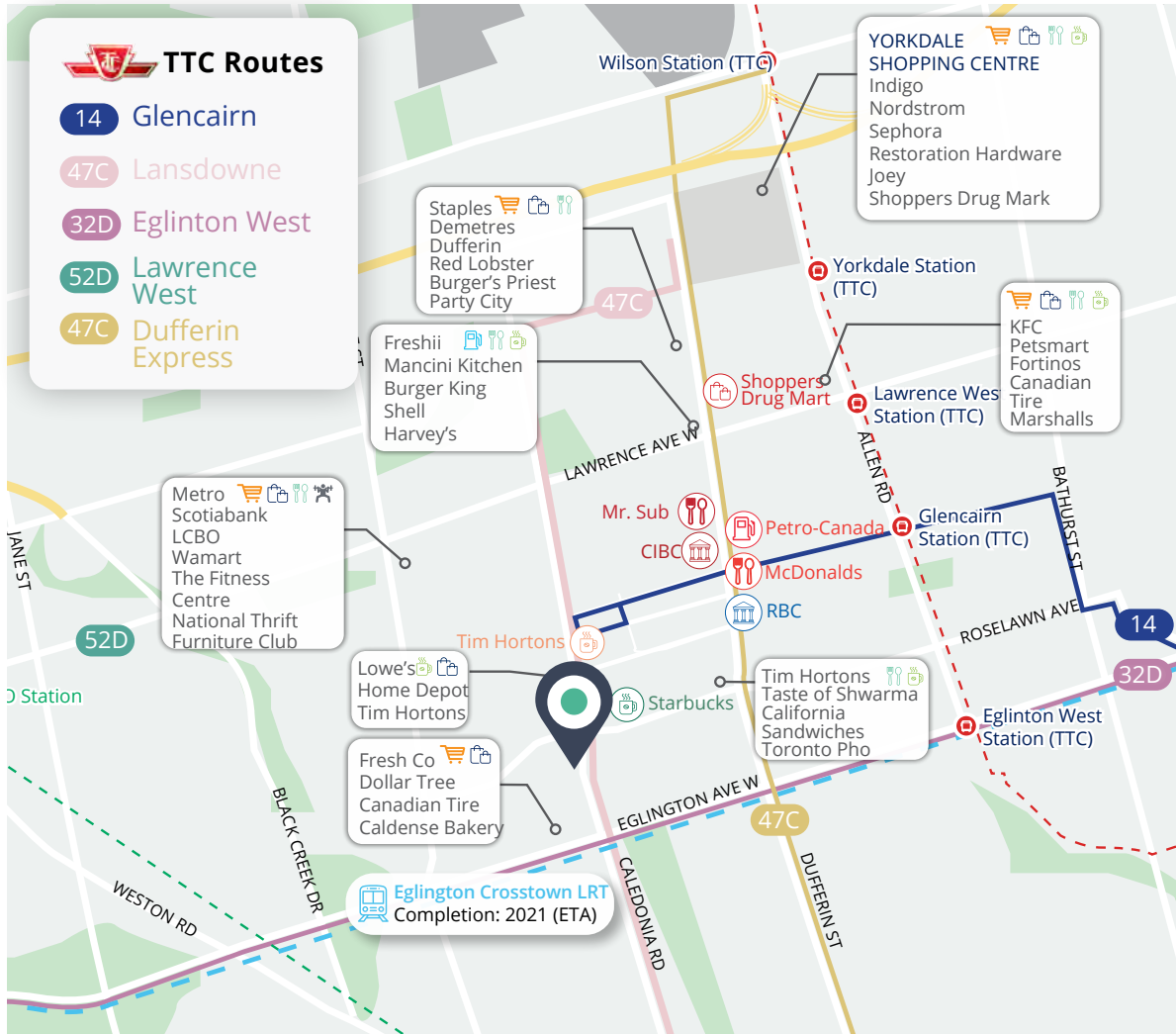


Radius	Total Population	Households	Household Income	Families	Median Age
3 km	173,722	63,397	\$86,447	41,741	38.8
5 km	500,516	193,108	\$91,757	119,271	39.0
10km	1,870,131	794,578	\$94,219	426,276	37.4

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Location



DRIVE TIMES

HWY 401
12 MINUTES

HWY 400
13 MINUTES

HWY 407
17 MINUTES

HWY 7
25 MINUTES

HWY 427
25 MINUTES

AMENITY COUNT WITHIN 5 KM



8

HOTELS



220

RESTAURANTS



325

RETAIL STORES



58

GAS STATIONS



125

BANKS

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