



For Lease

160 Tycos Drive

North York, ON

Showroom/Office Units Available For Lease

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Overview

- Prime North York Design District property with excellent street exposure, occupied by established fashion agencies and creative offices
- Flexible unit layouts support showroom and office uses
- Fully air-conditioned, ample free parking, two shared shipping docks, and exceptional transit access with a bus stop at the front door

Unit / Suite	Available Area	Asking Rent	Additional Rent
222	799 sf	752.14/month	Included in rent
2205	1347 sf	\$2,879.21/month	Included in rent
2206	996 sf	\$2,128.95/month	Included in rent
209	1,003 sf	\$18.00 psf net	\$8.30 psf

LEASED



Zoning

North York | **EL 1.0** | Employment Light Industrial

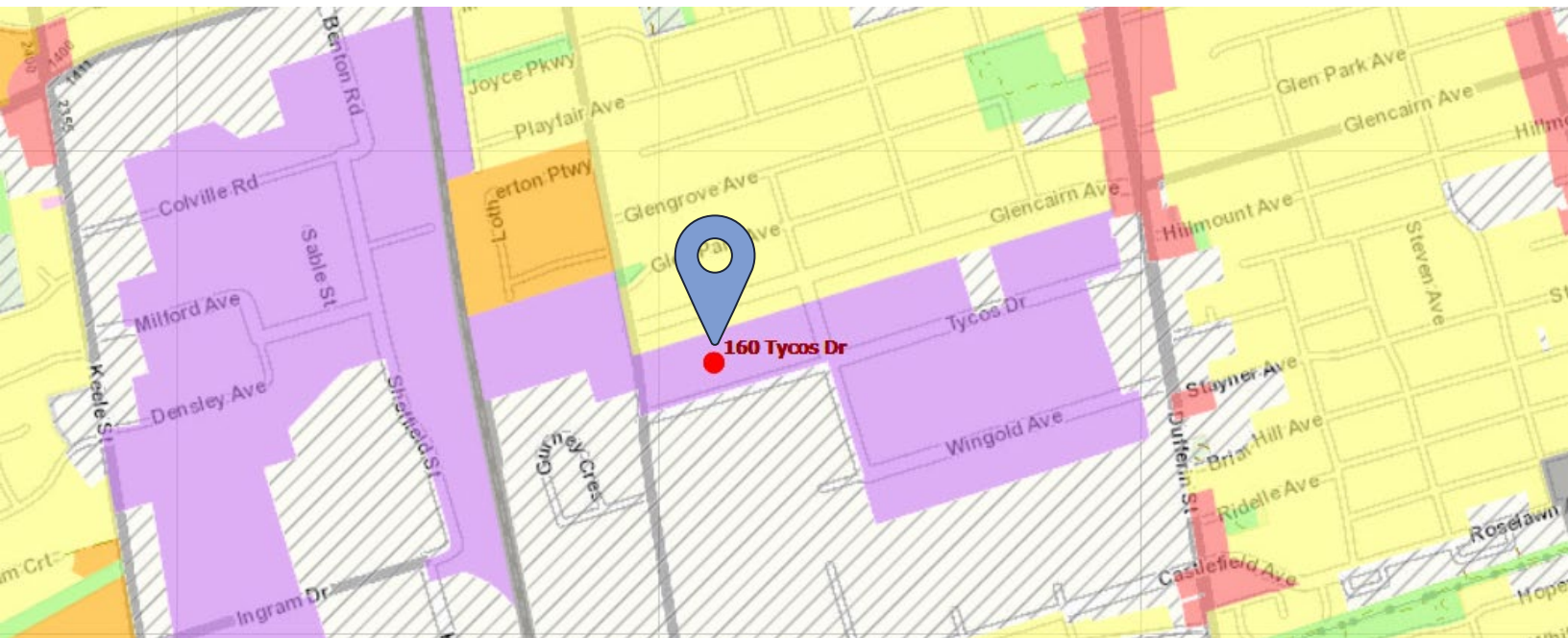
Permitted Uses

- Ambulance Depot
- Artist Studio
- Automated Banking Machine
- Bindery
- Carpenter's Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Laboratory
- Office
- Park
- Performing Arts Studio
- Police Station
- Production Studio
- Self-storage Warehouse
- Service Shop
- Warehouse
- Wholesaling Use

Permitted Uses - With Conditions

- Apparel and Textile Manufacturing Use (9)
- Beverage Manufacturing Use (9)
- Cogeneration Energy (17)
- Contractor's Establishment (7)
- Crematorium (21)
- Eating Establishment (6,14)
- Education Use (4)
- Food Manufacturing Use (9, 10)
- Furniture Manufacturing Use (9)
- Metal Products Manufacturing Use (9)
- Open Storage (12)
- Outdoor Patio (11)
- Plastic Product Manufacturing Use (9)
- Printing Establishment (8)
- Public Utility (16,18)
- Recreation Use (1,3)
- Renewable Energy (17)
- Retail Store (5)
- Software Development and Processing (2)
- Take-out Eating Establishment (6)
- Transportation Use (19)

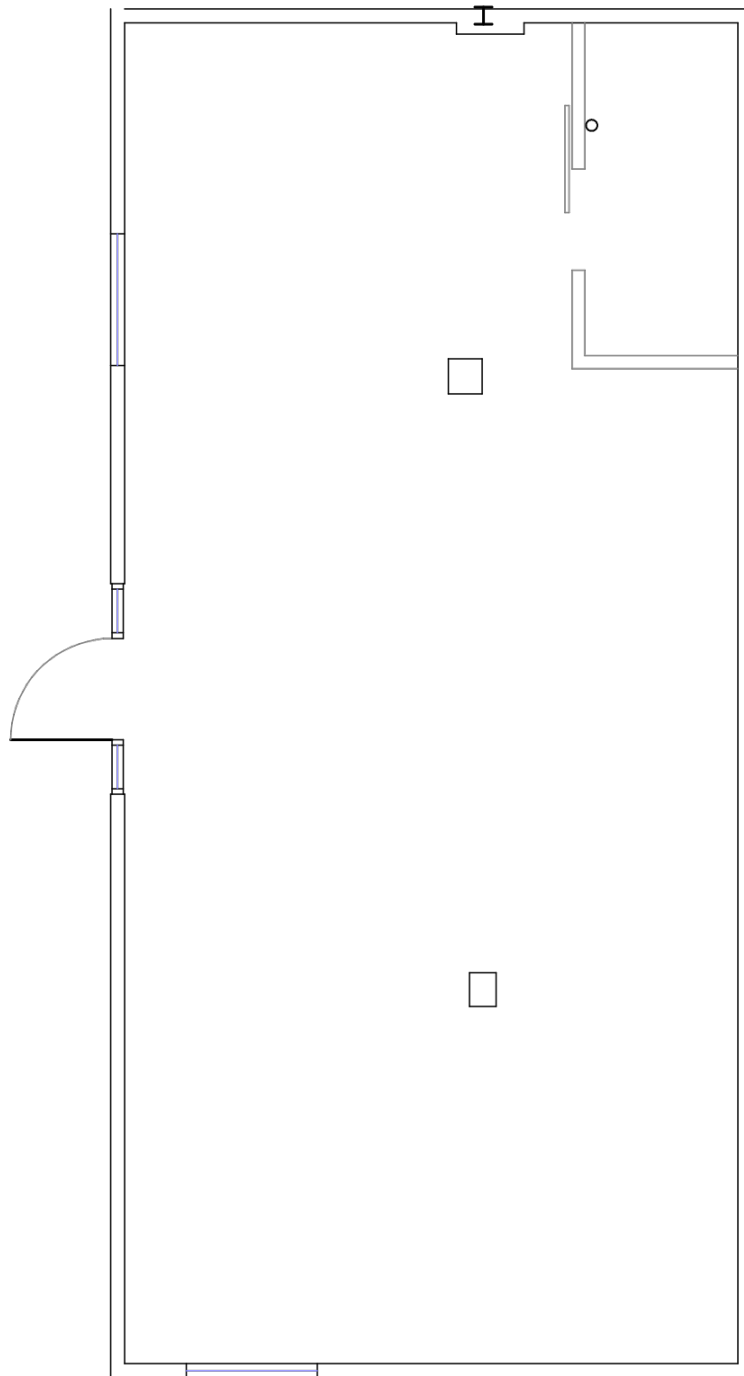
EL 1.0



Suite 222

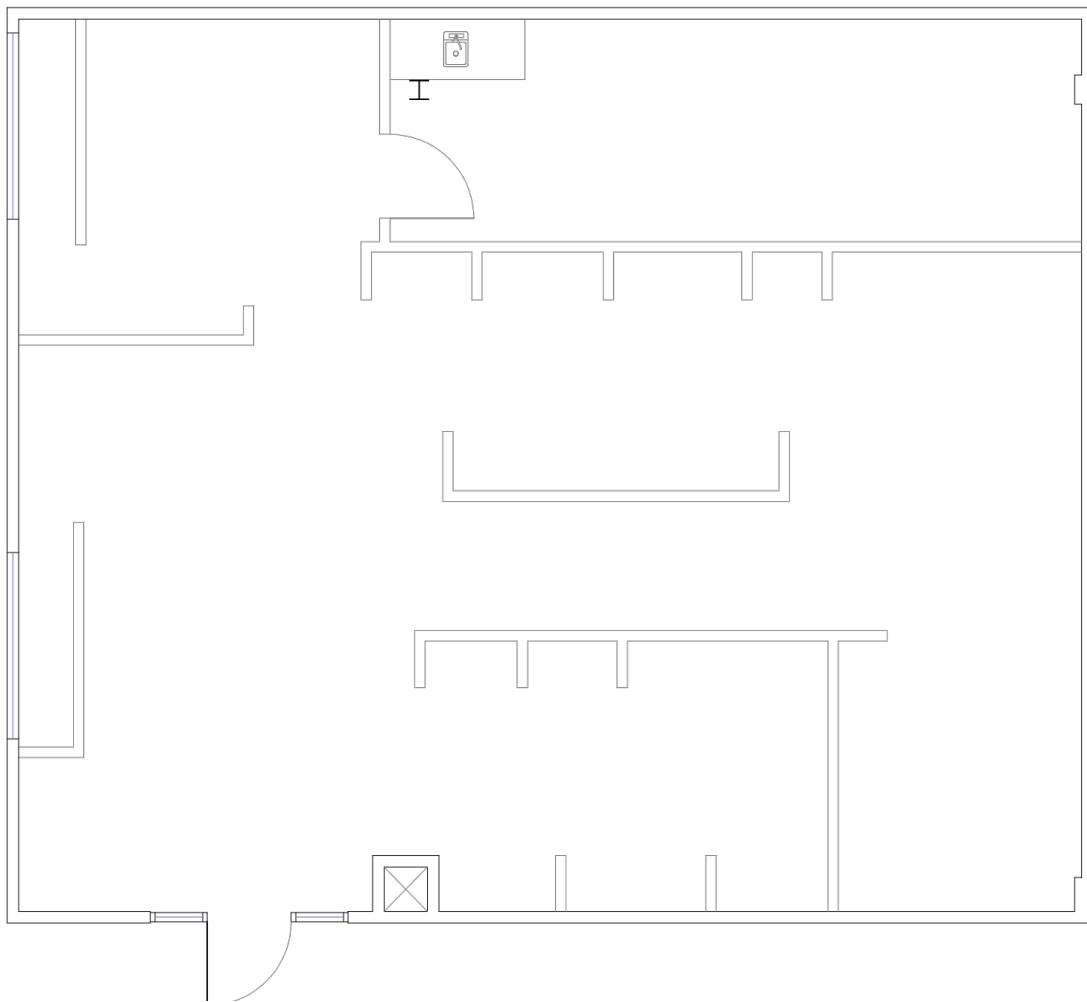
LEASED

Floorplan



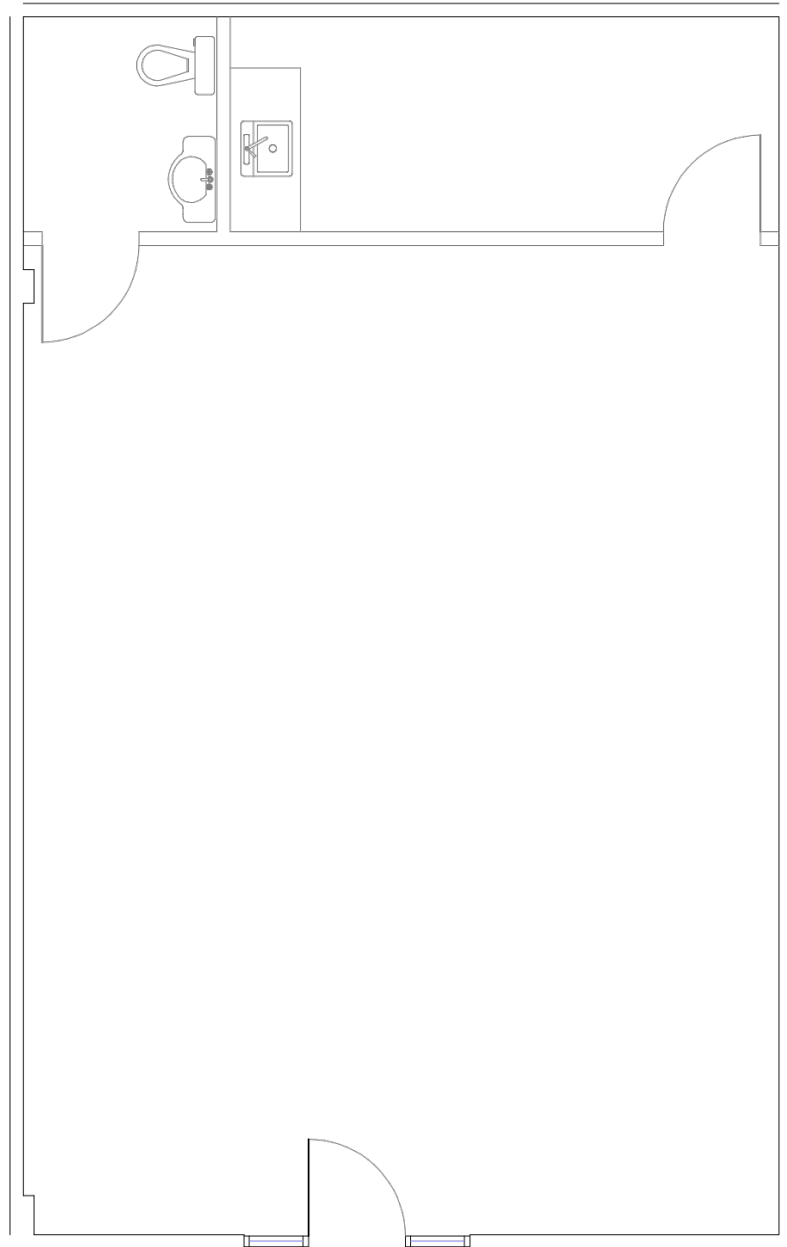
Suite 2205

Floorplan



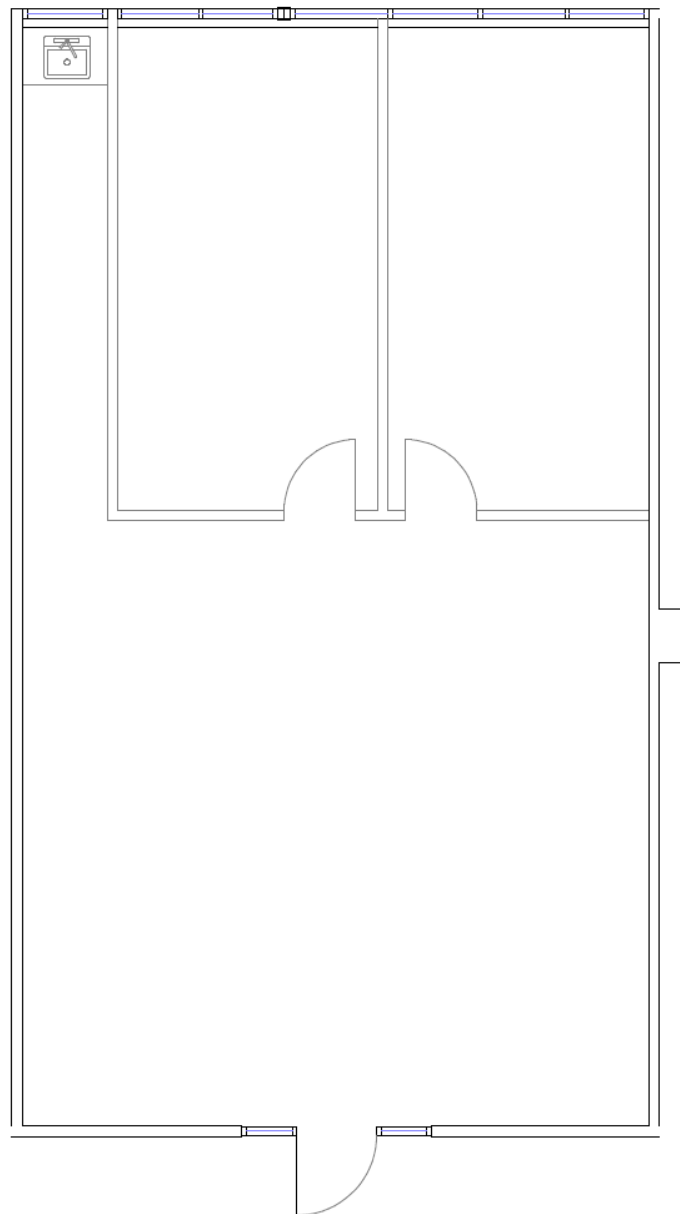
Suite 2206

Floorplan

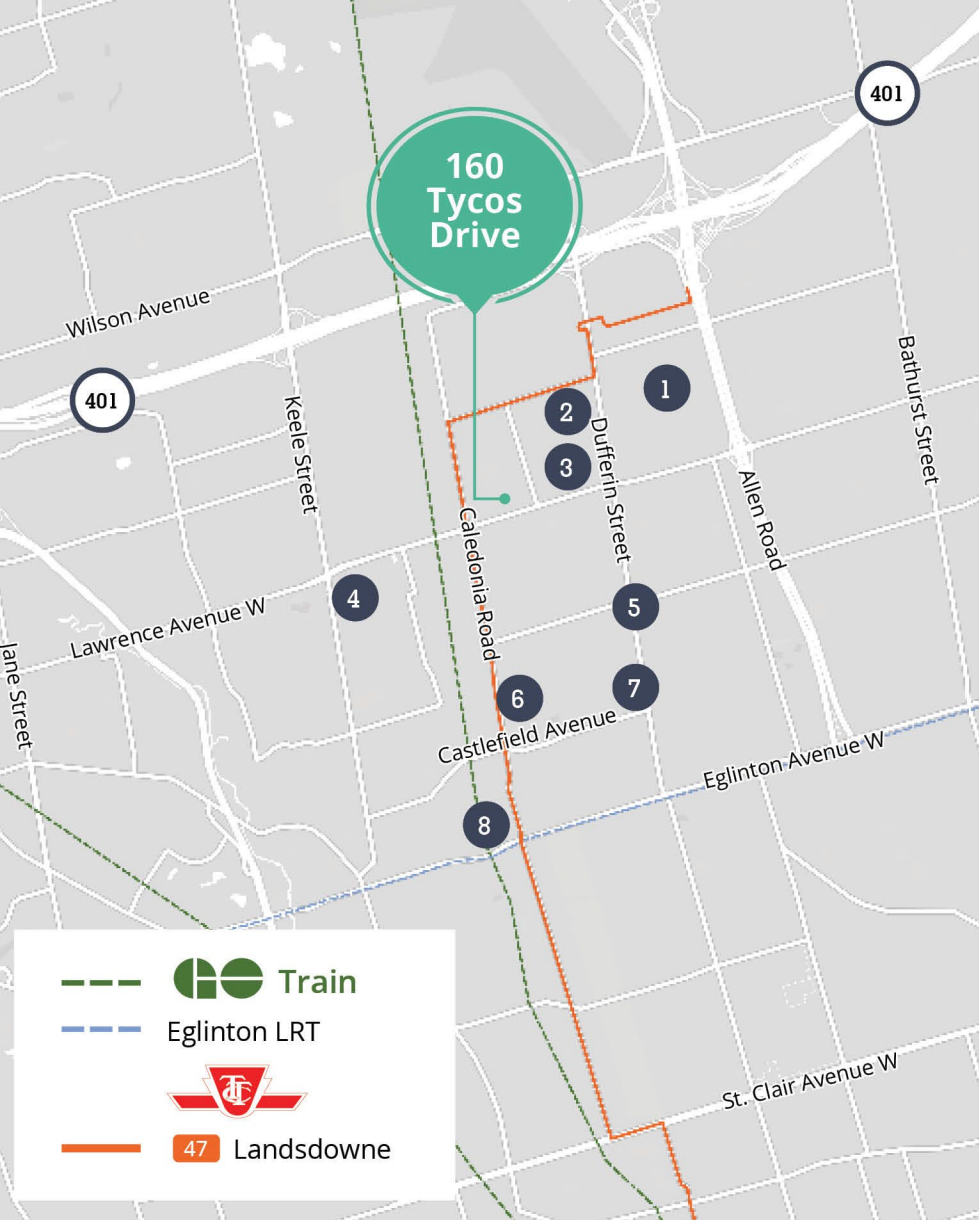


Suite 209

Floorplan



Common Corridor



Amenities & Transit

- 1** Yorkdale Shopping Centre
Indigo
Sephora
Restoration Hardware
Joey
Simons
- 2** Staples
Red Lobster
Burger's Priest
Party City
- 3** Freshii
Burger King
Shell
Harvey's
- 4** Metro
Scotiabank
LCBO
Walmart
- 5** Mr.Sub
Petro
CIBC
McDonalds
- 6** Rona+
Home Depot
Tim Hortons
Starbucks
- 7** Tim Hortons
California Sandwiches
Toronto Pho
Taste of Shawarma
- 8** FreshCo
Dollar Tree
Canadian Tire

Amenities within 5KM


690
RESTAURANTS


39
FITNESS CENTRES


101
BANKS


4
HOTELS


58
GAS STATIONS

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