

46 HAYDEN STREET

TORONTO, ON M4Y 1V8



OFFICE SPACES DESCRIPTION

In the dynamic Yonge and Bloor area of Toronto, this raw office space presents a prime opportunity for customization. Its location offers the perfect blend of accessibility and prestige, being just a stone's throw from upscale retail and dining options. Excellent public transit connectivity ensures ease of access for clients and staff. This space is an ideal canvas for a business eager to establish itself in a lively, upscale part of the city, offering endless possibilities for a tailored office environment. The unit features expansive windows and is prepped for the installation of private washrooms.

AVAILABLE UNITS	SIZE	TYPE
#100	2,036 sq ft	Office
#200	2,036 sq ft	Retail
#100-200	4,310 Sq ft	Office

OFFERING SUMMARY

Lease Rate	\$21.71 Sq Ft Net
Taxes	\$23.29 / 2023 / T.& O.

RETAIL SPACE DESCRIPTION

Situated in the bustling Yonge and Bloor area of Toronto, this main-floor retail unit offers an exceptional chance for brand customization and visibility. Its prime location boasts a perfect mix of high foot traffic and prominence, nestled amidst high-end shopping and exquisite dining options. With superb public transit links, this space is highly accessible to customers and staff alike. An ideal spot for a retail business aiming to make a significant impact in a vibrant, upscale urban setting, it provides a versatile foundation for a unique and engaging retail experience.



HALLMARK REALTY LTD
Each office independently owned and operated

MARIYA LILLY
Broker
416.824.5078
mariya.lilly@remax.net

STEPHEN LILLY
Commercial Broker
416.802.4228
info@TorontoCommercialProperties.ca

685 Sheppard Ave E Ste 401,
Toronto, ON M2K 1B6

46 HAYDEN STREET

TORONTO, ON M4Y 1V8

NOTE: EXISTING PLUMBING & SANITARY - CONTRACTOR TO VERIFY SIZE AND LOCATION SITE.

**SECOND FLOOR
SANITARY LAYOUT**

EXISTING SANITARY SYSTEM - CONTRACTOR TO VERIFY SIZE AND LOCATION SITE.

**GROUND FLOOR
(NOT IN PROJECT SCOPE)**

Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

23 123718 BLD 00

MAXWELL ENGINEERING

ZONING: C.B.C.
FIRE SERVICES: O.R.C. (B)

VALENCIA ENGINEERING INC.

LICENSED PROFESSIONAL ENGINEER
F. BARNES
REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY THE ACCURACY OF ALL DATA AND TO BE RESPONSIBLE FOR THE PROJECT'S COMPLIANCE WITH ALL APPLICABLE REGULATIONS, ORDINANCES, BY-LAWS AND STANDARDS. THE ENGINEER'S SERVICES ARE LIMITED TO THE DESIGN OF THE SANITARY SYSTEM AND RELATED WORK.

NO PART SHALL BE CONSIDERED YOUR CONTRIBUTION UNLESS SPECIFICALLY NOTED OTHERWISE AND NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF MAXWELL ENGINEERING.

No.	Revision/Issue	Date

Maxwell Engineering
Tel: 416.726.7623
Email: info@maxwelleng.ca
www.maxwelleng.ca

Project Name and Address
46 HAYDEN STREET
TORONTO, ONTARIO

SANITARY LAYOUT

VE-23-009
MARCH 14, 2023
Scale: 1/8" = 1'-0"
M-07

Toronto Building RECEIVED 28/Mar/2023

1 EXISTING/DEMO 2ND FLOOR PLAN
Scale: 1/8"

Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

23 123718 BLD 00

ZONING: for reference only
C.B.C.:
FIRE SERVICES:
O.R.C. (B)

LEGEND

	EXISTING EXTERIOR WALL - TO REMAIN		NEW INTERIOR DOOR
	EXISTING DEMISING WALL - TO REMAIN		EXISTING INTERIOR DOOR
	EXISTING DEMISING WALL - TO REMAIN		THERMOSTAT - EXISTING
	EXISTING INTERIOR PARTITION WALLS		SPRINKLER - EXISTING
	NEW INTERIOR PARTITION WALLS		SMOKE ALARM - EXISTING
	AREA WALLS TO BE DEMOLISHED		

No.	Rev.	Description
1	1	EXISTING/DEMO 2ND FLOOR PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
WILLIAM BIRDSELL
LICENSE 3916

QUALIFICATION INFORMATION
REQUIRED UNDER SECTION 2.4.1.1 OF THE BUILDING CODE

REGISTRATION INFORMATION
REQUIRED UNDER SECTION 2.4.1.2 OF THE BUILDING CODE

WILLIAM BIRDSELL ARCHITECT

NOTE: THIS SET OF DRAWINGS IS TO BE USED IN CONJUNCTION WITH THE PERMIT TO CONSTRUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND TO BE RESPONSIBLE FOR THE PROJECT'S COMPLIANCE WITH ALL APPLICABLE REGULATIONS, ORDINANCES, BY-LAWS AND STANDARDS. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE SANITARY SYSTEM AND RELATED WORK.

HAYDEN ST. PROJECT RENOVATION

46 HAYDEN ST.
TORONTO, ON, M4Y 1V8

Existing/Demo 2nd Floor Plan

DATE: 3/14/23
SCALE: 1/8" = 1'-0"
A1.1
Toronto Building RECEIVED 28/Mar/2023

RE/MAX

COMMERCIAL

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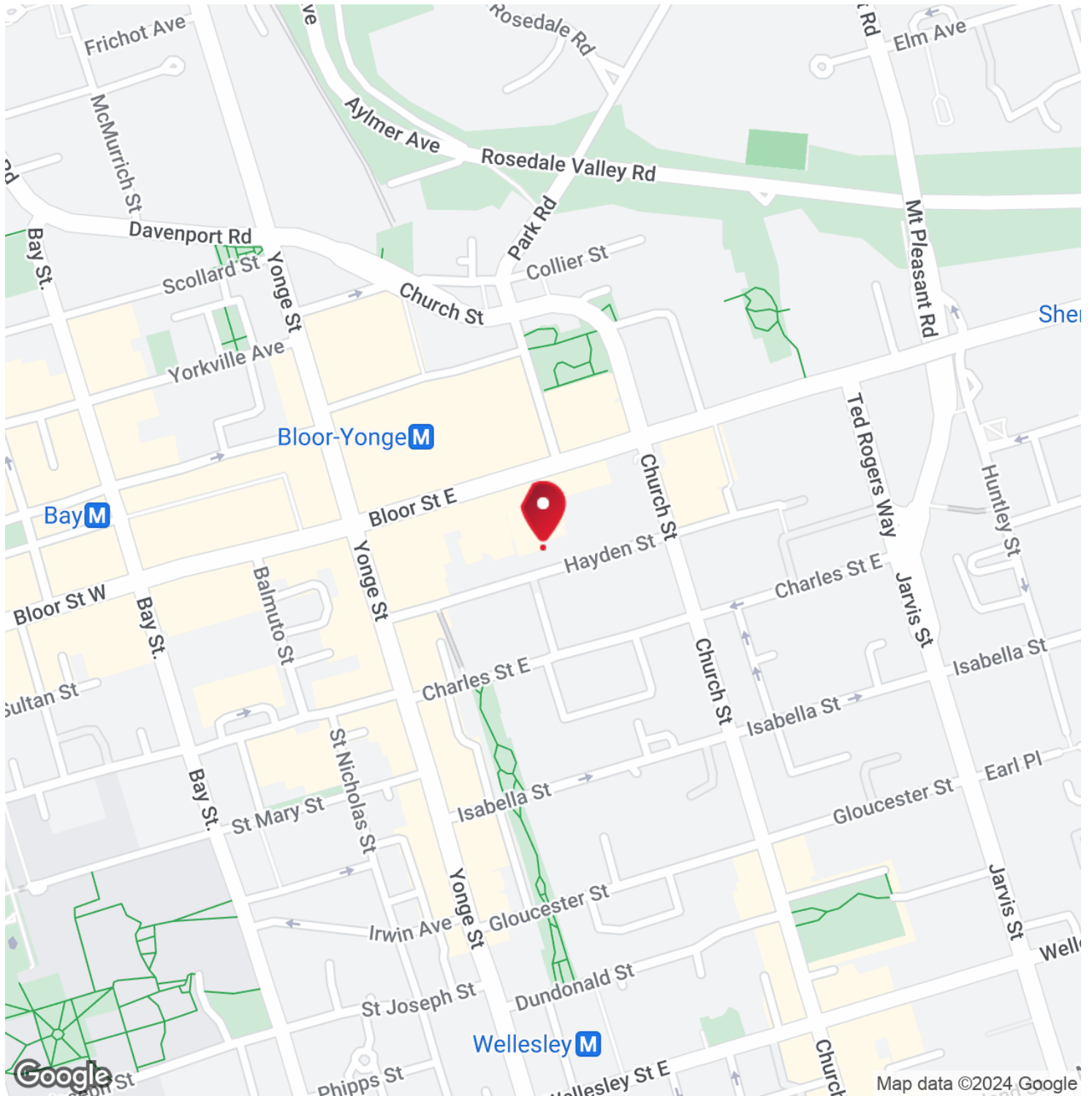
FOR LEASE

OFFICE/RETAIL SPACE

LOCATION MAP

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TORONTO, ON M4Y 1V8



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