

For Lease

55

Horner Avenue  
Toronto, ON

STAND ALONE GROUND  
FLOOR OFFICE SPACE

**NET  
RENT**  
Reduced

**dream** 

**AVISON  
YOUNG**

# 55

**Horner Avenue**  
**Toronto, ON**



- Demising options available  
Unit 1A 5,694 sf & Unit 1B 4,681 sf
- Ample parking
- Located in close proximity to many amenities and public transit
- Close proximity to 400-series highways
- Professionally managed by Dream Industrial REIT
- Signage opportunity

## Property Summary

### OFFICE SPACE

Unit 1: 10,375 sf  
Option 1A: 5,694 sf  
Option 1B: 4,681 sf

### ADDITIONAL RENT

\$11.87 psf (2025 est.)  
(inclusive of utilities)

### Tenant Inducement

\$10.00 psf can be applied to alterations  
or used as a free rent credit

### NET RENT

~~\$18.95~~ **\$14.95** psf

### POSSESSION

IMMEDIATE

## Office Highlights



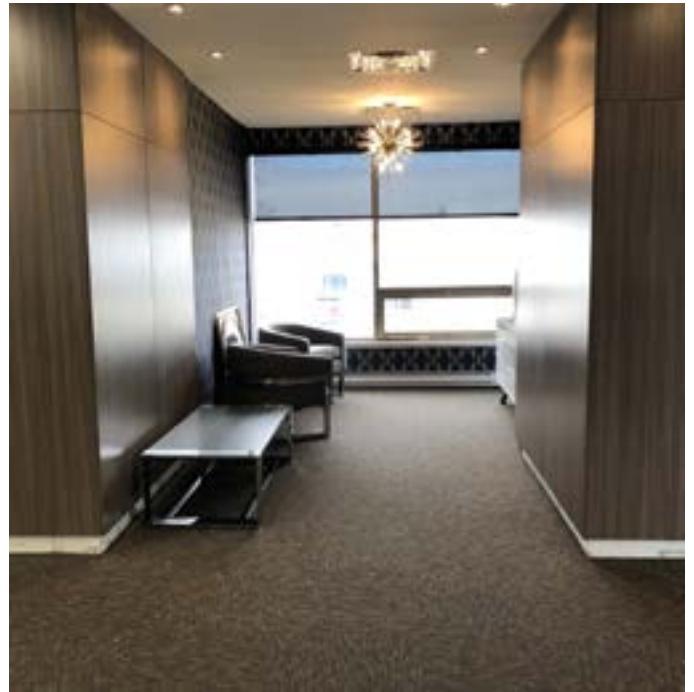
Standalone ground floor office space with improvements in place



Plenty of perimeter office on glass with large sidelights



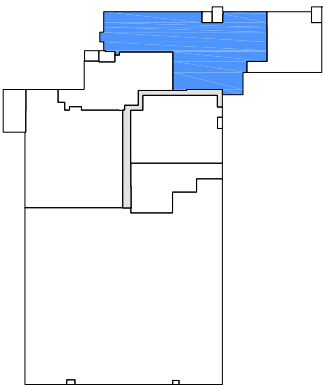
Direct access from parking and private bathrooms in suite



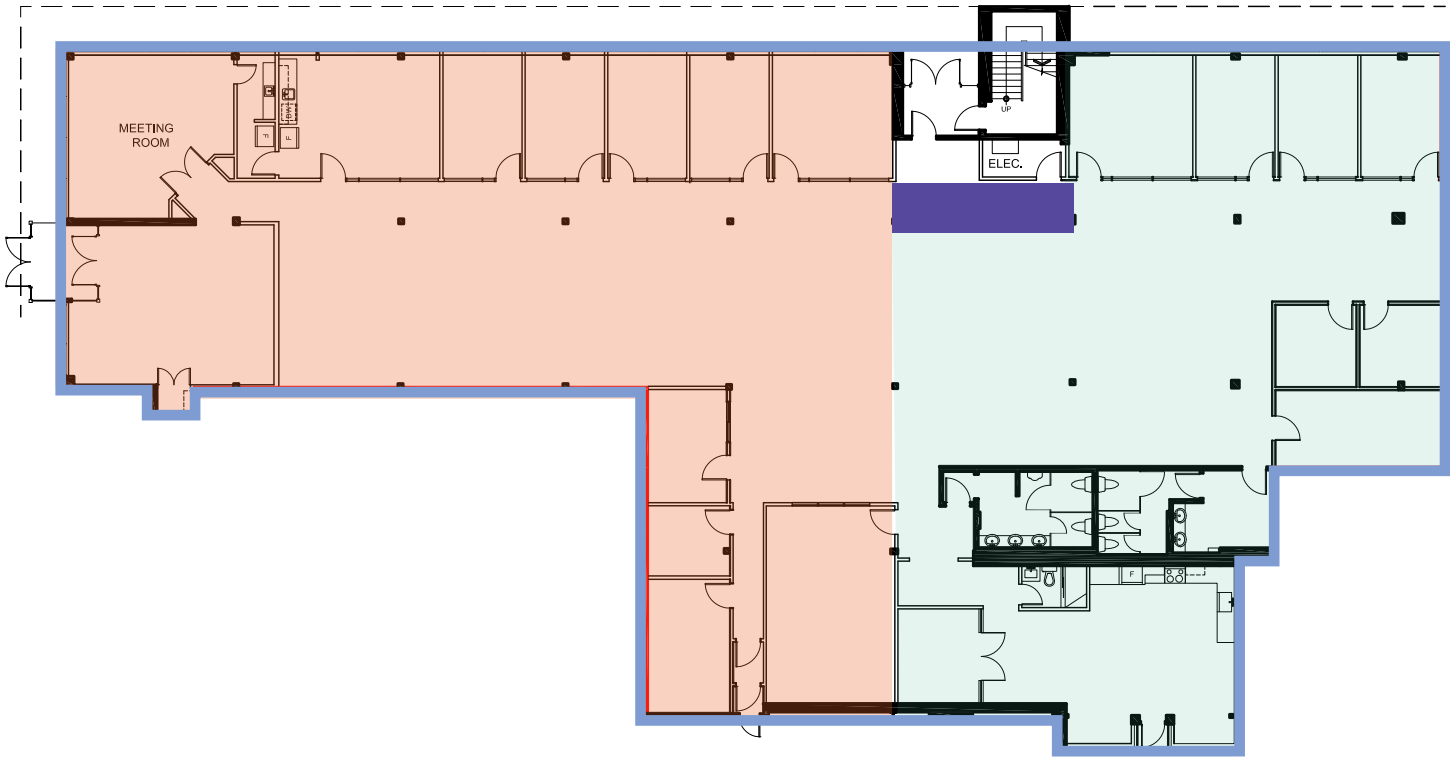
# Floor Plan

## LEGEND

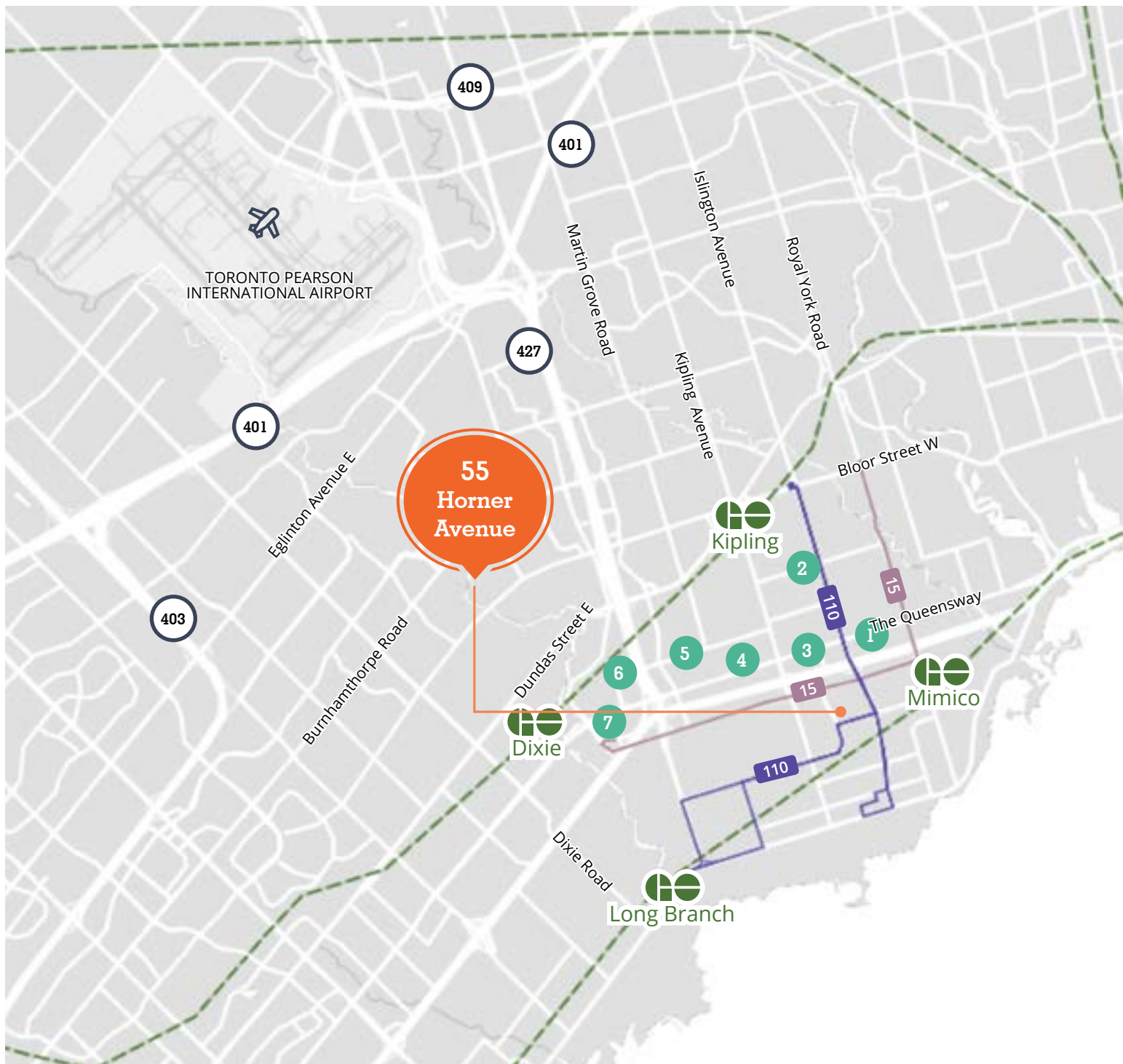
Unit 1	10,375 sf
Option 1A	5,694 sf
Option 1B	4,681 sf
Common vestibule	



KEY PLAN







Amenities within 5 km

186  
RESTAURANTS

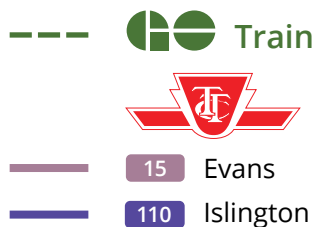
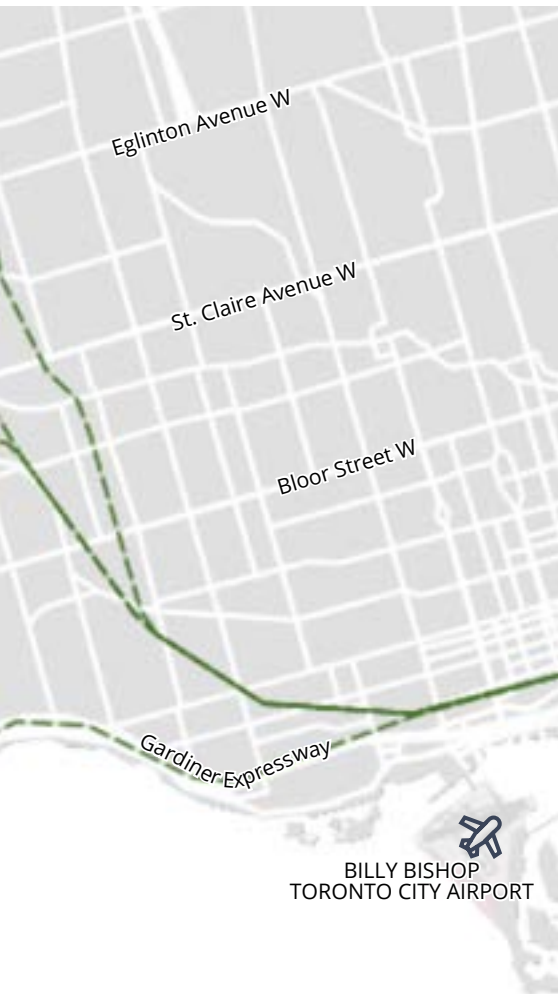
200  
RETAIL

96  
HOTELS

166  
FITNESS  
CENTRES

106  
BANKS

23  
GAS  
STATIONS



## Location

### Accessibility + Amenities + Transit

- 1 Costco  
Tim Hortons  
Harvey's  
Starbucks  
Dairy Queen
- 2 Tim Hortons  
Second Cup  
No Frills  
Beertown  
Public House
- 3 Esso  
Cineplex  
LCBO  
K&B Sushi  
Mandarin
- 4 Hyundai  
Mitsubishi  
Honda  
Subaru  
Nissan
- 5 Canadian Tire  
Lowe's  
Boston Pizza  
Bed Bath & Beyond
- 6 **SmartCentres Etobicoke**  
Walmart  
Old Navy  
Home Depot  
Earls  
Marshalls
- 7 **Sherway Gardens**  
Sporting Life  
Sport Chek  
Indigo  
Joey's  
H&M
- The Burger's Priest  
California Sandwiches  
KFC/Taco Bell
- Party City  
Winners  
Mark's  
Five Guys  
Best Buy
- Sephora  
Cactus Club  
The Keg  
Eataly  
Hudson's Bay
- Money Mart  
The Pie Commission  
Pet Valu
- Healthy Planet  
McDonalds  
7 Eleven  
Dollarama
- Spoon & Fork  
Service Ontario  
Burrito Boyz  
Sobeys  
Swiss Chalet
- TD  
Ikea  
Cora  
Burger King  
Wendy's

<b>GARDINER EXPRESSWAY</b>	1 KM	3 MINS	<b>KIPLING STATION</b>	5.0 KM	10 MINS
<b>HIGHWAY 427</b>	4.3 KM	5 MINS	<b>SHERWAY GARDENS</b>	3.9 KM	10 MINS
<b>HIGHWAY 401</b>	4 KM	11 MINS	<b>TORONTO PEARSON INTERNATIONAL AIRPORT</b>	13.2 KM	15 MINS
<b>DOWNTOWN TORONTO</b>	12 KM	15 MINS	<b>MIMICO GO STATION</b>	1.2 KM	3 MINS

# 55 Horner Avenue Toronto, ON

## For Lease

**AVISON  
YOUNG**



Platinum member

AVISON YOUNG is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,400 real estate professionals in 80 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.



Dream TSX: DRM has grown a lot since we started in 1994, becoming one of Canada's leading real estate companies with ~800 employees and approximately \$14 billion of assets under management in North America and Europe. The scope of the business includes residential land development, housing and multi-family development, condominium and mixed-use development, and asset management & management services for four TSX-listed trusts and institutional partnerships, investments in and management of Canadian renewable energy infrastructure and commercial property ownership.

## Get more information

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