

**AVISON
YOUNG**

For Lease

1167 Caledonia Road | North York, ON



Office / retail spaces available for lease in the heart of the Design District

**Get more
information**

Tom Clancy
Broker, Principal,
Senior Vice President
647 774 6040
tom.clancy@avisonyoung.com

Tessa Compagno
Sales Representative,
Associate Vice President
416 400 1015
tessa.compagno@avisonyoung.com

Noah Frankel
Sales Representative,
Senior Associate
647 287 4315
noah.frankel@avisonyoung.com



Platinum member

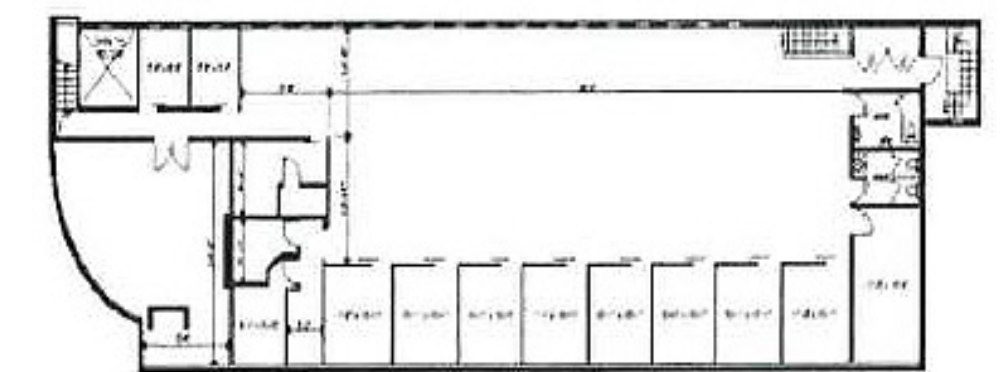
Property summary

1167 Caledonia Road, North York, ON

-  Turnkey office/retail space with premium exposure on Caledonia Road.
-  Trendy loft-style space built out with multiple private offices, boardroom, open space, two lunchrooms, two kitchenettes, and a gym.
-  TTC at your doorstep.
-  Free parking available onsite and at street level.
-  Ideal for architects, designers, traditional office users and business in the home improvement/ decor industry that can benefit from close proximity to the Design District.
-  Speak with listing agents regarding possession date.



First floor



Second floor

Current availabilities

Entire building		Suite 100		Suite 200	
Available size	12,868 sf	Available size	7,294 sf	Available size	5,574 sf
Asking rent	\$18.95 psf	Asking rent	\$20.95 psf	Asking rent	\$19.95 psf
TMI	\$9.60 (2026)	TMI	\$9.60 (2026)	TMI	\$9.60 (2026)

Property summary

1167 Caledonia Road, North York, ON

Unit 100

This turnkey ground floor office can double as a retail showroom space, offering private offices along the perimeter and open area in the center. The main entrance provides a tall and bright atrium and leads into a modern boardroom. The unit is also outfitted with a kitchenette, men's and women's washrooms, and a gym that can be converted back into a lunchroom.



Unit 200

This loft-style second floor office offers private offices along the perimeter and the balance is open area. The space has two entrances, one facing Caledonia Road and the other leading off the rear parking lot. A large boardroom and kitchenette encourages a collaborative workspaces, along with break-out rooms allowing for private workspaces.

MC(H) | Industrial-Commercial

PERMITTED USES

- Adult education school
- Artist studio
- Banquet hall
- Car rental agency
- Car washing establishment
- Cinema
- Club
- College
- Commercial gallery
- Commercial recreation
- Commercial school communications and broadcasting
- Community centre
- Contractor's establishment
- Custom workshop
- Day nursery
- Financial institution
- Fitness centre
- Funeral establishment
- Gasoline station
- Golf course
- Health science research
- Laboratory
- Hotel
- Industrial sales and service
- Information processing
- Laundry
- Manufacturing
- Motor vehicle body repair shop
- Research laboratory
- Restaurant, with or without an outdoor patio
- Secondary school
- Service shop
- Service station
- Showroom
- Theatre
- Transportation terminal
- Warehouse
- Veterinary clinic

PERMITTED USES WITH RESTRICTIONS

- Office uses
- Personal service shop
- Place of worship
- Retail store



Click for full zoning by-law



For Lease

1167 Caledonia Road
North York, ON

For more information:

Tom Clancy

Broker, Principal, Senior Vice President
647 774 6040
tom.clancy@avisonyoung.com

Tessa Compagno

Sales Representative,
Associate Vice President
416 400 1015
tessa.compagno@avisonyoung.com

Noah Frankel

Sales Representative,
Senior Associate
647 287 4315
noah.frankel@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

© 2026. 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. © Mapbox, © OpenStreetMap



**AVISON
YOUNG**

