

QUEENSCORP®

170 Evans Avenue



Exceptional Leasing Opportunity in the heart of South Etobicoke

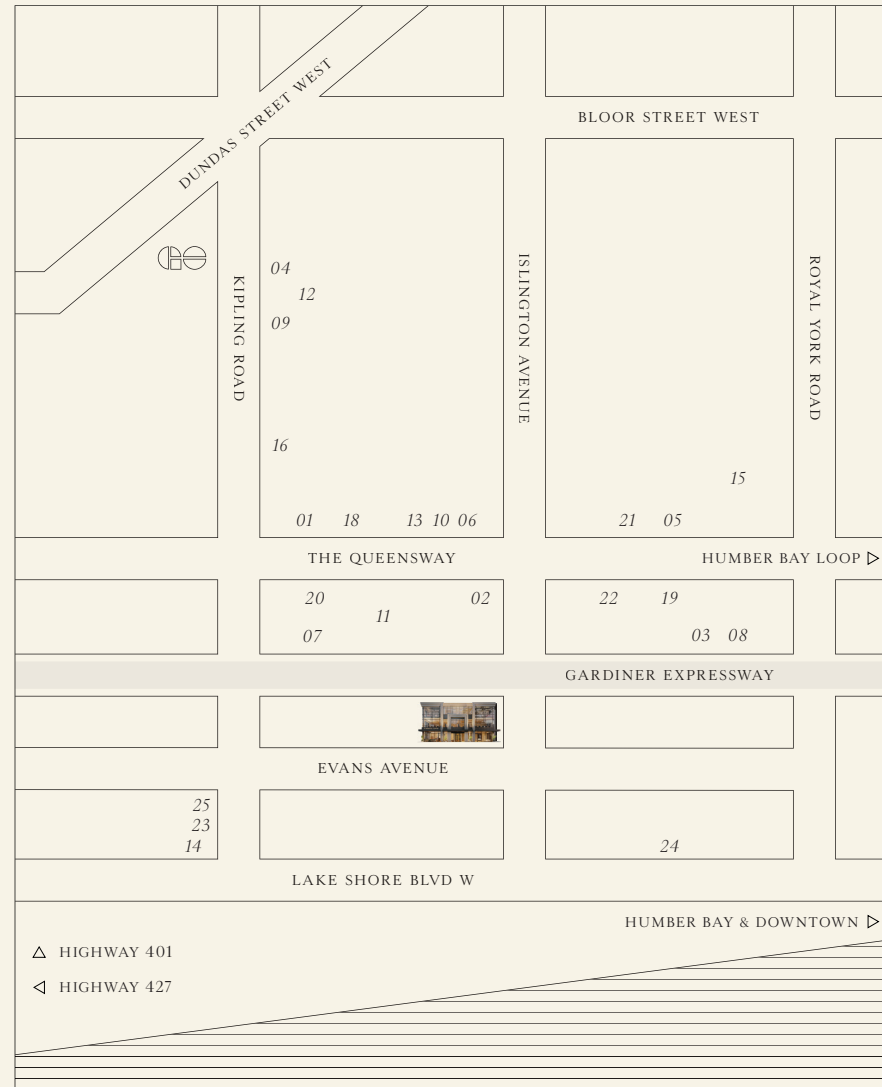




01 Overview

Located in the heart of South Etobicoke's Mimico neighbourhood, 170 Evans Avenue is a 3-storey, 20,000-square-foot office building on the north side of Evans Avenue just west of Islington Avenue. This exceptional property offers unparalleled access to the QEW, Highway 427, Highway 401 and Pearson Airport. In addition, two major TTC bus routes can be accessed directly in front of the property.

South Etobicoke is quickly becoming one of the most desired areas to live, work, and play in Toronto, having experienced explosive growth over the past few years. This has resulted in a flurry of high-rise towers being built and planned in the area, especially at Humber Bay Shores, and at the Queensway/Islington intersection, which is only one block north of the property.



- | | |
|-------------------------------------|--------------------------------|
| 01 BURRITO BOYZ | 13 MODO YOGA |
| 02 CINEPLEX CINEMAS QUEENSWAY & VIP | 14 POPEYES |
| 03 COSTCO | 15 QUEENSWAY PARK & RINK |
| 04 DINO'S WOODBURNING PIZZA | 16 RANCHO RELAXO |
| 05 DON CHON KOREAN BBQ | 17 ROYAL MEATS BARBEQUE |
| 06 D SPOT DESSERT CAFE | 18 SCOTTY BONS CARIBBEAN |
| 07 FIT4LESS | 19 STARBUCKS |
| 08 GREAT LAKES BREWERY | 20 SPOON & FORK |
| 09 LA TORTILLERIA | 21 SUSHI KAJI |
| 10 LCBO | 22 THE PIE COMMISSION |
| 11 THE MANDARIN | 23 TIM HORTONS |
| 12 MASCOT BREWERY | 24 VIVE FITNESS 24/7 LAKESHORE |
| | 25 WENDY'S |

02 Property & Leasing Details

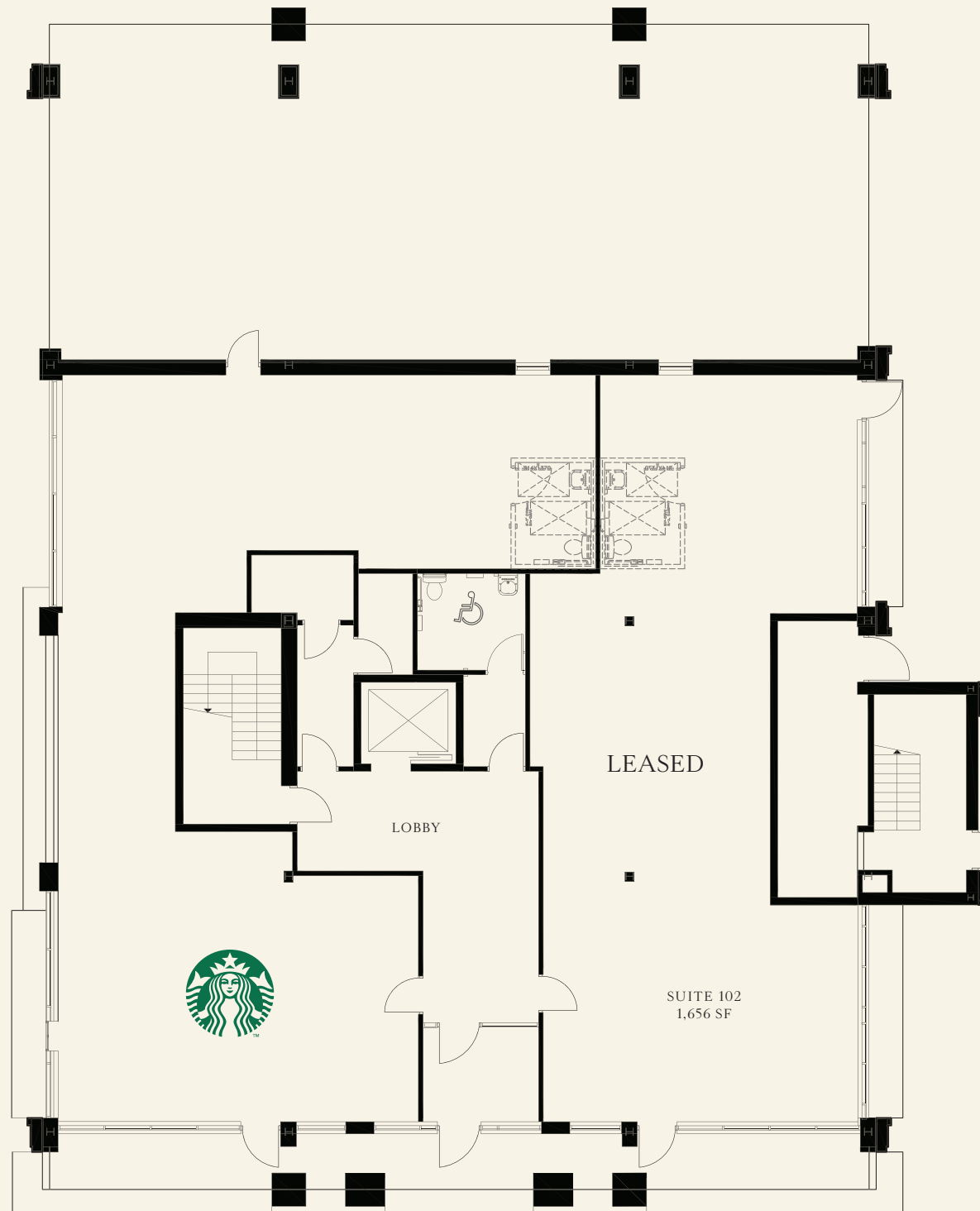
Address	170 Evans Avenue
Zoning	Industrial Class (IC.1)
Land Area	37,461 SF
Building Size	20,644 SF
First Floor - Suite 101	Leased
First Floor - Suite 102	Leased
Second Floor - Suite 201	2,222 - 4,444 SF
Second Floor - Suite 202	Leased
Third Floor	Leased
Net Rent	Contact Broker
Additional Rent	\$14.00 PSF
Parking	70 Spots
Term	5 to 20 Years
Occupancy	Immediate
Features	Great exposure to QEW Great access to QEW, Highway 427, 401 & YYZ State-of-the-art heating & cooling system Security access control & CCTV surveillance system 2 major TTC bus routes in front of the building Walking distance to Mimico GO-Lakeshore West Line



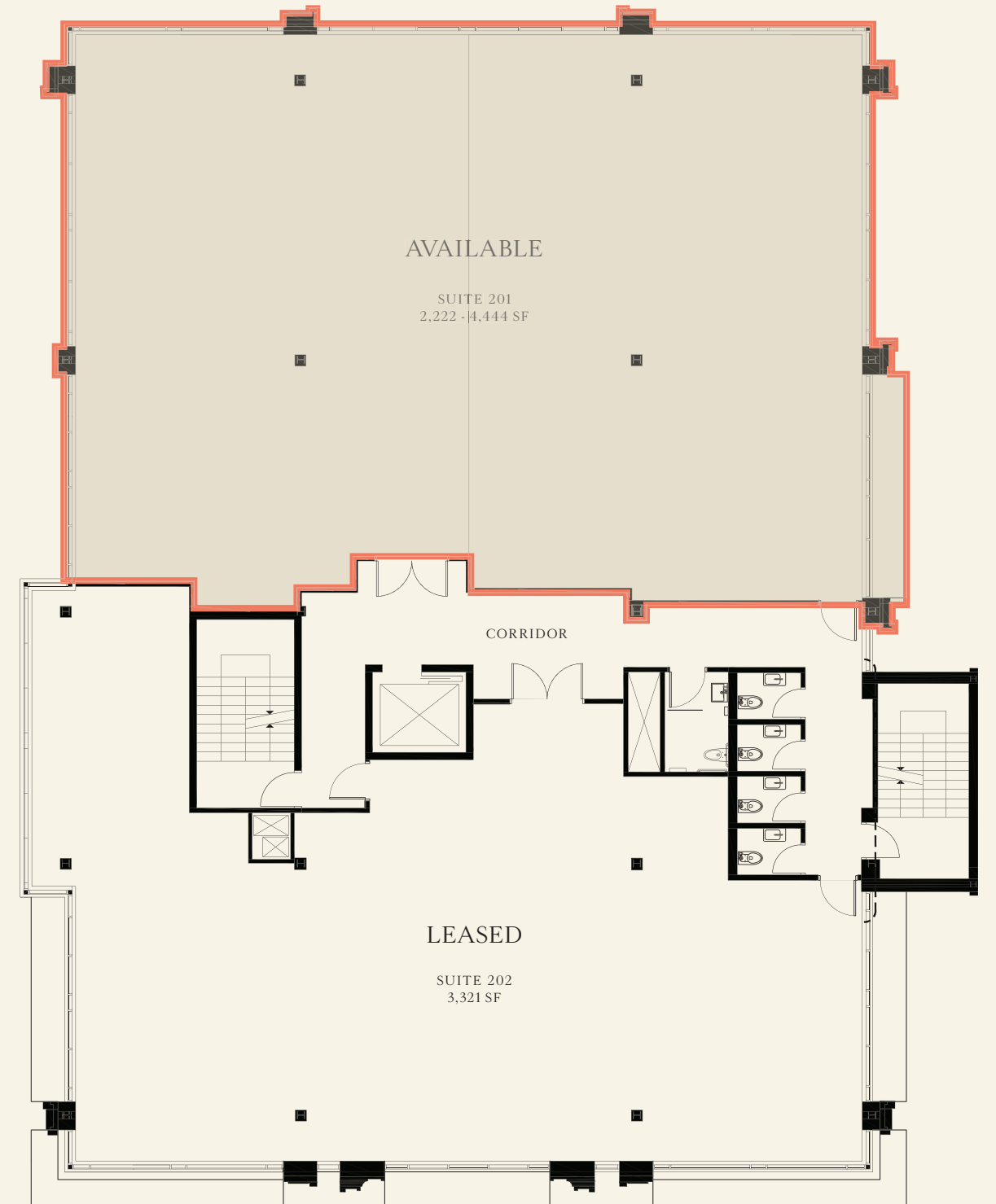
03 Floorplans

The spacious floorplans at 170 Evans Avenue are designed with maximum flexibility and customizability in mind. Surrounded by floor-to-ceiling windows, each unit offers ample natural light and views of the outdoors designed to inspire and motivate during the workday. Every open-concept unit can be fully configured to meet each client's business needs, creating a welcoming environment for work, collaboration and growth.

Ground Floor



Second Floor



*Units can be sub-divided, as needed.



04 Demographics & Statistics

Population ¹	204,859
15-24	19,754
25-34	34,755
35-44	34,446
45-54	26,465
55-64	27,734
65+	35,707
Daytime Population ¹	200,856
2027 Expected Population	Δ 9%
Total Households	91,532
Average Household Income	\$145,454
Median Income	\$96,169
Total Expenditure (Per Household)	\$151,174
Average Price for Detached Homes ²	\$1,553,757
Average Price for Condominiums ³	\$626,964

¹ JLL — South Etobicoke Demographics

² thompsonsell.com/south-etobicoke-neighbourhood/the-queensway

³ Statistics Canada



05 Transit & Connectivity

Located at the centre of a transit node in South Etobicoke, the property is ideally located for both local residents and commuters. The property is very well connected to multiple bus routes, allowing for easy access to locations throughout Toronto.

Mimico Go Train Station is also accessible from the property, and services areas across the GTA including downtown Toronto, Hamilton, Unionville, Oshawa and Kitchener. In addition, travellers can connect to the TTC Subway, Bloor-Danforth line from Mimico Station. The property is also situated adjacent to the Gardiner Expressway, which extends from the foot of the Don Valley Parkway to the junction of Highway 427 and the QEW.

Mimico GO Station	5 minutes 🚗, 20 minutes 🚶
Highway 427 🚗	5 minutes
Downtown Toronto 🚗	10 minutes
Highway 401 🚗	17 minutes
Islington Station 🚗	10 minutes
Union Station 🚗	40 minutes

06 About Queenscorp



Queenscorp Group of Companies is a full-service developer and construction firm, specializing in building niche residential and commercial infill real estate developments across the south-west Greater Toronto Area.

Founded in 1992, our disciplines include initial planning and environmental remediation to construction, final closing and client support. Our team collaborates with retail partners, architects, city planners, engineers, surveyors, inspectors and contractors to ensure each project is designed and constructed in accordance with the highest possible standards.

In just over 30 years, our dedicated in-house management team has worked to provide expertise in the areas of land development, construction management, architectural design, general contracting, financial planning and due diligence to business owners and retail partners throughout the GTA. This has resulted in an impressive portfolio of institutional and national retail clients, including RBC (Royal Bank of Canada), Tim Horton's TD Bank, Starbucks Coffee, Canada, Scotiabank, Popeye's Louisiana Kitchen, Meridian Credit Union, Wendy's and more.

The driving force behind our proven success to-date is mutual goal achievement, maximizing growth potential and optimizing returns. Speak to us today to discuss how our reputation for quality, integrity, and professionalism, with an emphasis on long-term partnerships, can benefit you.

The Mark of *Excellence*.

Contact us to discuss availability



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