



Boutique Office Building in the heart of Yorkville

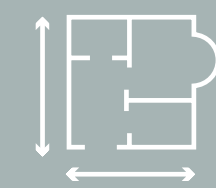
THE PROPERTY

Welcome to Hazelton Avenue



30A Hazelton Avenue presents a unique opportunity to secure office space in the iconic Yorkville neighbourhood. The property is located amid shops, galleries, and offices of Hazelton Avenue in the **heart of Bloor/Yorkville area**.

The building is discreetly set back from Hazelton Avenue, with a covered walkway to the entrance with signage opportunities on the street.



2,500 SF Available
of top floor space



Lower Level Available
(speak to listing team)



Open and Bright Space



Seamless Connectivity to transit

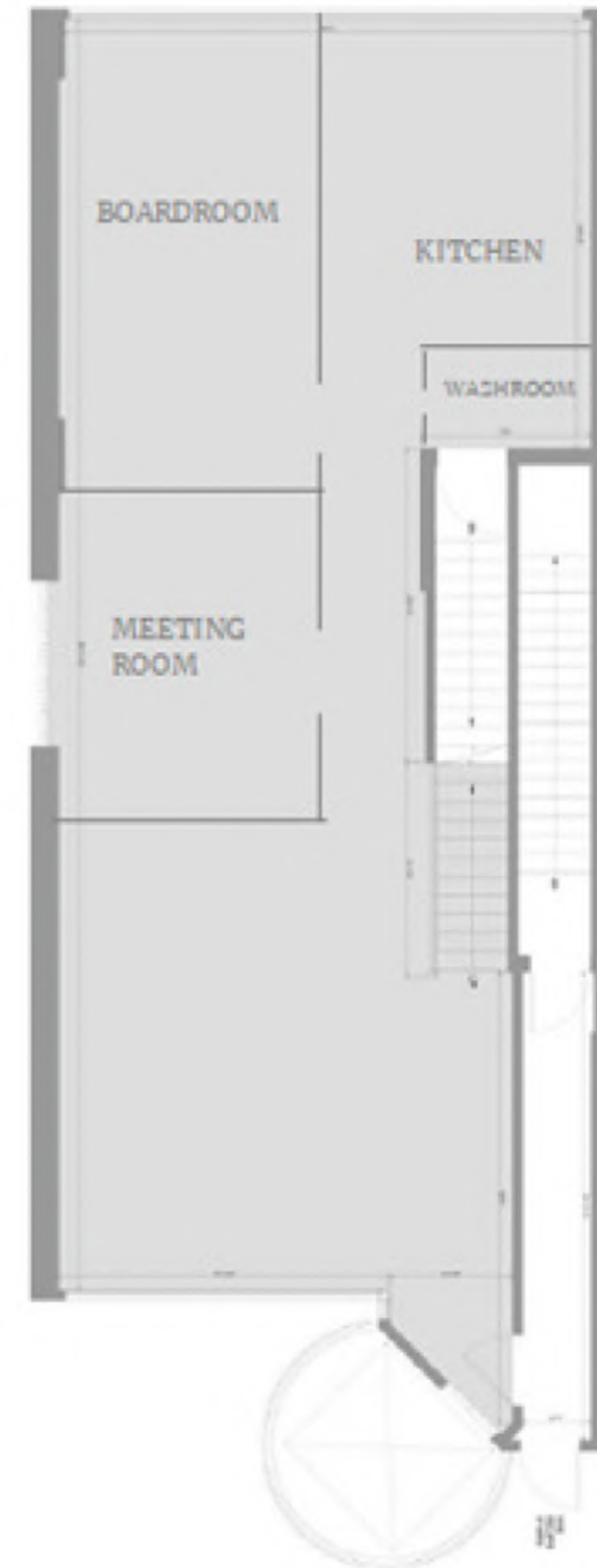
THE SPACE

Suite 400/500

Suite Size	2,529 SF Top two floors, abundance of natural light
Asking Net Rent	\$37.00 PSF
2025 TMI	\$28.51
Possession	Immediate

Suite Amenities

- 2 Private Offices
- Meeting Room
- Reception
- Kitchenette
- Open Workstation Area
- Direct Elevator Access
- Shower & Private Washroom



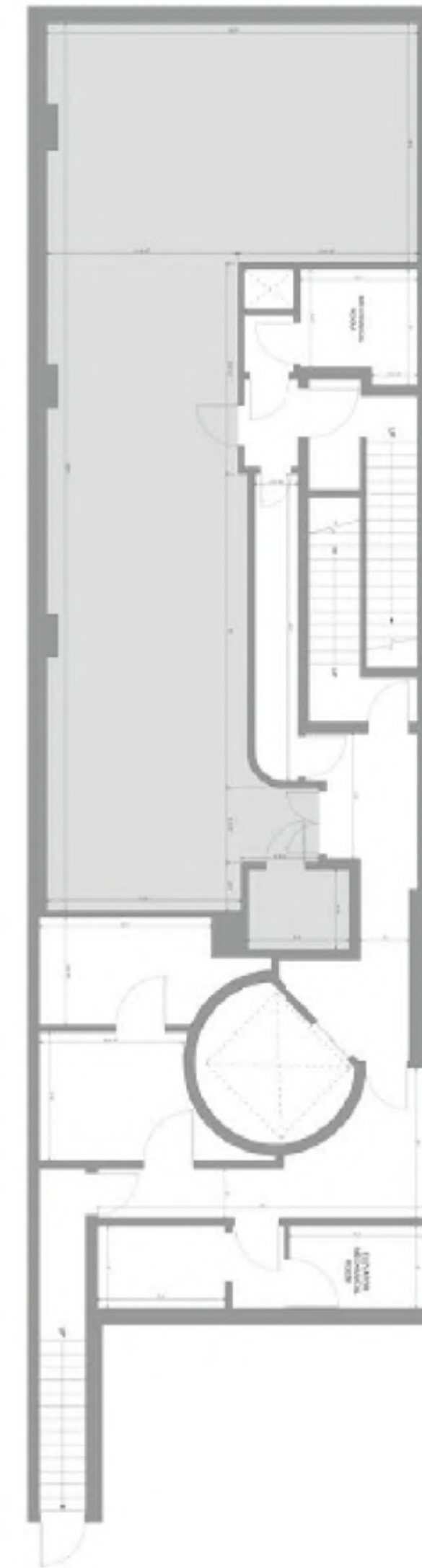
THE SPACE
Suite 400/500



THE SPACE

Lower Level

Suite Size	1,000 SF
Gross Rent	\$40.00 PSF
Possession	Immediate



YORKVILLE

Transit Connectivity

30A Hazelton Avenue is centrally located in Toronto and offers exceptional access to public transit, specifically within walking distance to TTC's Bloor-Yonge Station and Bay Station.

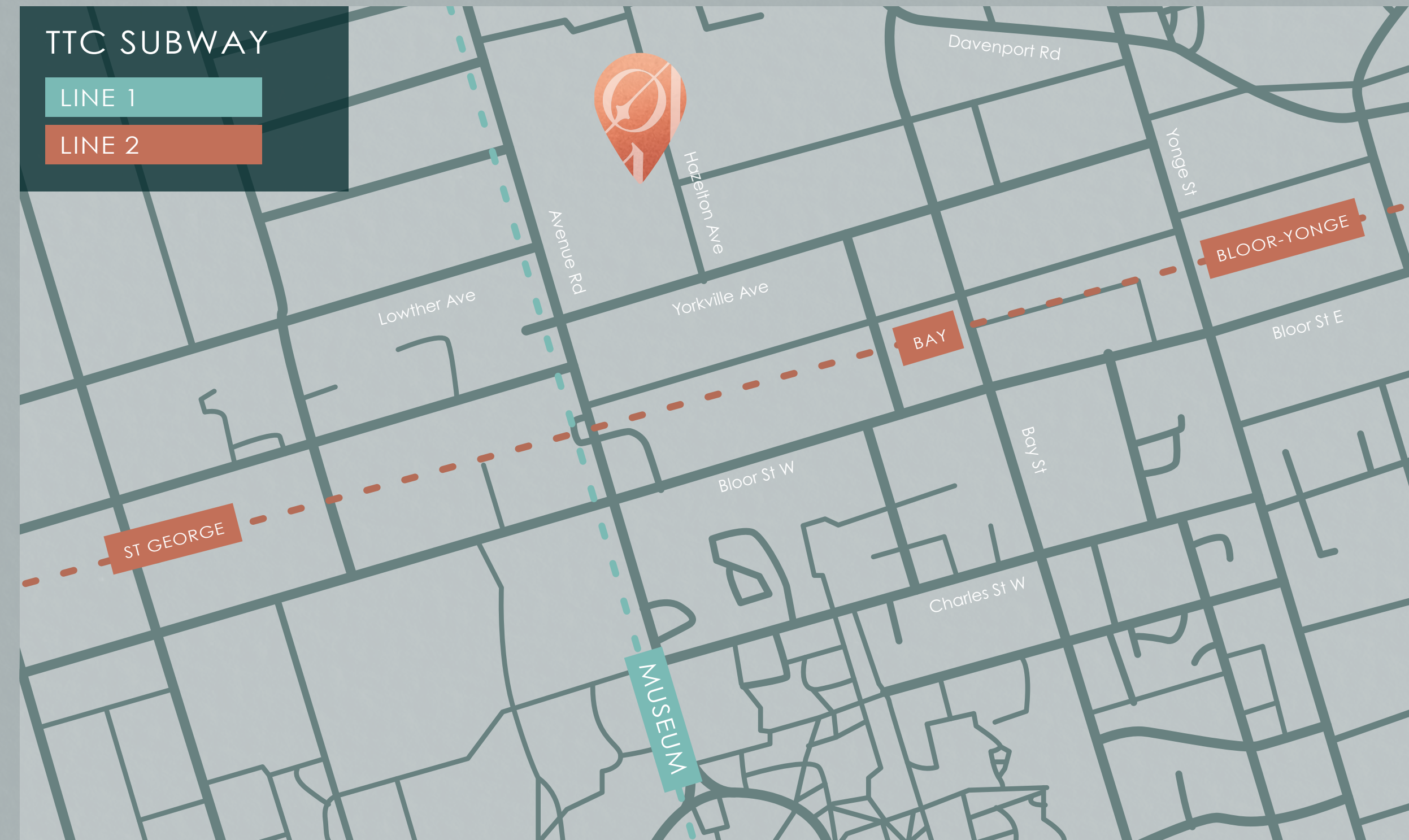
Bloor-Yonge Station

A central hub connecting Line 1 (Yonge-University) and Line 2 (Bloor-Danforth), facilitating seamless travel across the city.

Bay Station

Located on Line 2 (Bloor-Danforth), providing additional transit options within walking distance.

With a perfect **Transit Score of 100**, Yorkville ensures efficient and reliable transportation options for professionals.



For those commuting by car, the **Don Valley Parkway** is approximately a five-minute drive from Yorkville, offering convenient access to major highways.

A Center for Vital Amenities and Ease

Yorkville is Toronto's most iconic neighbourhood and a top destination for affluent shoppers at its high-end boutiques, galleries and design studios, especially on Bloor Street's "Mink Mile." The area features chic cafes, polished bars and fine-dining restaurants. The charming 19th century village in the heart of Toronto boasts modern design while maintaining its historic charm through side streets lined with beautiful Victorian homes.

	1 KM
TOTAL POPULATION	53,971
AVERAGE HOUSEHOLD INCOME	\$195,670
MEDIAN AGE	34.4
EMPLOYMENT RATE	89.3

*Colliers Hydra, 2024



YORKVILLE

Amenties

20+

RESTAURANTS

50+

MEDICAL OFFICE
& CLINICS

8+

CAFÉS

8+

FITNESS



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