



**FOR FURTHER INFORMATION  
OR TO TOUR PLEASE CALL:**

**SEAN BOYLE** President, Broker of Record  
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**DAVID BOUGIE** Sales Representative  
416.594.9999 x.24  
dbougie@boylecommercial.com

**Available**

Suites 302, 304, 305, 306, 403A

**Net Rent**

\$14.50 psf

**Additional Rent**

\$15.55 psf

**Term**

3-5 year lease

**1670**

**BAYVIEW AVENUE**

A PRIME BUSINESS ADDRESS

[www.1670bayview.com](http://www.1670bayview.com)

(Bayview/Hillsdale south of Eglinton Ave E.)

**FOR LEASE – 3rd & 4th Floor Suites**



**Building Features**

*“Walk to work/walk to amenities”*

- BMO located on main floor
- boutique office building • lots of natural light
- parking \$120.00/mo. per space, unreserved (subject to availability and landlord’s rate change)

**Available Suites\***

| STE.#          | RENTABLE (SQ.FT.) | NET RENT (per SQ.FT.) | ADDITIONAL RENT (per SQ.FT.) | AVAILABLE         | FEATURES  |
|----------------|-------------------|-----------------------|------------------------------|-------------------|---|
| 302            | 1,353             | \$13.00               | \$15.55                      | now               | 4 offices, (3 with windows), kitchenette, supply room, reception, elevator exposure                               |
| 304            | 1,300             | \$14.50               | \$15.55                      | now               | reception, kitchen, open area   |
| 305            | 830               | \$14.50               | \$15.55                      | now               | reception, open area, private windowed office   |
| 306            | 1,438             | \$14.50               | \$15.55                      | Dec. 31, 2010     | 4 offices, reception area: this is a fully functional shared office, with offices leasing on an individual basis. |
| <del>308</del> | <del>2,196</del>  | <del>\$14.50</del>    | <del>\$15.55</del>           | <del>LEASED</del> | <del>boardroom, kitchen, open area</del>  |
| <del>403</del> | <del>2,474</del>  | <del>\$12.00</del>    | <del>\$15.55</del>           | <del>LEASED</del> | <del>6 private windowed offices, boardroom and open area. Term to Sep. 30, 2010.</del>                            |
| 403A           | 824               | \$14.50               | \$15.55                      | now               | windowed office & open area   |

\*For individual floor plans of suites, please go to [www.1670bayview.com](http://www.1670bayview.com) Above information established according to BOMA / ANSI Z65.1 96



BOYLE Real Estate Inc., Brokerage The Fairmont Royal York Hotel, 100 Front St. W., Toronto, M5J 1E3

All information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified, and as such, cannot be warranted nor form any part of any future contract. This offering may be withdrawn at any time without notice.



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(Bayview/Hillsdale south of Eglinton Ave E.)

**FOR LEASE: Executive Business Centre**



**Building Features**

*“Walk to work/walk to amenities”*

- Perfect for new start-ups and businesses in Leaside, Rosedale areas
- Professionally furnished offices for lease on an individual unit basis with flexible terms
- Fully functional kitchenette
- Photocopier on a pay per use basis, utilities, cleaning, taxes and free access to conference rooms
- Access from Eglinton & St. Clair subway stations via TTC bus
- Access to downtown core in 15 minutes via Bayview extension

**Available**

5th floor furnished, windowed and non-windowed offices

**Gross Rent**

\$400 to \$1,600 per month plus GST (depending on office)

**Term**

Flexible – as little as monthly

**Amenities**

- fully functional kitchenette
- photocopier on a pay per use basis
- access to conference rooms



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