

FOR LEASE



TECH AVENUE

The largest modern flex complex in the
Greater Toronto Area



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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.

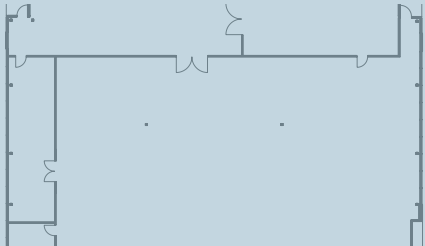
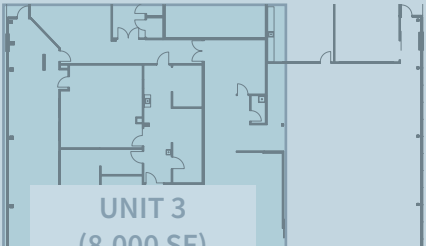
1620 Tech Ave



Available Space:
Unit 3 | Aprox 8,000 SF



Floor Plan



LEASED

LEASED



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.



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

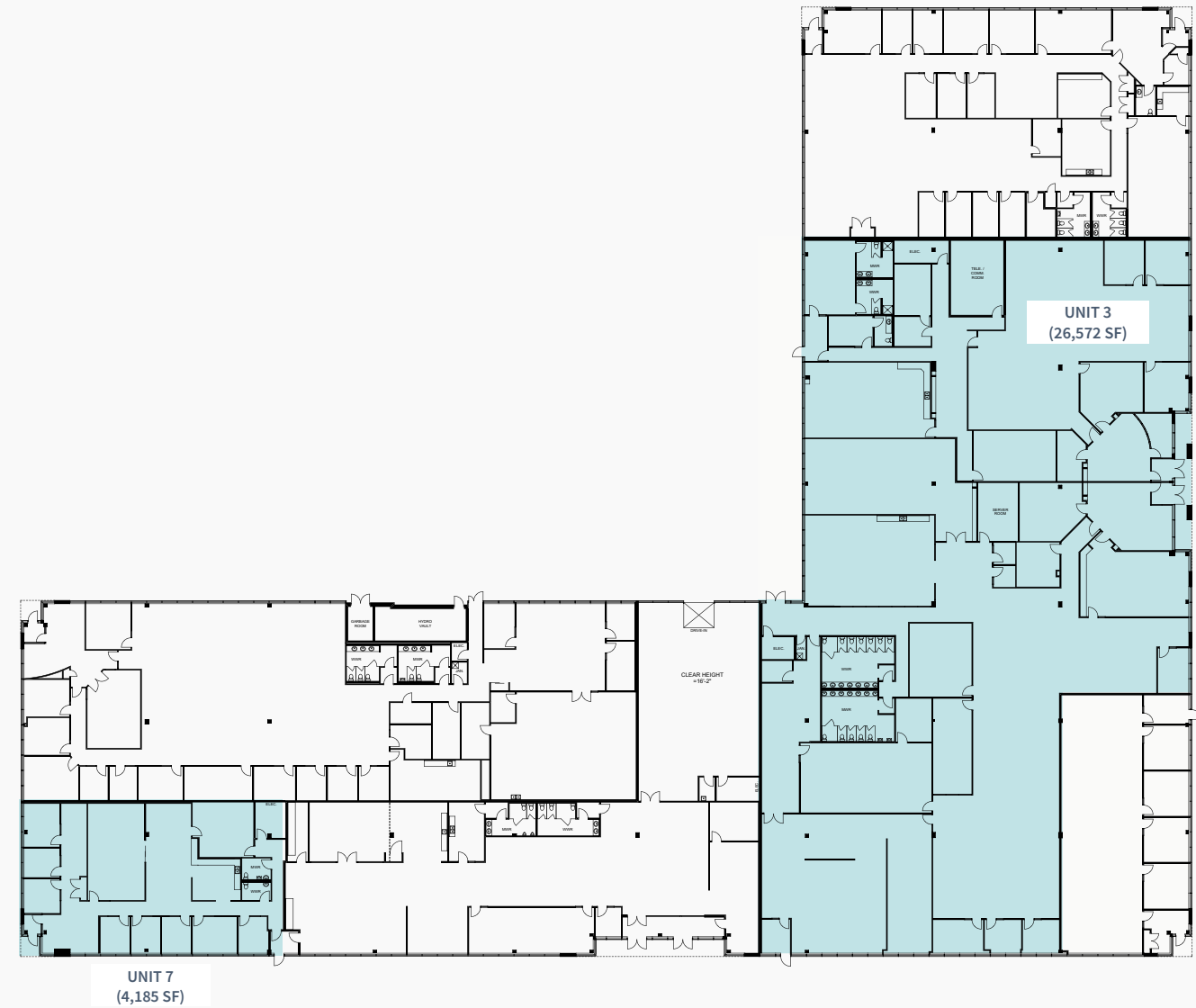


Virtual Tour
Unit 3

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



Floor Plan





1680 Tech Ave



Available Space:
Unit 1B | 16,000 SF



Availability
Immediate



Net Rent
\$19.50 PSF



Additional Rent (2026)
\$9.45PSF

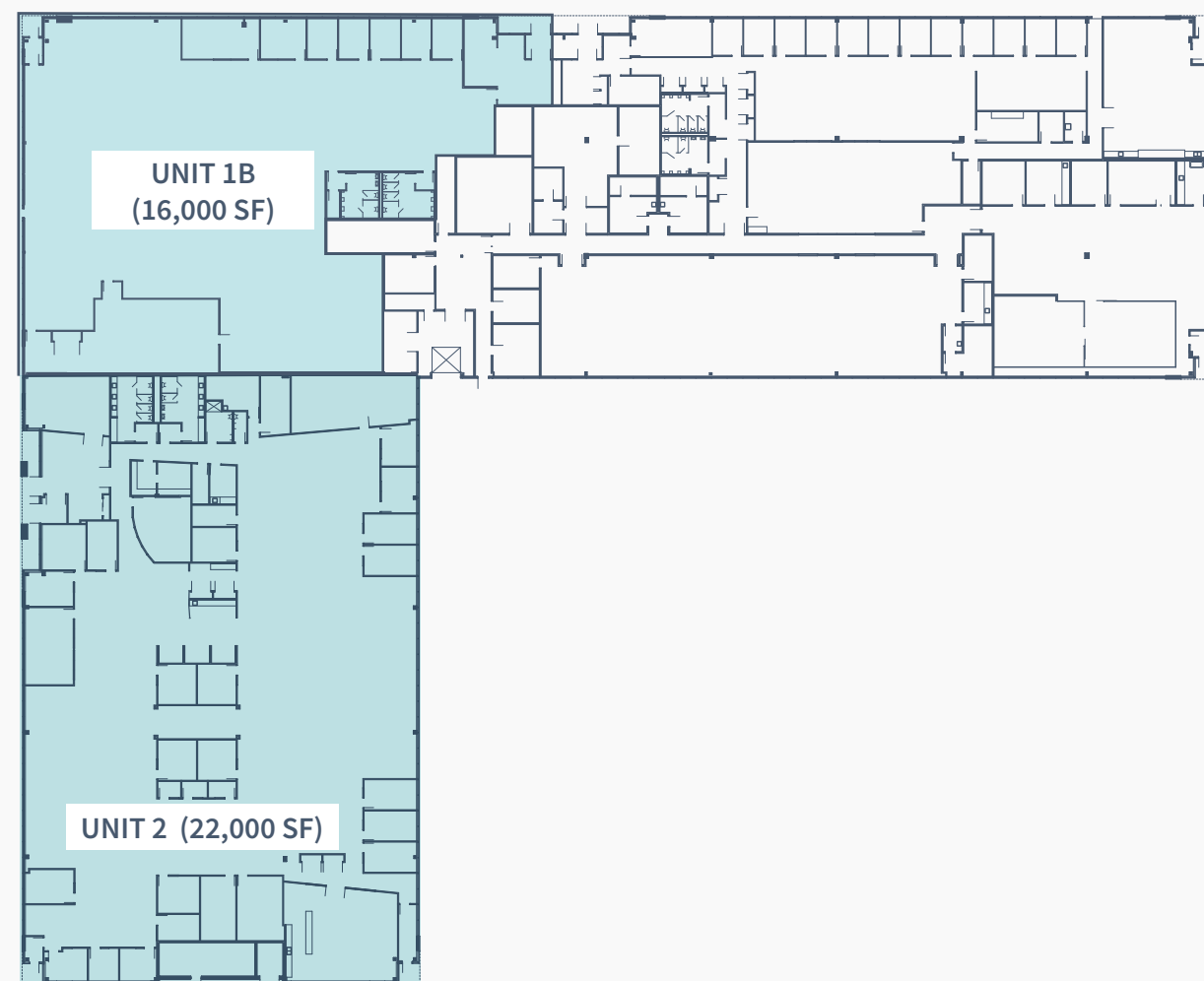


Parking
4.0/1,000 SF

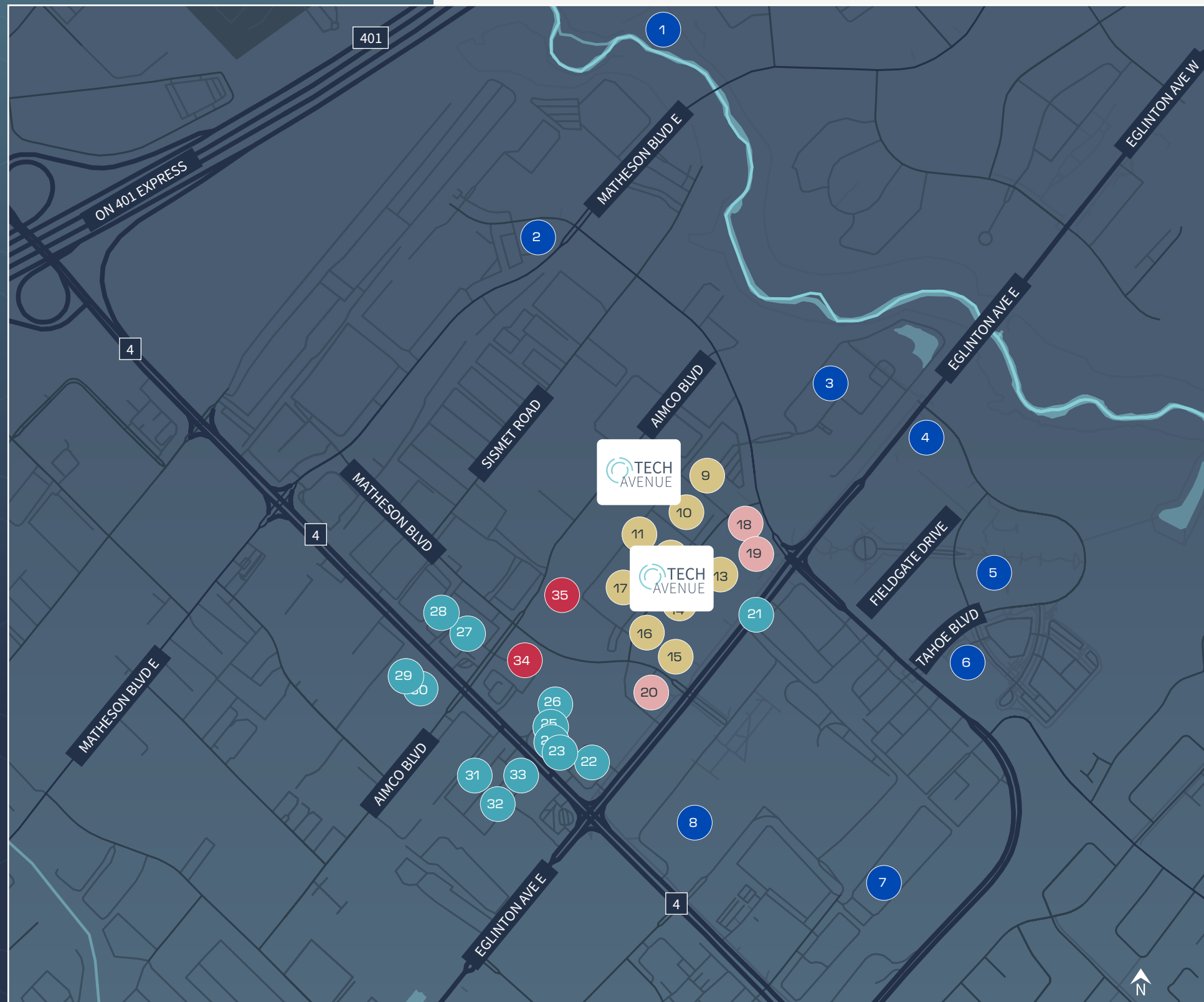
*In-suite utilities (Gas & Hydro), HVAC, and janitorial services are all excluded.



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
- 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. Barniyan Kabob
 - 33. Mandilicious Restaurant
- 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. Symcor Inc
- Hotels**
 - 18. Residence Inn by Marriott
 - 19. Courtyard by Marriott
 - 20. Hilton Garden Inn
- Department Stores**
 - 34. Staples Dixie
 - 35. Heaven Fresh Canada Inc



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