



For Sublease: Office

160 Pears Avenue

Office Space in the Premier
Building at Designers Walk



Carolyn Laidley Arn
Senior Vice President
Sales Representative
416.649.5923
claidleyarn@lennard.com

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

160 Pears Avenue

Office available for sublease at the corner of Pears Avenue & Bedford Road in the Annex neighborhood.



Suite
210
Available Space
2,421 SF



Net Rent
\$26.50 PSF
Additional Rent
\$21.50 PSF (2025)



Availability
April 1, 2025
Sublease Expiry
March 30, 2028



Listing Agents
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*Sales Representative

Property Highlights

- Great opportunity in the premier building at Designers Walk which is filled with design and fashion related businesses
- Stunning light filled corner unit with spectacular high end finishes
- Suite features large reception with built in leather wrapped reception desk large conference room, kitchenette, 4 offices with full height glass fronts, open space and storage area
- Features direct walk out to shared terrace area (tenant amenity) Sublease term to March 30, 2028
- One parking space available at additional cost
- Tenant amenities include conference suite and furnished outdoor terrace with direct access

Important Property Details

- Tenant/use are subject to approval by Landlord
- Building is primarily occupied by showrooms, interior designer, fashion, architect offices
- Rate subject to escalations

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Transit

160 Pears Avenue is well-served by public transit, making it easy to get around the city without a car. The Toronto Transit Commission (TTC) operates numerous bus and streetcar routes in the area, with several stops located within walking distance of 160 Pears Avenue.

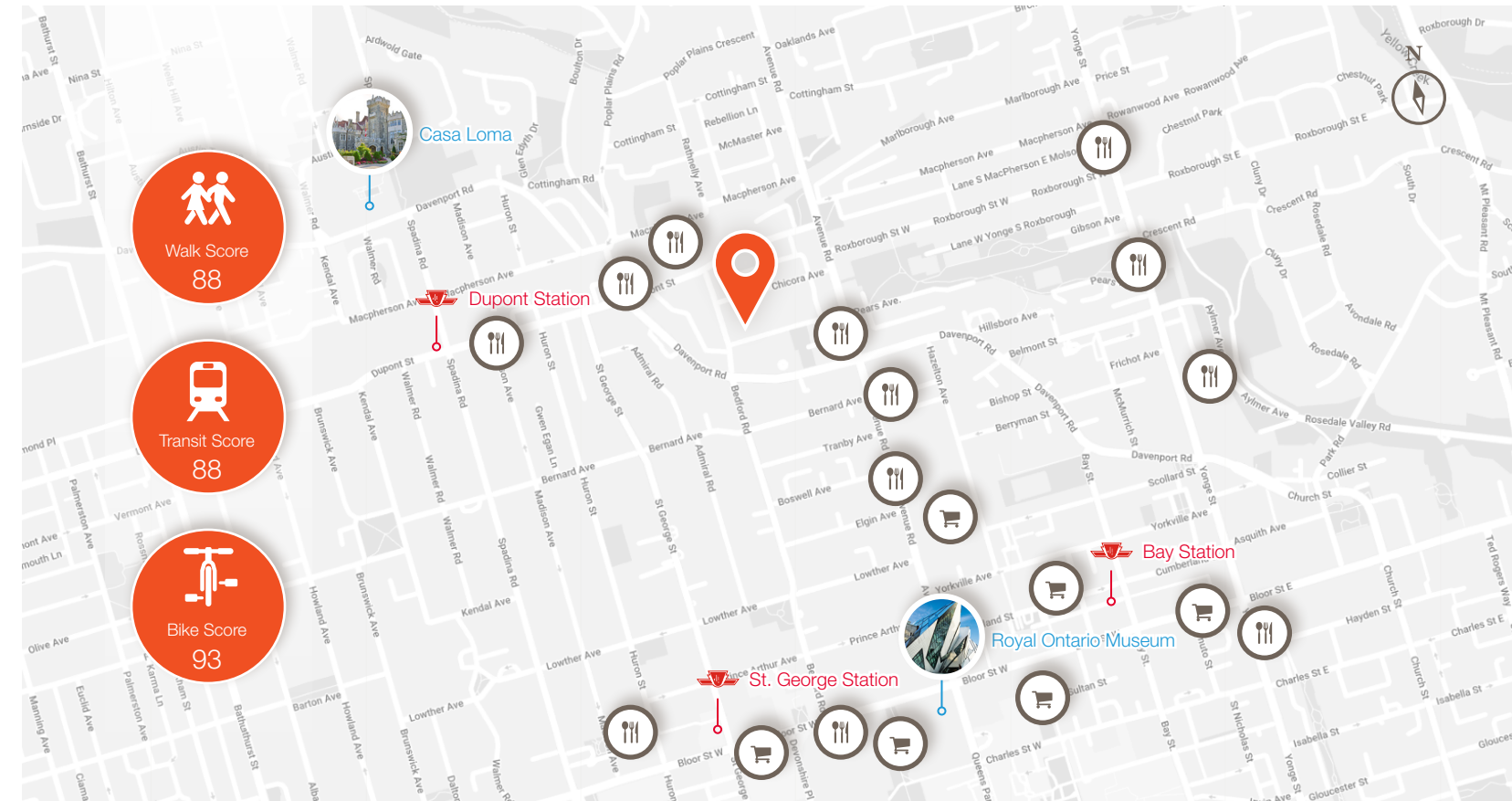
In addition to public transit, the area is also bike-friendly, with numerous bike lanes and bike-sharing programs available. There are also several car-sharing programs in the area, providing an alternative to car ownership for those who need occasional access to a vehicle.

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

Amenities

160 Pears Avenue is located in the Annex neighborhood of Toronto, Ontario, Canada. The area is known for its beautiful historic architecture, tree-lined streets, and proximity to numerous shops, restaurants, and cultural attractions.

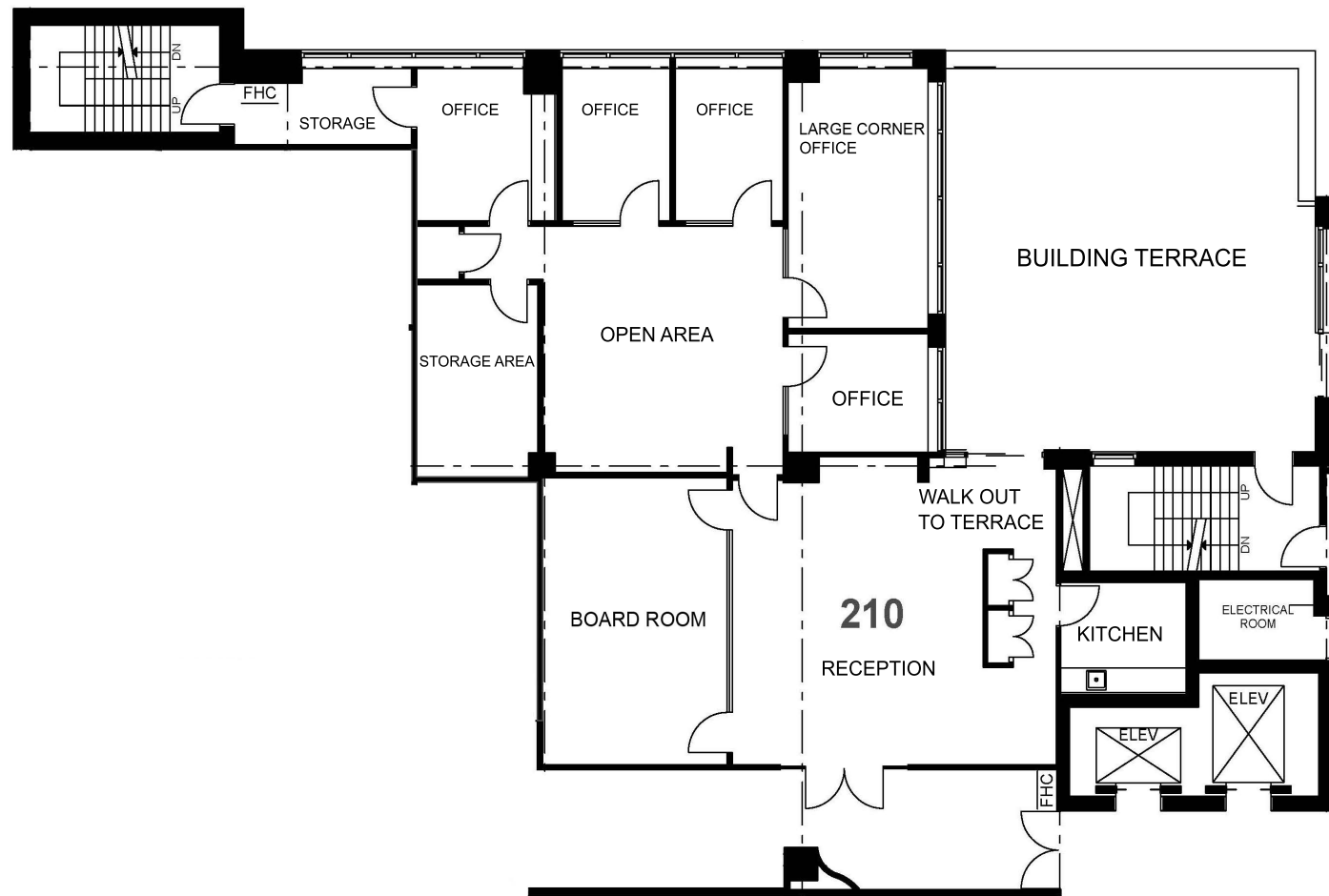
The area surrounding 160 Pears Avenue is characterized by a mix of residential and commercial properties. There are numerous restaurants, cafes, and shops within walking distance, including several along Bloor Street West, which is just a few blocks south of 160 Pears Avenue.



160 Pears Avenue

Floor Plan:

Suite 210: 2,421 SF



Gallery:

Common Area Amenities

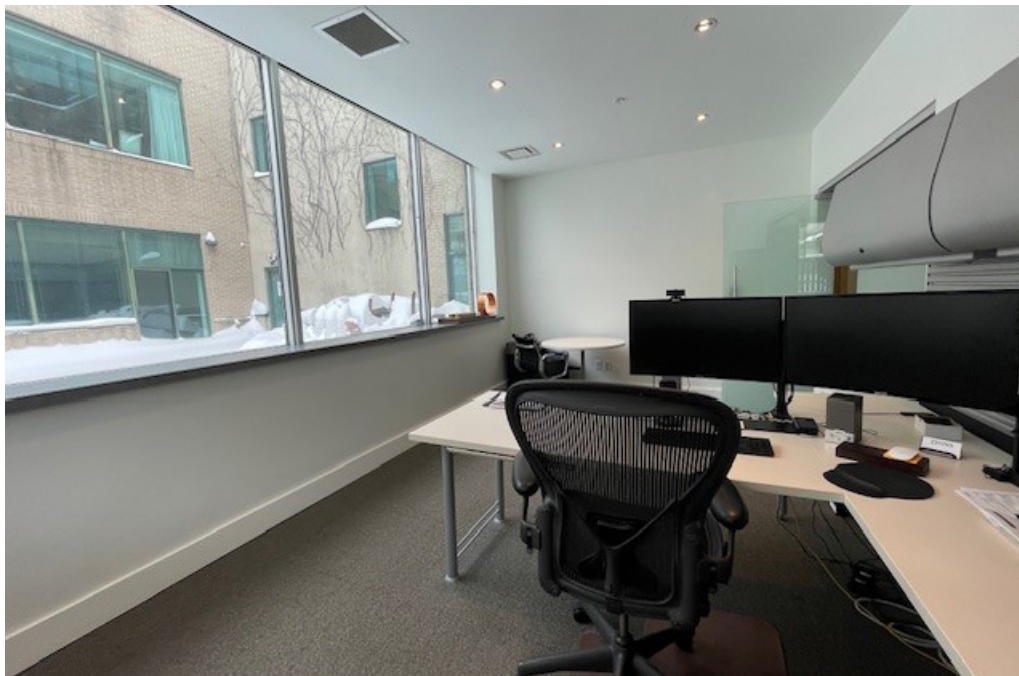


160

Pears Avenue

Gallery:

Suite 210: 2,421 SF



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Pears Avenue

Gallery:

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*A bright future
for your business
is right here.*

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