

FOR LEASE



# TECH AVENUE

The largest modern flex complex in the  
Greater Toronto Area



**Brett Elofson\***

Executive Vice President  
+1 (416) 304 6061  
Brett.Elofson@jll.com

**Matt Kornmuller\***

Senior Vice President  
+1 (416) 238 9762  
Matthew.Kornmuller@jll.com



# TECH AVENUE

The largest modern flex complex in the Greater Toronto Area west, totaling seven buildings and over 500,000 square footage.

Offering uncompromising access via public transit, with two BRT stations within 500 metres, and by direct highway access. With 4.0/1,000 square feet of parking space, commuters feel confident in always having free parking.



**NET RENT**  
Office: \$19.50 PSF



**ADDITIONAL RENT (2026)**

**1620 Tech Ave**  
Office: \$7.41 PSF

**1660 Tech Ave**  
Office: \$8.96 PSF

**1680 Tech Ave**  
Office: \$9.45 PSF



**PARKING**  
Ratio of 4.0/1,000 SF



**LOCATION & ACCESSIBILITY**

Tech Ave offers the opportunity to rub shoulders with top elite companies. Access to a myriad of amenities available within a short walking distance. It is also easy to entertain clients, with hotels, banquet halls, restaurants, and golfing at Centennial Park nearby.

The complex is accessible to major highways including 401, 403, 407, 410, 427 and Q.E.W.

# 1620 Tech Ave



Available Space:  
Unit 3 | Aprox 8,000 SF



Availability  
Immediate



Net Rent  
\$19.50 PSF



Additional Rent (2026)  
\$7.41 PSF

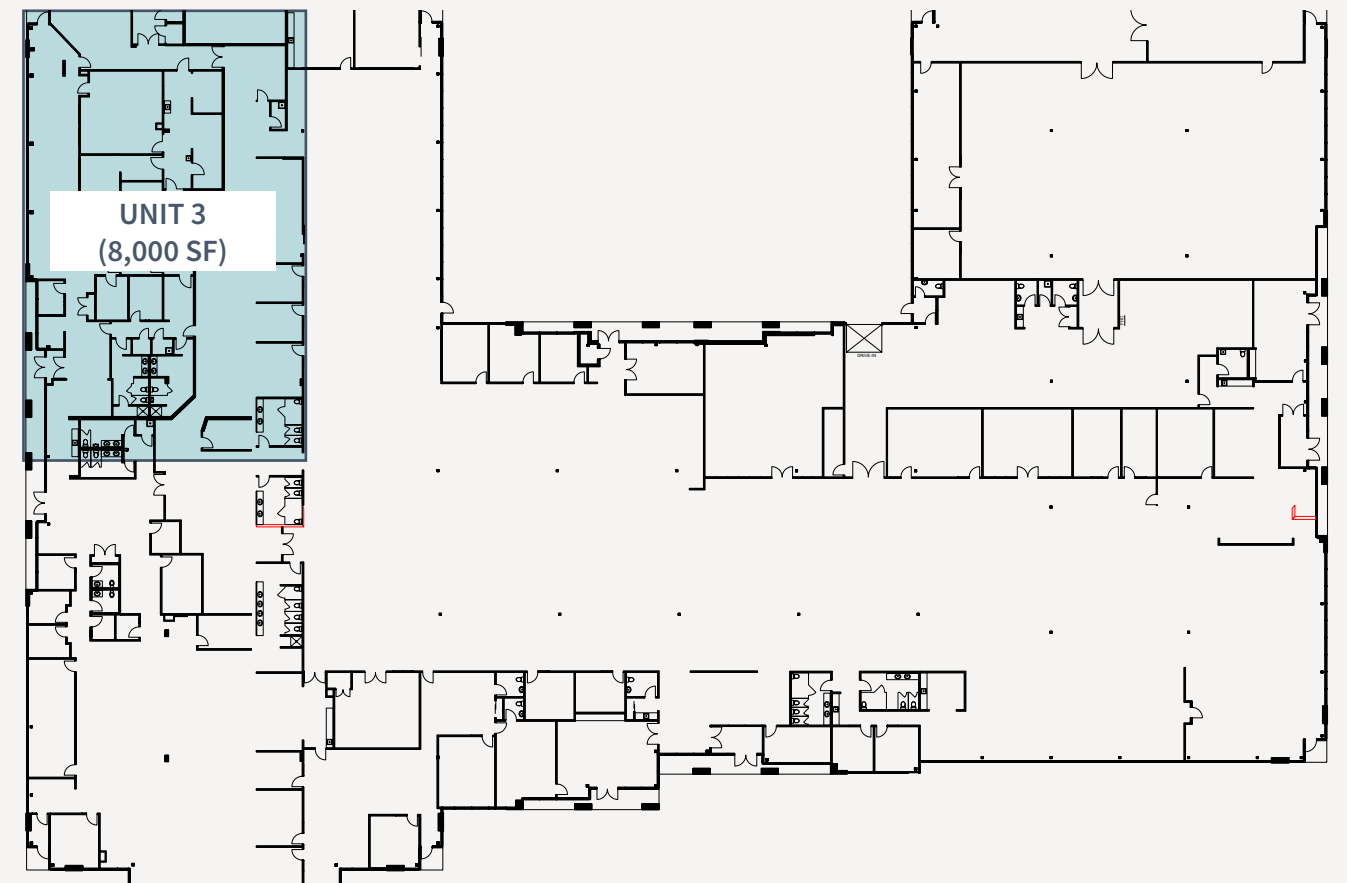


Parking  
4.0/1,000 SF

\*In-suite utilities (Gas & Hydro), HVAC, and janitorial services are all excluded.



## Floor Plan



# 1660 Tech Ave



Available Space:  
Unit 3 | 26,572 SF  
Unit 7 | 4,185 SF



Availability  
Immediate



Net Rent  
\$19.50 PSF



Additional Rent (2026)  
\$8.96 PSF



Parking  
4.0/1,000 SF

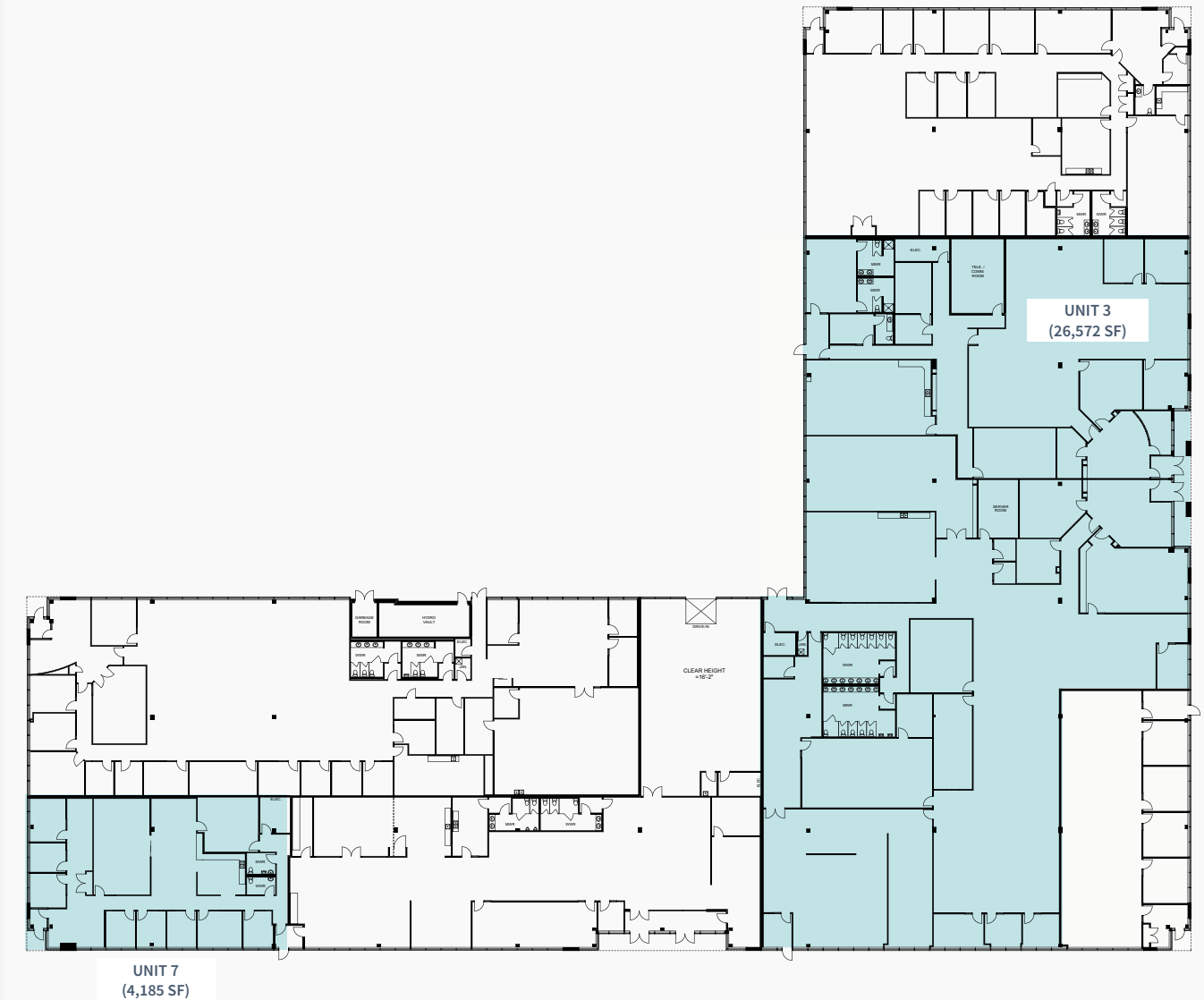


Virtual Tour  
Unit 3

\*In-suite utilities (Gas & Hydro), HVAC, and janitorial services are all excluded.



## Floor Plan





1660 - UNIT 3



# 1680 Tech Ave



Available Space:  
Unit 1B | 16,000 SF



Availability  
Immediate



Net Rent  
\$19.50 PSF

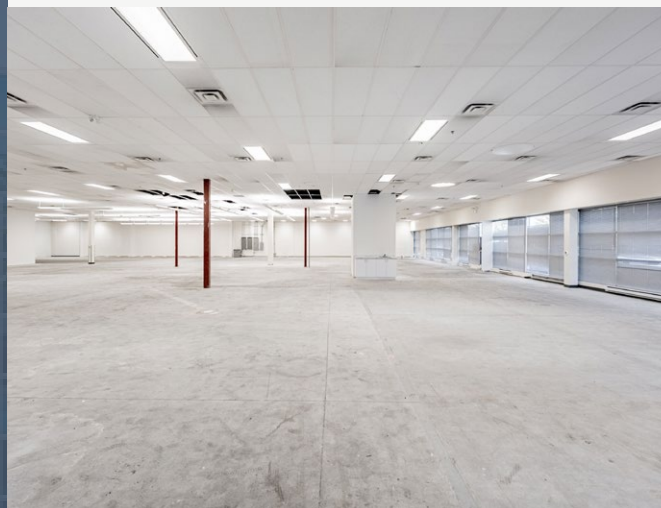


Additional Rent (2026)  
\$9.45PSF

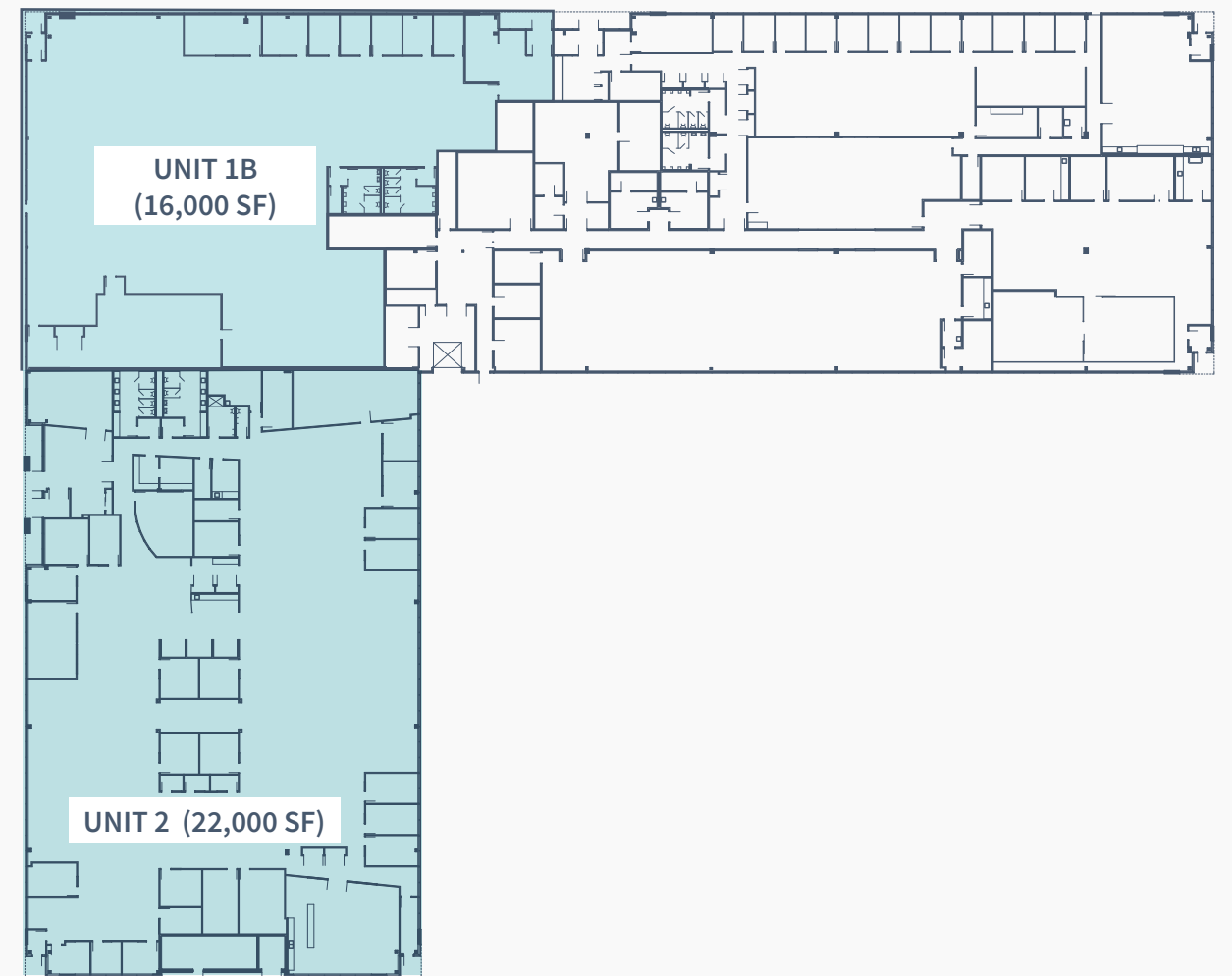


Parking  
4.0/1,000 SF

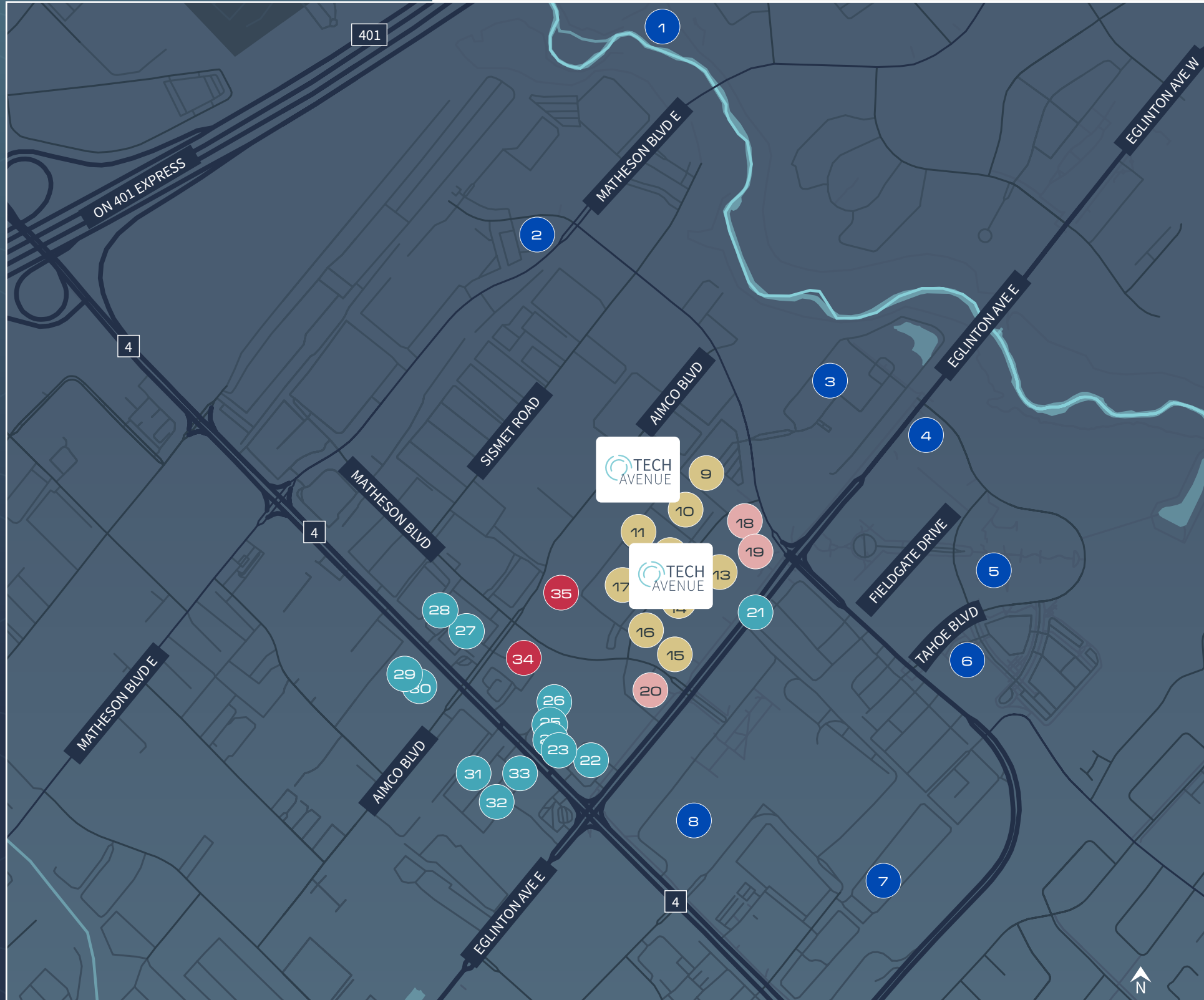
\*In-suite utilities (Gas & Hydro), HVAC, and janitorial services are all excluded.



## Floor Plan



# Amenities Map



- **Corporate Neighbours**
- 1. Federal Express Canada Corporate Headquarters
- 2. Kellogg Canada Inc
- 3. Bell Canada Creekbank Campus
- 4. Sobeys Ontario
- 5. TD Bank Canada Financial Group
- 6. BlackBerry
- 7. Revlon Canada Inc.
- 8. Canada Post
- **Tech Ave Complex**
- 9. Workplace Safety & Prevention Services
- 10. Amdocs
- 11. Specialty Health Network
- 12. Pagenet
- 13. Reckitt Benckiser (Canada) Inc
- 14. BlackBerry
- 15. Schawk!
- 16. Diteba Laboratories Inc.
- 17. Sycmor Inc
- **Restaurants**
- 21. Delimark Café
- 22. Quesada Burritos & Tacos
- 23. Booster Juice
- 24. Sunset Grill
- 25. Crown Pastries
- 26. Zoup!
- 27. D Spot Dessert Cafe
- 28. 17 Steakhouse & Bar
- 29. Mucho Burrito Fresh Mexican Grill
- 30. Eggsmart dixie
- 31. KK Sushi Japanese Restaurant
- 32. Bamiyan Kabob
- 33. Mandilicious Restaurant
- **Department Stores**
- 34. Staples Dixie
- 35. Heaven Fresh Canada Inc
- **Hotels**
- 18. Residence Inn by Marriott
- 19. Courtyard by Marriott
- 20. Hilton Garden Inn

The Tech Avenue logo, featuring a stylized teal circular graphic on the left and the text "TECH AVENUE" in a bold, sans-serif font to its right.

# TECH AVENUE

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