

**AVISON  
YOUNG**

# Showroom/office space for lease in the heart of the Design District

**117 Tycos Drive - Unit 2**  
North York, ON







# 117

Tycos Drive  
Unit 2  
North York, ON

## Property details

### TOTAL AVAILABLE AREA

7,862 sf

### RETAIL AREA

50%

### OFFICE AREA

50%

### CLEAR HEIGHT

16'

### SHIPPING

1 T/L

### POSSESSION

Immediately

### ASKING NET RENT

\$24.95 psf

### TMI (2024)

\$7.11 psf

## Features

- Features two universal washrooms, rough in for full kitchen, server room, and polished concrete floors
- HVAC distributed throughout
- AAA landlord
- Unbeatable signage on Lansdowne Avenue visible from Tycos Drive
- TTC at your doorstep and parking on site
- Truck level door could accommodate 53' trailers



# Toronto's Design District

## TYCOS DRIVE

Toronto's Design District has become a hub for luxury showrooms servicing the downtown core and mid-town suburbs. Catering to the design/décor and home improvement industries, the Design District is home to countless international brands, such as Romo, Cowtan & Tout, Roche Bobois, Scavolini, B&B Italia, and Cassina, to name a few.

This carefully curated stretch of Tycos Drive is strategically situated between Caledonia Road and Dufferin Street - truly a one-of-a-kind destination!



## Accessibility



**1.9 KM TO:**  
-GLENCAIRN STATION  
(TTC LINE 1)  
**650 M TO CALEDONIA STATION**  
(EGLINTON LRT)

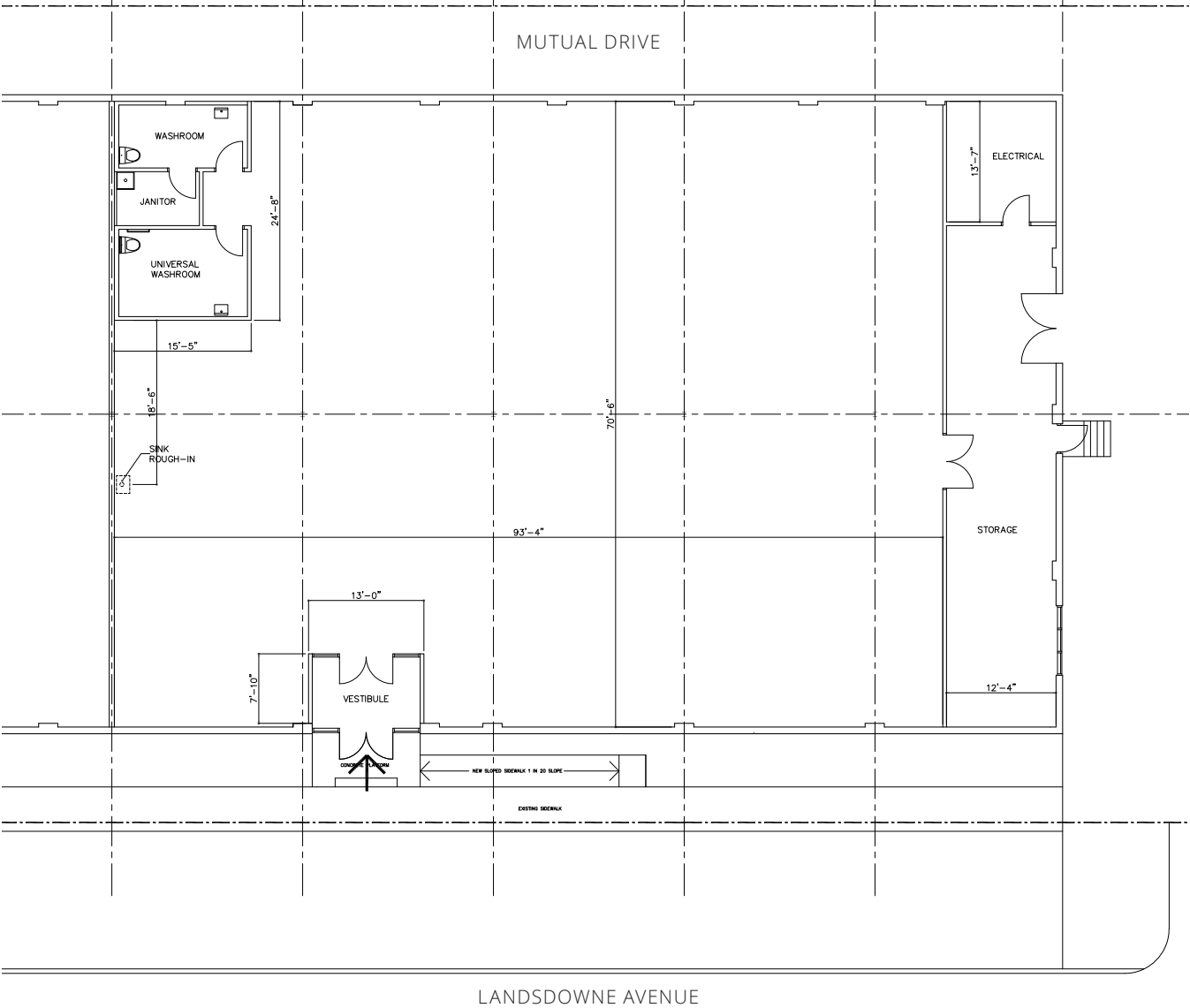


<b>ALLEN ROAD</b>	2.20 KM		5-8 MIN
<b>HWY 401</b>	3.65 KM		9-24 MIN
<b>HWY 400</b>	3.20 KM		9-25 MIN
<b>404 / DVP</b>	11.2 KM		28 MIN -1HR

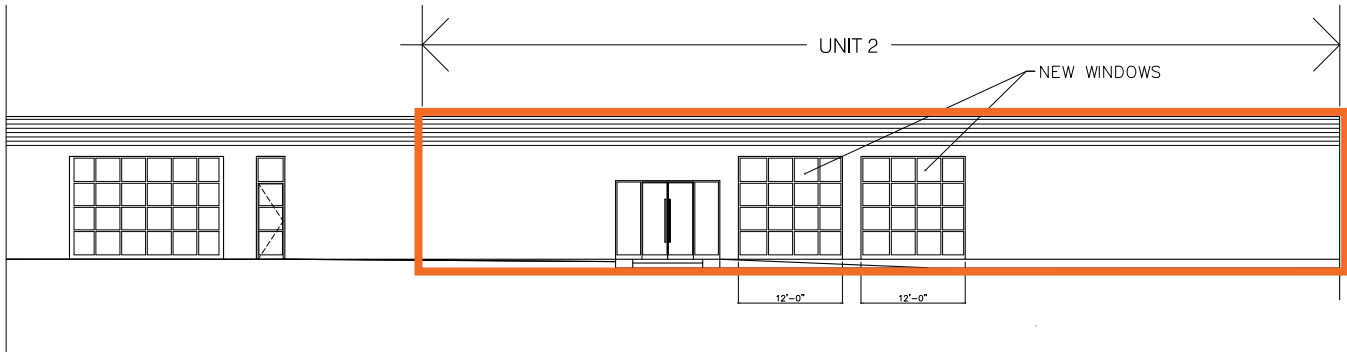
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## Floor Plan



### WEST ELEVATION











## Amenities within 5km



690

RESTAURANTS



39

FITNESS CENTRES



101

BANKS



4

HOTELS



58

GAS STATIONS

# 117 Tycos Drive - Unit 2

North York, ON

## Get more information

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Broker, Principal

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COMPANIES**

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