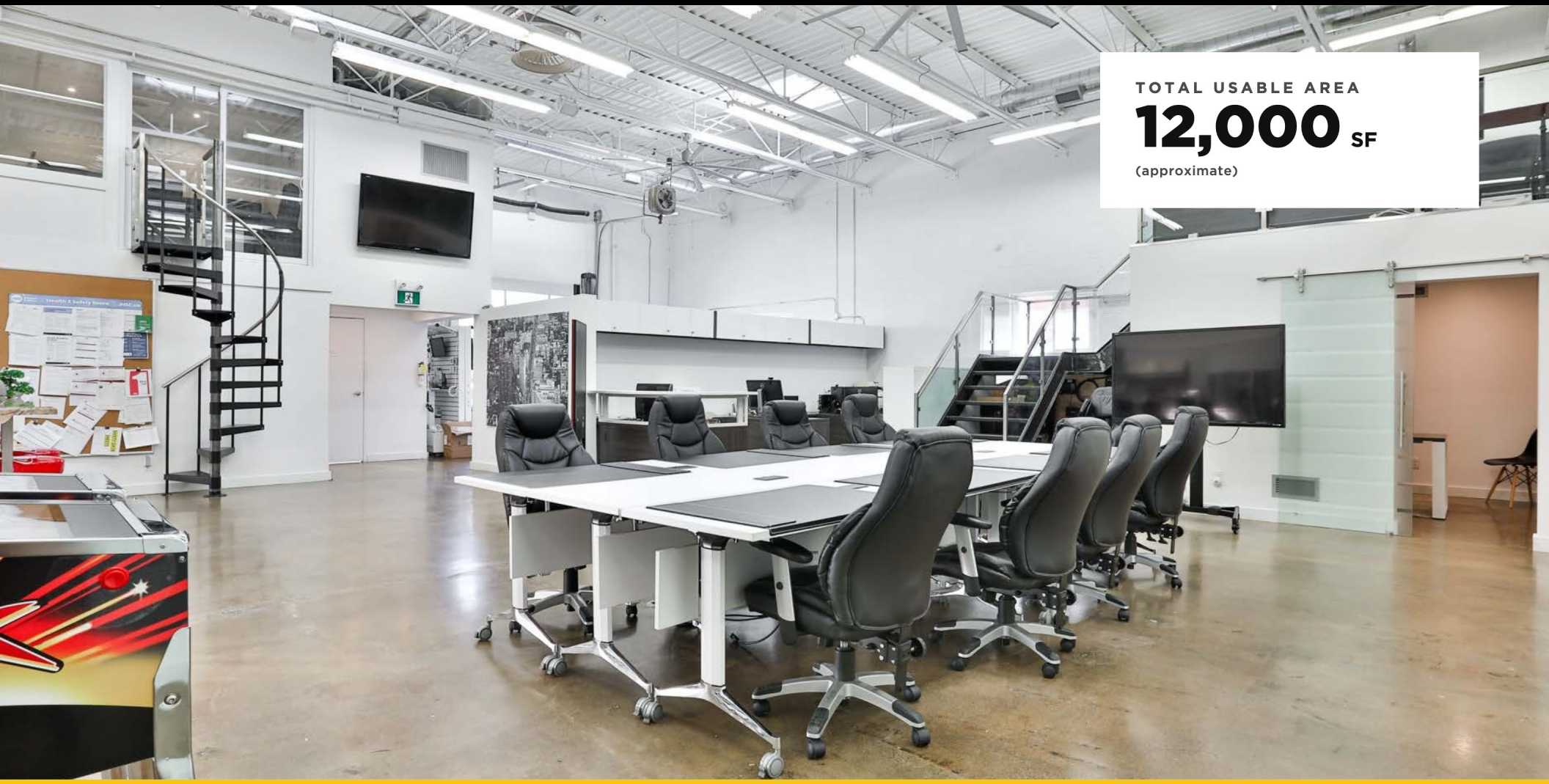
GITALIS
REAL
ESTATE

ENTIRE PROPERTY · SINGLE TENANT

FOR LEASE



TOTAL USABLE AREA

12,000 SF

(approximate)

75 JONESVILLE CRESCENT

VICTORIA VILLAGE · EGLINTON & VICTORIA PARK

TORONTO, ON · ON THE LINE 5 CROSSTOWN LRT

Zev Gitalis
President, Broker of Record

416.930.9809
zev@gitalis.com

EXECUTIVE SUMMARY

ONE TENANT. THE WHOLE PROPERTY.

Lease all of 75 Jonesville Crescent: a fully fixtured, move-in-ready office property in Toronto's Eglinton East / Golden Mile corridor, directly on the new Line 5 Crosstown LRT with quick access to the DVP and Highway 401. 4 units, a warehouse/garage and 16 exterior parking spots on a private, gated lot, all under one lease.

- **Units A & B: 2,483 SF turnkey professional office plus basement (667 SF)**
- **Unit C: 694 SF, residential or office use**
- **Unit D: 4,811 SF creative office with mezzanine**
- **70 workstations in total**
- **16 exterior parking spots, plus additional street parking available**
- **Warehouse/Garage with 10 parking spots: $5,000/month**
- **Your own campus, signage and dedicated entrances**
- **68 workspaces and 3 meeting/board rooms**
- **Furniture available**
- **$28,797.58 per month (net rent, TMI and warehouse/garage fee) for usable area of 11,896 SF plus utilities**



ADDRESS	75 Jonesville Crescent, Toronto
SUBMARKET	Victoria Village · East York
OFFICE AREA	7,988 SF
TOTAL USABLE AREA	11,896 SF · incl. basement (667 SF) and warehouse/garage (3,241 SF)
PARKING	16 exterior spots included · additional street parking available
WAREHOUSE/ GARAGE	$5,000/month · includes 10 parking spots
ZONING	Commercial / Industrial Zone 1 (M1)
TERM	5 years
NET RENT	$23.95/SF/YEAR NET · on 7,988 SF office area only plus warehouse/garage fee
TMI	$11.80/SF/YEAR
AVAILABLE	Immediately

THE SITE

TWO BUILDINGS. ONE LOT. ONE TENANT.

A self-contained parcel with its own courtyard, gated surface lot and garage. Units A & B anchor the south side as a connected professional office wing, with Unit C, a flexible 694 SF unit, on its upper level. Unit D anchors the north end as a creative open-concept office. Together they give a single occupier a private campus, rare at this size in the submarket.

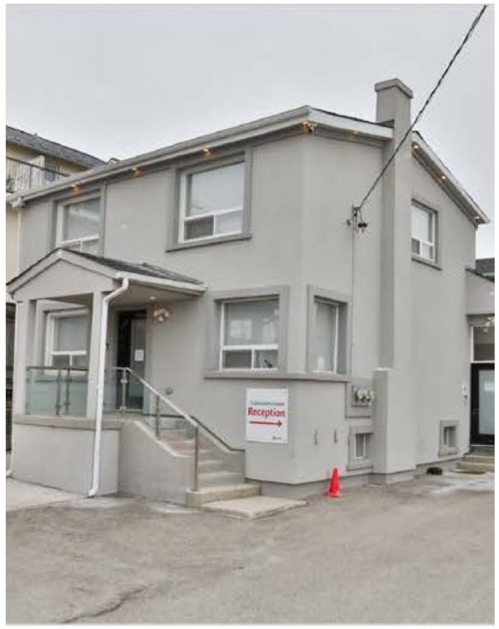
A&B	Professional office, turnkey	2,483 SF
C	Residential or office unit	694 SF
D	Creative office with mezzanine	4,811 SF
Bsmt	Basement, below A & B	667 SF
W/G	Warehouse/garage, lower level	3,241 SF

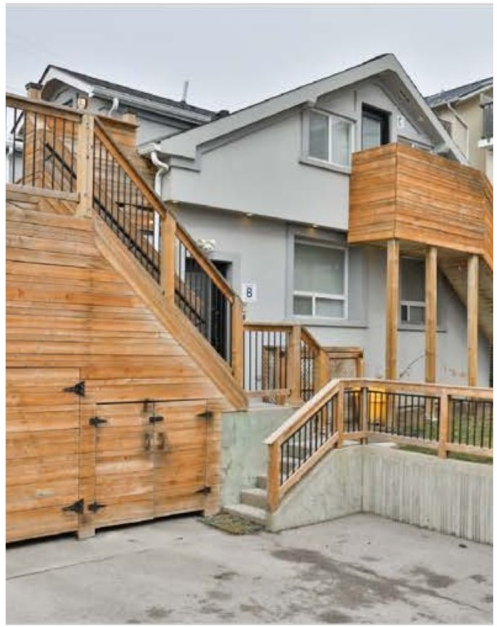
11,896 SF
TOTAL USABLE AREA

16
EXTERIOR PARKING SPOTS

2
BUILDINGS









UNITS A & B

TURNKEY PROFESSIONAL OFFICE.

Freshly renovated and bright, with wide-plank floors, LED lighting, glass barn doors and built-in workstations. A turnkey boardroom, wet bar and kitchenettes, private offices and open work areas make a professional, move-in-ready setup. Units A and B share one envelope and connect internally, giving the tenant a 2,483 SF office wing with a dedicated street entrance and signage.

- **Fully fixtured and built out**
- **Boardroom, private offices, open work areas**
- **Dedicated entry and street signage**
- **Steps from TTC and the Line 5 LRT**
- **Furniture available**

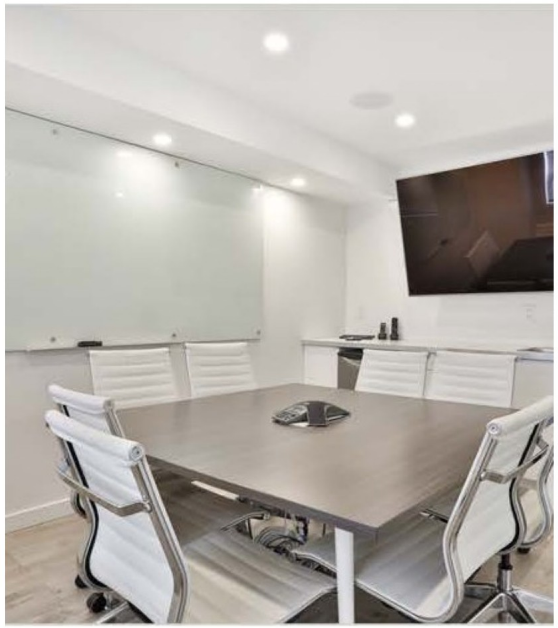
3,150 SF
COMBINED A & B

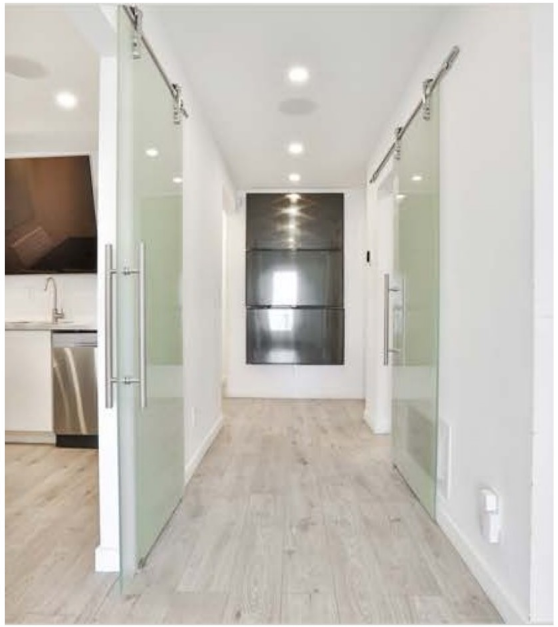
20
WORKSPACES

3
LEVELS INCL. LOWER

4
ENTRANCES









UNIT B

CONNECTED OFFICE WING.

Unit B connects to Unit A with a reception area, open concept offices or meeting area and private offices, and a kitchenette.

- **Adjoins and connects to Unit A**
- **Private offices and open concept offices/meeting space**
- **Independent entrance**
- **Kitchenette and washroom**
- **Furniture available**







1,120 SF
UNIT B

3,150 SF
COMBINED A & B

1
FLOOR

2
PRIVATE ENTRANCES

UNIT C

FLEXIBLE UPPER-LEVEL UNIT.

Unit C is a self-contained 694 SF unit on the upper level of the A & B building, included in the lease. It is currently used as a residential suite, with a kitchen, bath and private roof deck, but it can also be used as office space: additional private offices, a meeting room or a quiet executive floor.

- **Currently used as a residential suite**
- **Can also be used as office space**
- **Separate entrance and services**
- **Kitchen, bath and private roof deck**







694 SF
TOTAL AREA

5
WORKSPACES

Incl.
IN THE LEASE

UNIT D

CREATIVE OPEN-CONCEPT OFFICE.

Bright, open-concept creative office with soaring ceilings, polished concrete floors and a glass-lined mezzanine. The main floor holds a large team benching area, private offices, a media-ready boardroom and a storage and tech room. A full kitchen and coffee bar with premium stainless appliances, sliding glass doors, oversized ceiling fans and a roll-up glass garage door complete a space built for tech, design and studio teams.

- Fully fixtured and built out
- Soaring ceilings, polished concrete floors
- Glass-lined mezzanine
- Roll-up glass garage door to private deck
- Full kitchen and coffee bar
- 3,241 SF Warehouse/Garage

4,811 SF
TOTAL AREA

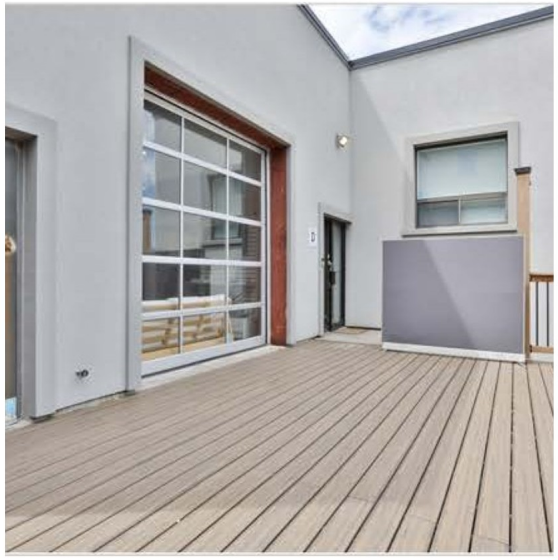
2
LEVELS INCL. MEZZ.

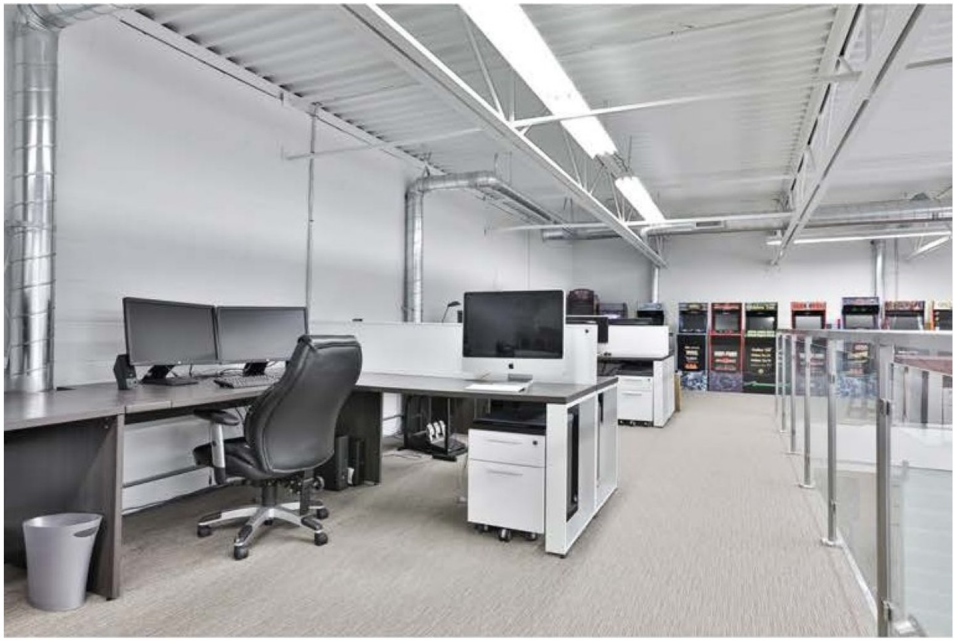
2
BOARDROOMS

1
PRIVATE DECK

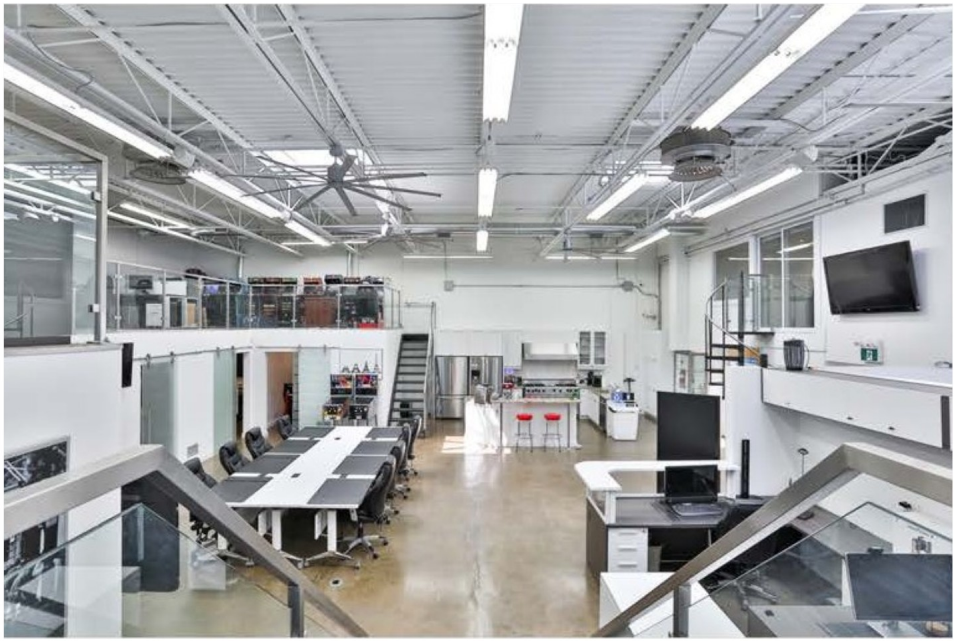




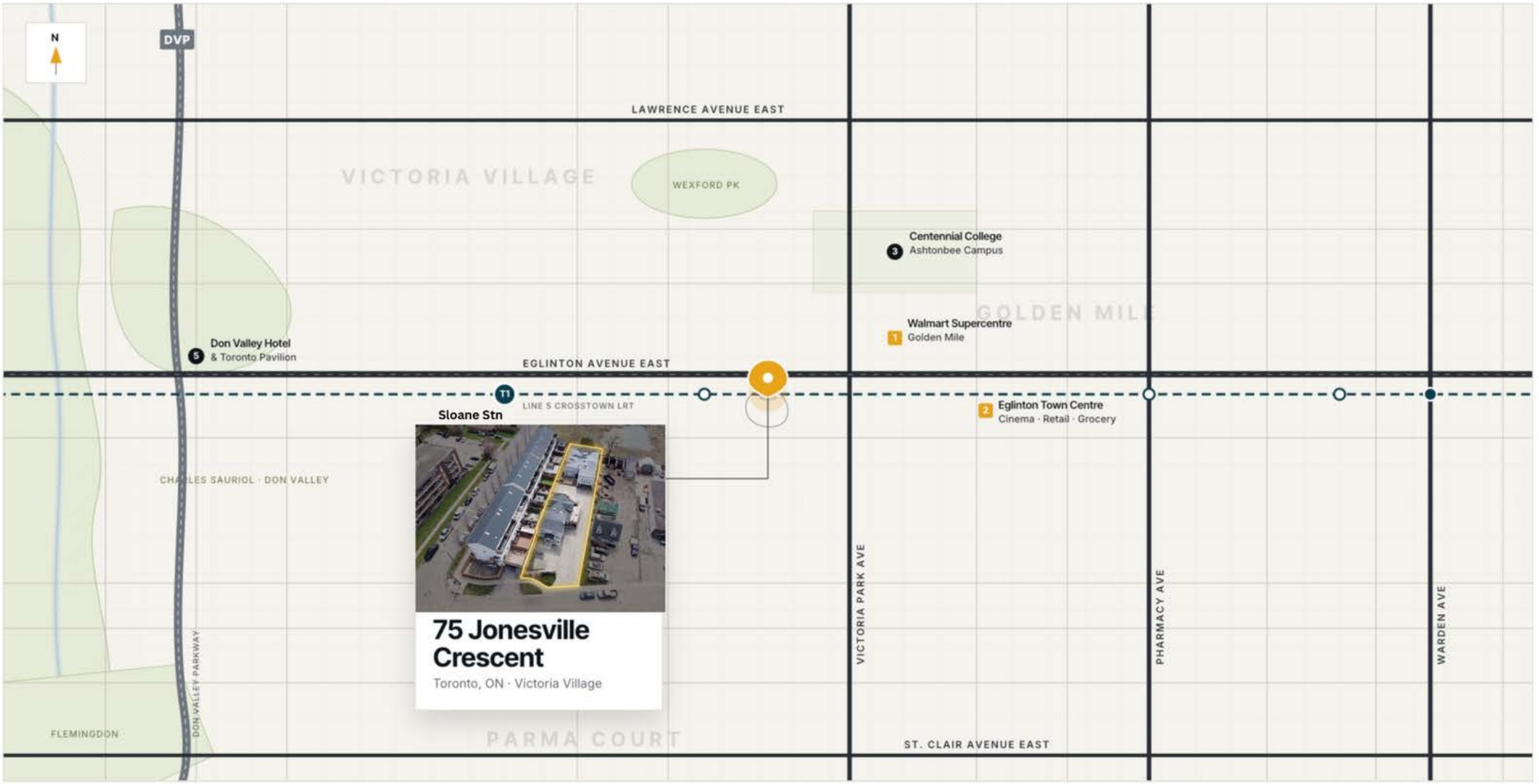












THE SITE

75 Jonesville Crescent sits on Eglinton Avenue East in Toronto's Victoria Village, a stop on the new Line 5 Crosstown LRT, with direct access to the DVP and immediate proximity to the Golden Mile retail corridor.

500 M

ROADS

- Highway / DVP
- Major arterial
- Local road

TRANSIT

- T1 O'Connor Stn · Line 5 LRT

SHOPPING

- 1 Walmart Supercentre
- 2 Eglinton Town Centre

LANDMARKS

- 3 Centennial College
- 5 Don Valley Hotel

UNITS A & B

2,483 SF · PROFESSIONAL OFFICE



Main Floor
1801.28 sq ft



2nd Floor
Exterior Area 681.50 sq ft

WORKSPACE LAYOUT

UNIT A · 2ND FLOOR

Workspaces	8

UNIT A · GROUND FLOOR

Workspaces	2

UNIT B

Workspaces	10

MEETING ROOMS

Boardroom, Unit A ground floor	1

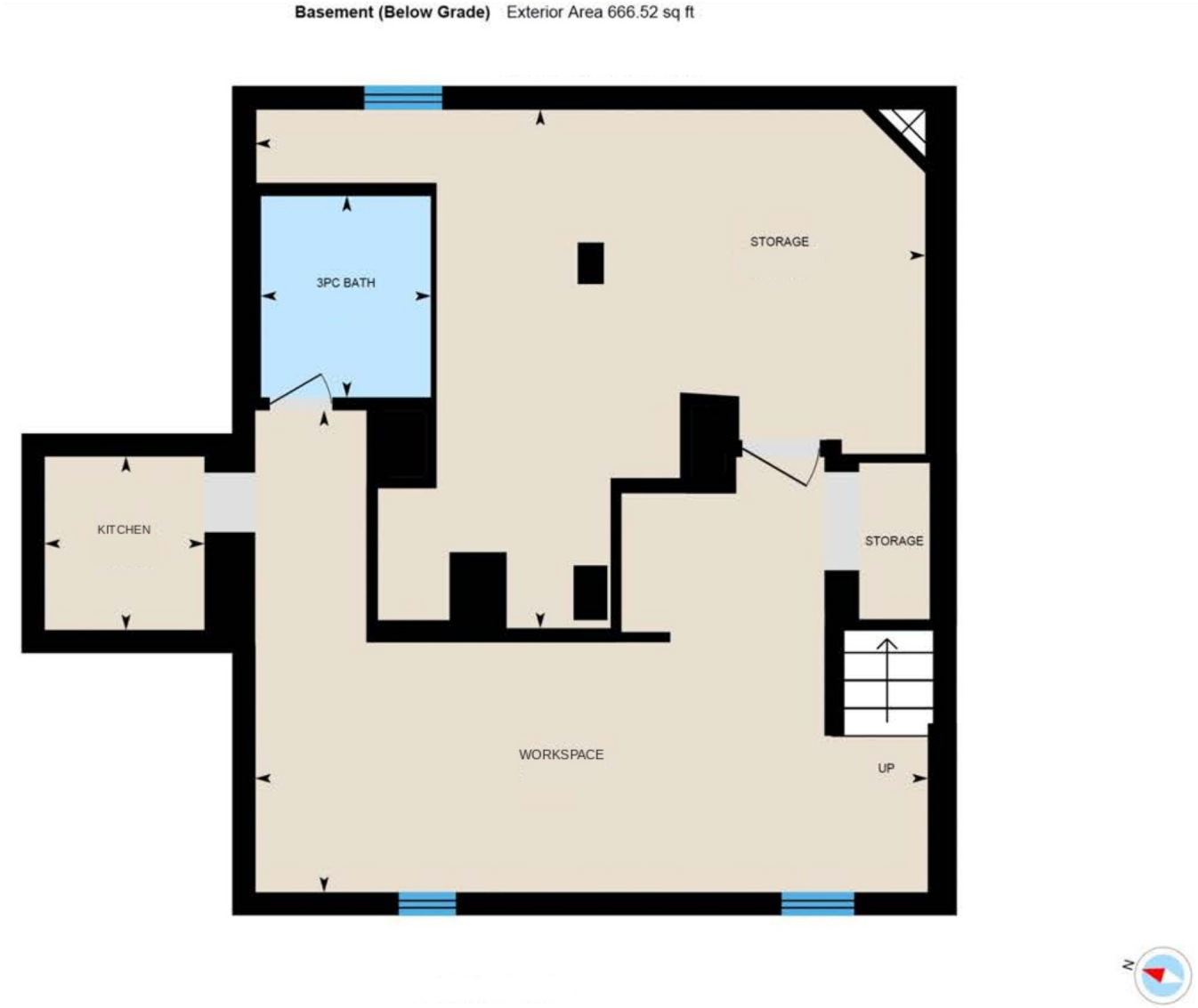
ON THIS PLAN

20 workspaces plus boardroom

FLOOR PLAN · LOWER LEVEL

UNITS A & B

667 SF · BASEMENT



WORKSPACE LAYOUT

UNIT A · BASEMENT

Workspaces	**2**

ON THIS PLAN

2 workspaces

FLOOR PLAN · THIRD FLOOR

UNIT C

694 SF · RESIDENTIAL OR OFFICE



WORKSPACE LAYOUT

■ UNIT C · THIRD FLOOR

Workspaces	5

ON THIS PLAN

5 workspaces

FLOOR PLAN · MAIN FLOOR

UNIT D

4,811 SF · MAIN + MEZZANINE



WORKSPACE LAYOUT

UNIT D · MAIN FLOOR

Workspaces, main open area	16
Workspaces, demo area	8
Workspaces beside stairs	3
Private offices	5
Meeting room, corner	1

ON THIS PLAN

32 workspaces plus meeting room

FLOOR PLAN · MEZZANINE

UNIT D

SECOND LEVEL · MEZZANINE

75 Jonesville Crescent, Toronto, ON



2nd Floor D Exterior Area 1772.35 sq ft

WORKSPACE LAYOUT

■ UNIT D · MEZZANINE

Workspaces	10
Foreman office by the spiral staircase	1
Boardroom above the garage	1

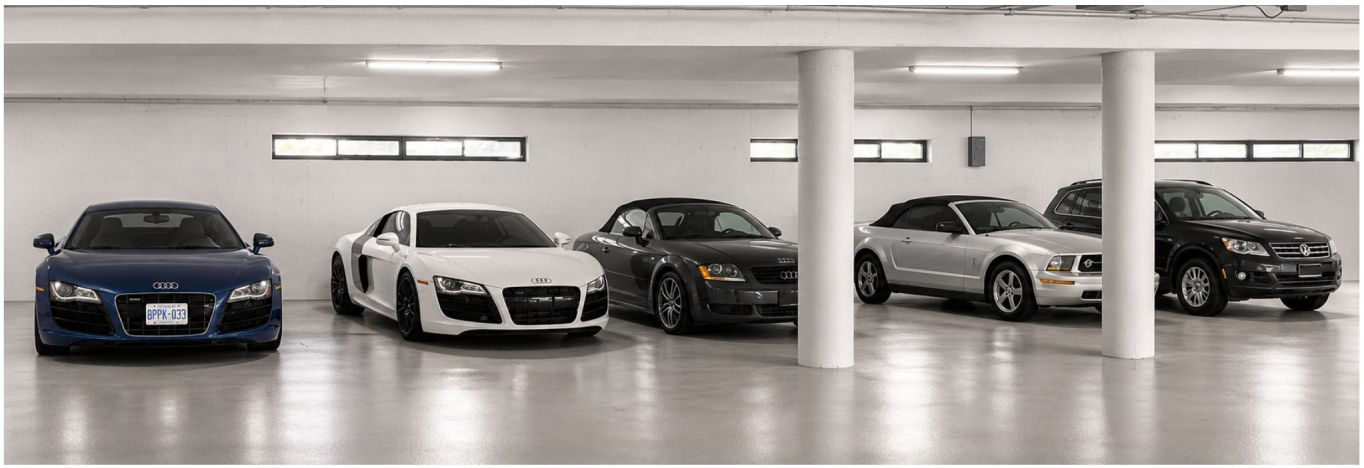
ON THIS PLAN

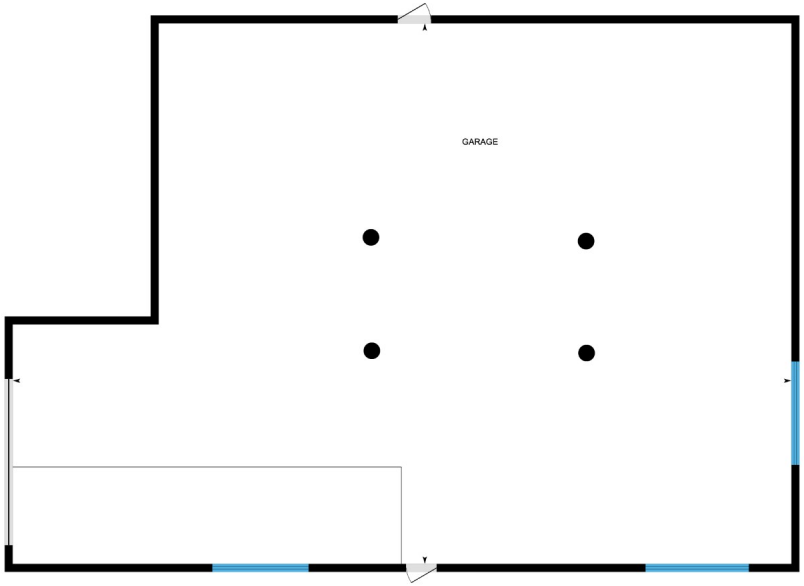
11 workspaces plus boardroom

FLOOR PLAN · LOWER LEVEL

WAREHOUSE / GARAGE

3,241 SF · 10 PARKING SPOTS · ADDITIONAL $5,000/MONTH





SPACE DETAILS

■ WAREHOUSE / GARAGE

Square feet	3,241
Parking spots	10
Per month, additional	$5,000

ON THIS PLAN

3,241 SF warehouse / garage

CONFIDENTIALITY

LIMITING CONDITIONS.

The information contained herein has been obtained from sources made available to Gitalis Real Estate Inc. and does not purport to contain all the information a prospective Tenant may require. This package has been compiled solely for the convenience of prospective Tenants to assist them in determining whether they wish to express further interest in leasing the property. This package does not form part of any terms or conditions of lease.

Gitalis Real Estate Inc. has not independently verified any such information, assumes no responsibility for its accuracy or completeness, and makes no representation or warranty. Areas, measurements and floor plans are approximate and should be verified by the prospective Tenant.

Gitalis Real Estate Inc. and the Landlord expressly reserve the right, at their sole discretion, to reject any or all proposals or expressions of interest for the Property; to terminate discussions with any party at any time, with or without notice; to withdraw the Property from the market at any time, with or without notice; and to negotiate and enter into binding agreements with any party at any time, all without any compensation to any party in all cases.

FOR MORE INFORMATION

CONTACT.

LISTING AGENT

Zev Gitalis

President, Broker of Record

D · 416.930.9809

O · 416.504.4400

zev@gitalis.com

Gitalis Real Estate Inc., Brokerage

219 Dufferin Street, Suite 118A

Toronto, ON · M6K 3J1

gitalis.com

BOOK A TOUR **416.930.9809 →**