

2190 WARDEN AVENUE

TORONTO, ON M1T 1V6



PROPERTY DESCRIPTION

Prime Scarborough Location Surrounded By Densely Populated Neighbourhood. Ttc At Door Steps, Professional Building With Retail Stores, Very Convenient Location Locating, Close To Highway.

UNIT	LEASE RATE	SIZE
#204	\$1,700 Gross Lease	638 SF
#209	\$1,800 Gross Lease	755 SF

PROPERTY HIGHLIGHTS

- Prime Scarborough Location
- Surrounded By Densely Populated Neighbourhood
- Ttc At Door Steps
- Professional Building With Retail Stores
- Very Convenient Location Loc
- Close To Highway



HALLMARK REALTY LTD
Each office independently owned and operated

STEPHEN LILLY

Commercial Broker

416.802.4228

info@TorontoCommercialProperties.ca

MARIYA LILLY

Commercial Broker

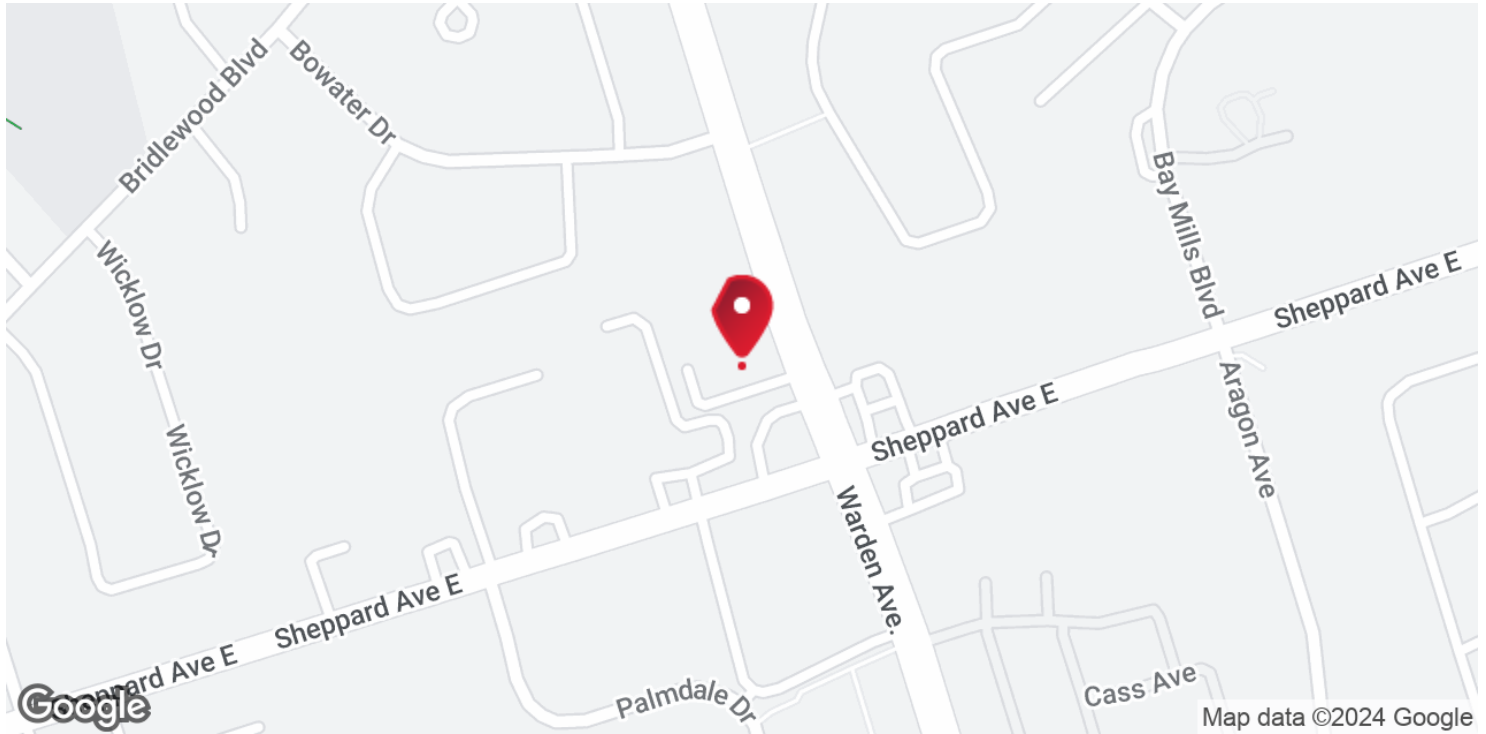
416.824.5078

mariya.lilly@remax.net

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

2190 WARDEN AVENUE

TORONTO, ON M1T 1V6



TORONTO'S PREMIER OFFICE LOCATION

Second-floor office space awaits to propel your business into its next phase of success. Situated just a heartbeat away from the 401 highway and with the convenience of a bus stop at the corner of Sheppard and Warden, this is more than a location—it's a destination for growth and opportunity.



HALLMARK REALTY LTD
Each office independently owned and operated

STEPHEN LILLY

Commercial Broker

416.802.4228

info@TorontoCommercialProperties.ca

MARIYA LILLY

Commercial Broker

416.824.5078

mariya.lilly@remax.net

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

2190 WARDEN AVENUE

TORONTO, ON M1T 1V6



YOUR PROFESSIONAL ECOSYSTEM INCLUDES:

- **Connectivity and Ease:** Located just 2 minutes from the 401 and with a bus stop at the corner of Sheppard and Warden, your office is positioned in the heart of Toronto's transit routes making it a nexus of connectivity for your employees and clients.
- **Comprehensive Amenities:** Enjoy a hassle-free experience with ample parking, an elevator for easy accessibility for your office, and the added security of exterior cameras.
- **All-Inclusive Lease:** Say goodbye to surprise increases. Our leasing arrangement includes TMI and utilities, streamlining your operational expenses and eliminating any unexpected costs.
- **A Thriving Professional Community:** Join a diverse mix of tenants such as IHG Dental Health, various dental and health professionals, psychologists, a dental laboratory, a driving school, financial services, Matrix Legal Services, and a rejuvenating Forever Spa.



HALLMARK REALTY LTD
Each office independently owned and operated

STEPHEN LILLY

Commercial Broker

416.802.4228

info@TorontoCommercialProperties.ca

MARIYA LILLY

Commercial Broker

416.824.5078

mariya.lilly@remax.net

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

FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

2190 WARDEN AVENUE, UNIT 204

TORONTO, ON M1T 1V6



RE/MAX
COMMERCIAL®

HALLMARK REALTY LTD
Each office independently owned and operated

STEPHEN LILLY
Commercial Broker
416.802.4228
info@TorontoCommercialProperties.ca

MARIYA LILLY
Commercial Broker
416.824.5078
mariya.lilly@remax.net

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

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

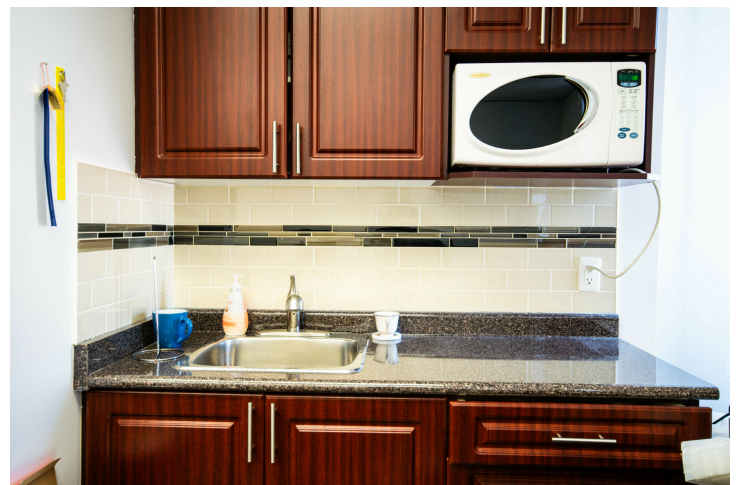
FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

2190 WARDEN AVENUE, UNIT 209

TORONTO, ON M1T 1V6



HALLMARK REALTY LTD
Each office independently owned and operated

STEPHEN LILLY
Commercial Broker
416.802.4228
info@TorontoCommercialProperties.ca

MARIYA LILLY
Commercial Broker
416.824.5078
mariya.lilly@remax.net

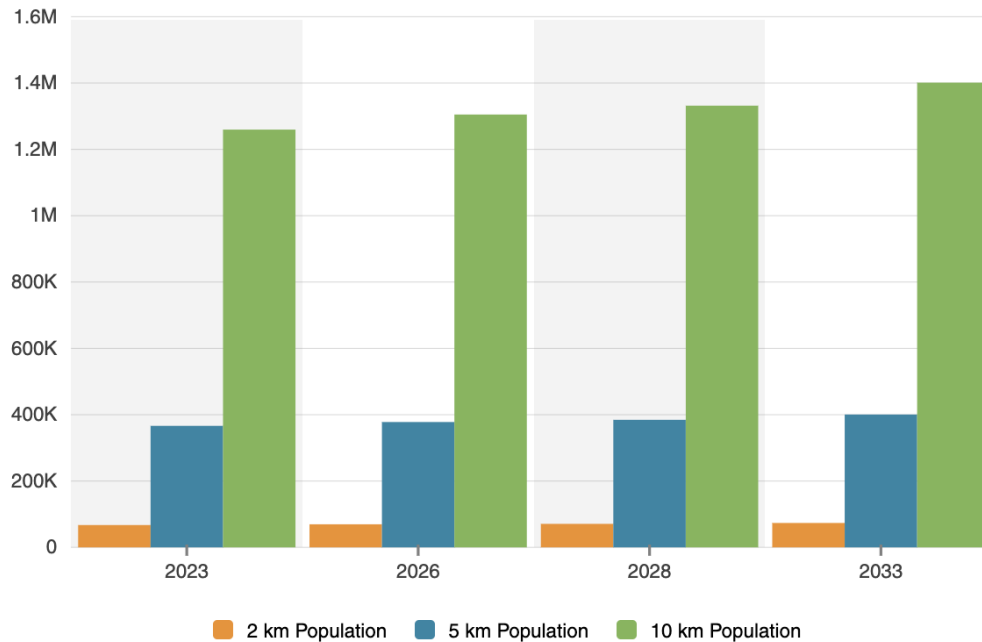
685 Sheppard Ave E Ste 401,
Toronto, ON M2K 1B6

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

2190 WARDEN AVENUE

TORONTO, ON M1T 1V6

Population



POPULATION

2 KM

5 KM

10 KM

2023 Population	67,230	366,330	1,259,595
2028 Population Projection	70,833	384,551	1,331,777
Annual Growth 2023-2028	1.1%	1.0%	1.1%
Daytime Population	60,464	384,156	1,291,468
Median Age	42.5	40.5	40.2

HOUSEHOLDS & INCOME

2 KM

5 KM

10 KM

2023 Households	24,939	130,892	457,368
2026 Household Projection	26,050	136,356	478,419
Avg Household Income	\$87,263	\$88,982	\$107,517
Average Household Expenditure	\$87,041	\$88,286	\$100,436



HALLMARK REALTY LTD
Each office independently owned and operated

STEPHEN LILLY

Commercial Broker

416.802.4228

info@TorontoCommercialProperties.ca

MARIYA LILLY

Commercial Broker

416.824.5078

mariya.lilly@remax.net

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

2190 WARDEN AVENUE

TORONTO, ON M1T 1V6

Tenant	Industry	Floor	SF Occupied	# Emps	Move Date
Kumon	Educational Services	1st	3,767	12	Mar 2015
Academy of Learning, Career and Business	Services	1st	3,461	5	Jul 2004
Forever Health Central Spa	Services	2nd	1,731	-	Dec 2013
Sleep Health Clinic	Health Care and Social Assistance	1st	1,731	-	Jul 2017
Asia Studios		2nd	1,153	-	Sep 2023
Best Camera Store		1st	1,153	-	Sep 2023
CireDent		2nd	1,153	-	Sep 2023
Crazy Fishing tackle		1st	1,153	-	Sep 2023
Integrative health Group		2nd	1,153	-	Sep 2023
Law Office Of Satwant Singh Khosla		2nd	1,153	-	Sep 2023
Midas Touch Wellness		1st	1,153	-	Sep 2023
Pet Studio		1st	1,153	-	Sep 2023
Step N Strides		2nd	1,153	-	Sep 2023
Sumeru Herbs		1st	1,153	-	Sep 2023
Life Care Rehabilitation Centre	Health Care and Social Assistance	1st	900	5	Jul 1997
401 Gold		1st	807	-	Sep 2023
Brighten Financial services		2nd	807	-	Sep 2023
Concept Pet Grooming		1st	807	-	Sep 2023
Dr Meera		2nd	807	-	Sep 2023
Dr Ming Che Yeh		2nd	807	-	Sep 2023
New Concept Driving School Inc	Educational Services	2nd	654	30	Jul 2017
Matrix Legal Svc	Finance and Insurance	2nd	583	4	Oct 2013
Sign & Print	Administrative and Support Services	1st	500	-	Sep 2022

Public Transportation

Commuter Rail

	Drive	Distance
Agincourt Go Station Rail Commuter Rail (Stouffville Train)	5 min	2.7 km
Oriole Go Station Rail Commuter Rail (Richmond Hill Train)	10 min	10.1 km

Airport

	Drive	Distance
Buttonville Municipal Airport	15 min	16.4 km
Billy Bishop Toronto City Airport	25 min	24.5 km
Toronto Pearson International Airport	36 min	36.4 km



HALLMARK REALTY LTD
Each office independently owned and operated

STEPHEN LILLY

Commercial Broker

416.802.4228

info@TorontoCommercialProperties.ca

MARIYA LILLY

Commercial Broker

416.824.5078

mariya.lilly@remax.net

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