



1 Duncan Mill Road

Office space
with lots of
windows
FOR LEASE

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Introduction

Building Highlights

Chance to Lease up to 20,635sf with 11,383sf available August 1, 2023. The adjacent 9,252sf will be available February 1, 2024. Both suites have private offices, large training/conference rooms, high ceilings and common area washrooms. Located in the prestigious York Mills & Leslie node, this single storey building offers unparalleled access to highways 401, 404, green space and amenities.



Two minutes from Oriole GO Station



Adjacent to popular greenspace



Excellent access to Highways 400 & 404



Possible signage opportunity



Ample on-site surface parking



Well located in prestigious Toronto neighborhood

Asking Net Rent
\$18.50 PSF

Additional Rent
\$11.66 PSF (2023)

Available Area
9,252 - 20,635 SF approximately

Suite Features

Rentable Area **GS2 - 11,383 SF (Avail. Aug 1, 2023)**
GSO - 9,252 SF (Avail. March 1, 2024)

Net Rent **Years 1-5: \$18.50/SF**
Years 6-10: \$20.00/SF

Additional Rent **\$11.66/SF (2023)**
includes heat & hydro

Available **Immediate**

Parking **Free Surface Parking @ 3/1,000 SF Leased**

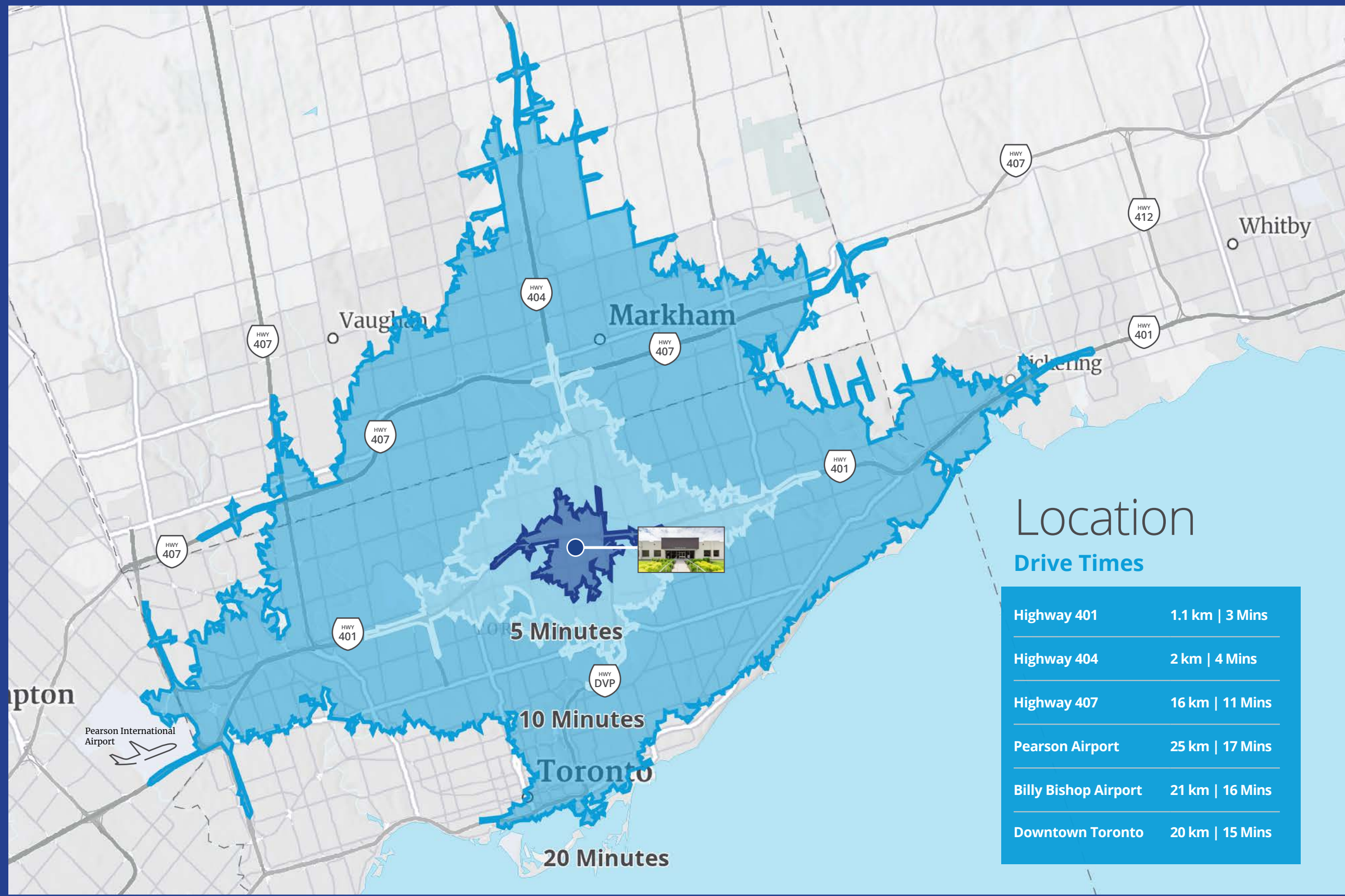
Zoning **M0(6)**
Many uses permitted

- Highlights
- Large corner location with high ceilings and lots of windows
 - Mix of open concept with interior offices and meeting rooms
 - Direct lobby access with adjacent parking

Features

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Location



Location Drive Times

| | |
|----------------------|-----------------|
| Highway 401 | 1.1 km 3 Mins |
| Highway 404 | 2 km 4 Mins |
| Highway 407 | 16 km 11 Mins |
| Pearson Airport | 25 km 17 Mins |
| Billy Bishop Airport | 21 km 16 Mins |
| Downtown Toronto | 20 km 15 Mins |

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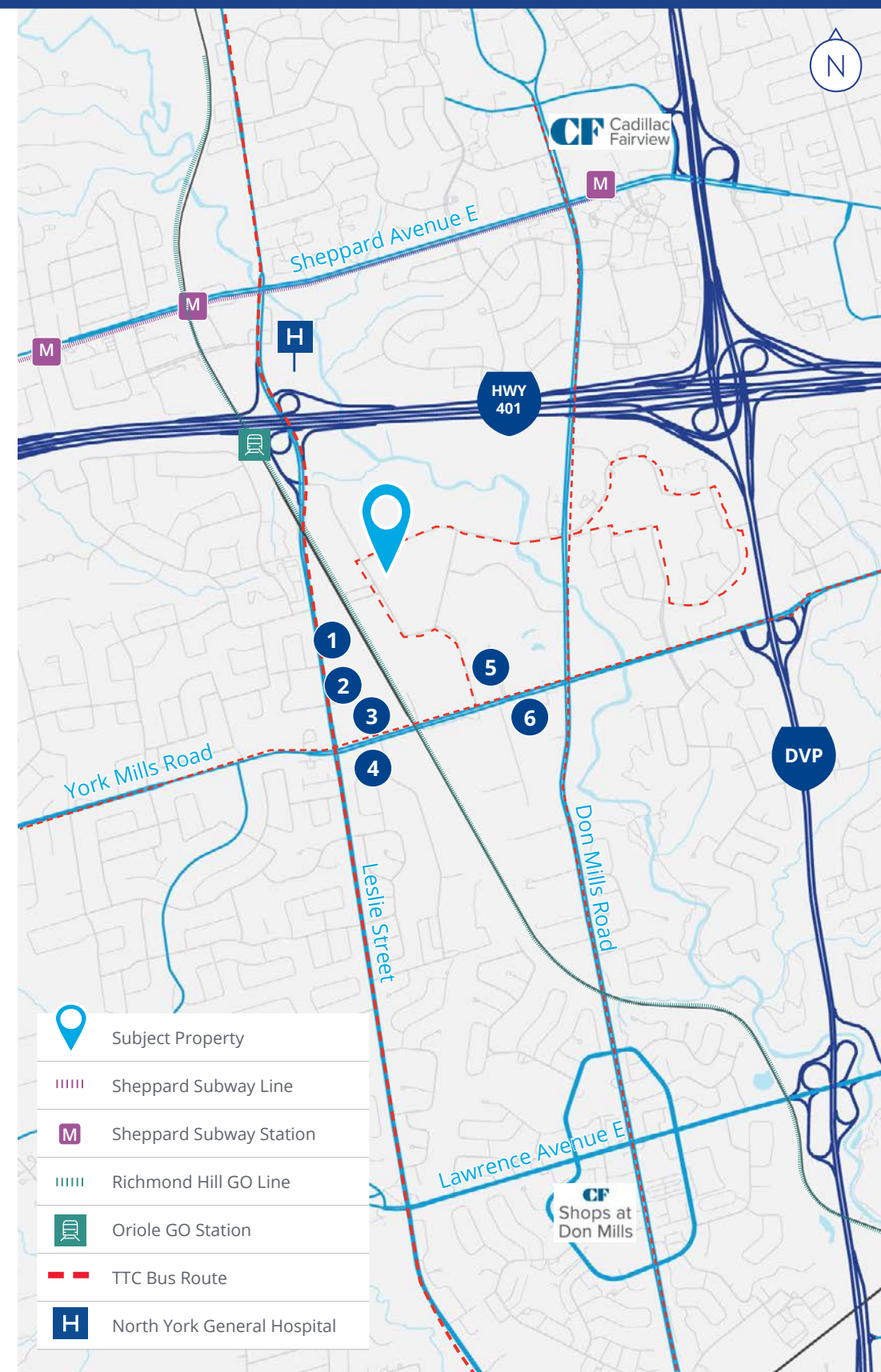
All Your Needs and More

Surrounding Amenities

| Nearby Shopping Areas | CF Cadillac Fairview | CF Shops at Don Mills | | |
|--|----------------------|---------------------------|-----------------------|--------------------------|
| 1 <ul style="list-style-type: none"> The Keg Steakhouse Dollarama The Goose Pub | Fairview Mall | Shops at Don Mills | | |
| 2 <ul style="list-style-type: none"> ESSO / Circle K Tim Hortons CIBC Shopper's Drug Mart BMO | | | Moxies | Metro |
| 3 <ul style="list-style-type: none"> Longo's York Mills LCBO Petro Canada TD Canada Trust Supercuts St. Louis Bar & Grill McDonald's Second Cup | | | St. Louis Bar & Grill | Bier Market |
| 4 <ul style="list-style-type: none"> RBC Harvey's Swiss Chalet | | | Starbucks | Joey Don Mills |
| 5 <ul style="list-style-type: none"> The Burger's Priest Tim Horton's | | | New York Fries | Jack Astor's Bar & Grill |
| 6 <ul style="list-style-type: none"> Galleria Supermarket Five Guys Fox and Fiddle The Captain's Boil Popeyes Starbucks Pizza Hut Freshi | | | Pi Co. | South Street Burger |
| | | | Jimmy the Greek | Chipotle Mexican Grill |
| | | | Mcdonald's | Roots |
| | | | LCBO | McEwan Fine Foods |
| | | | Shopper's Drug Mart | TD Canada Trust |
| | Winner's / Marshalls | LCBO | | |
| | The Bay | Taylor's Landing | | |
| | Cineplex Cinemas | Starbucks | | |

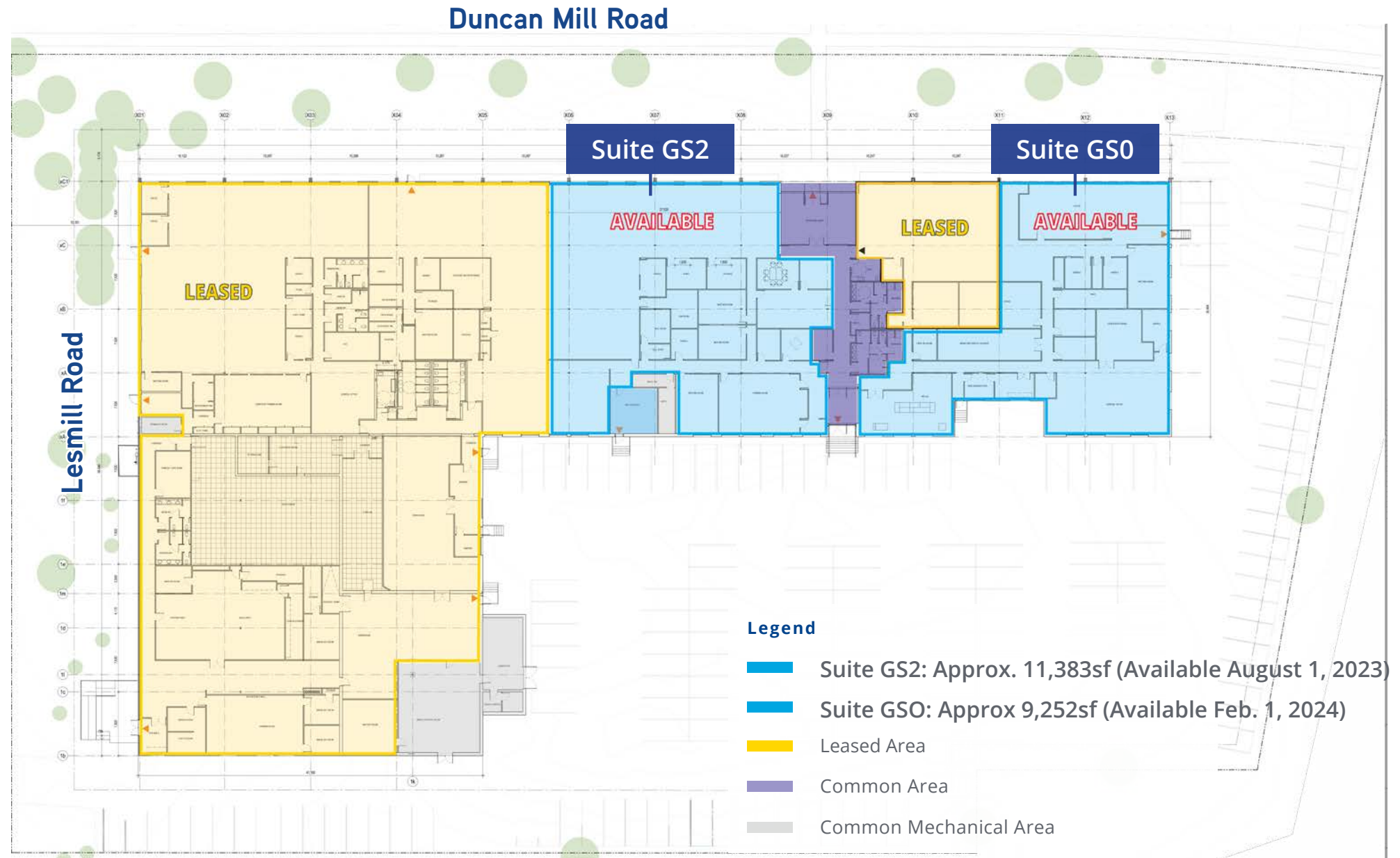
Area Highlights

- Prestigious Toronto address in affluent St. Andrews/Windfields neighbourhood
- TCC transit stop at the front door
- Easy access to Highways 401 and the Don Valley Parkway
- Short drive to downtown Toronto
- 5 minute walk to the Betty Sutherland Trail Park and the Duncan Mill Greenbelt.
- Premier shopping areas, restaurants and cafes nearby
- Minutes away from the Toronto Botanical Gardens, Ontario Science Centre and the Aga Khan Museum



The Area

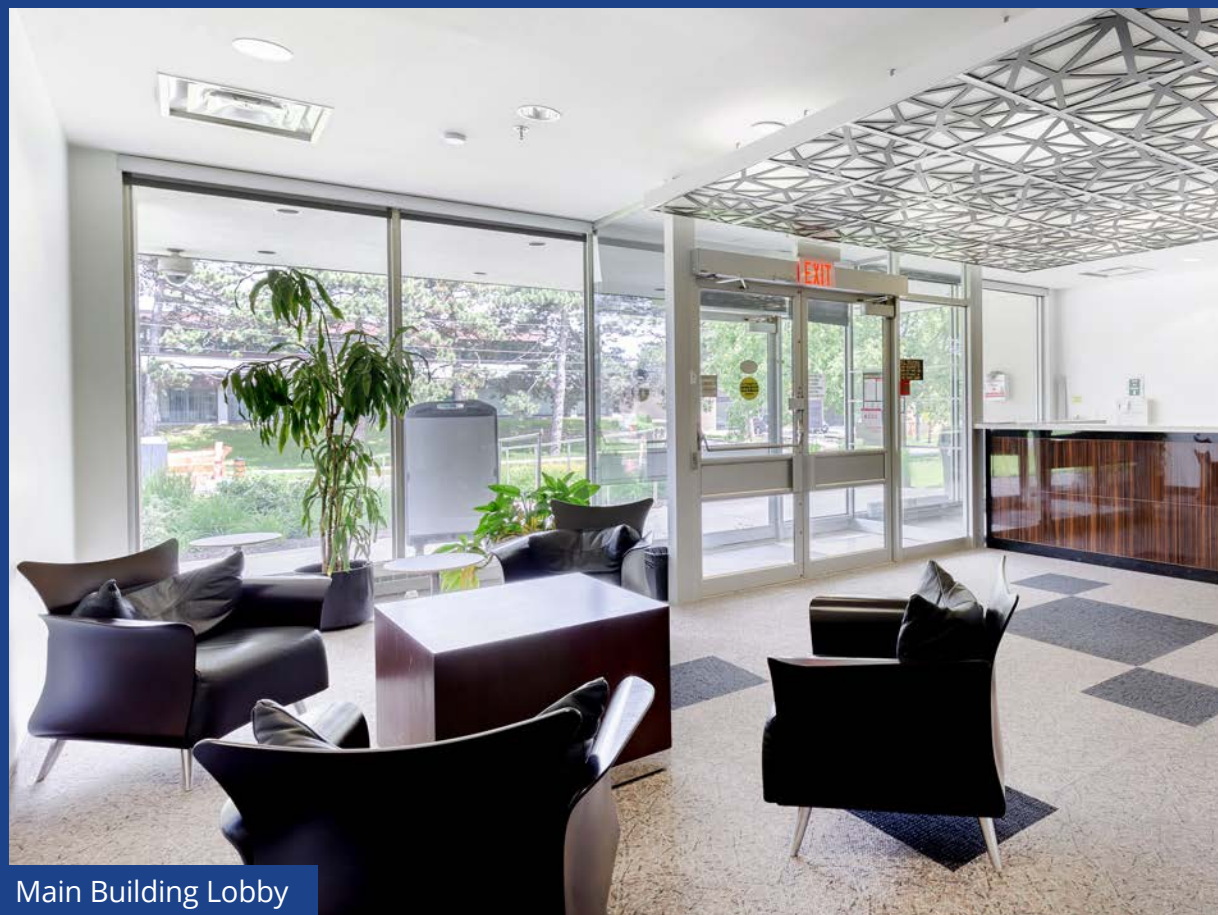
Building Plan



1 Duncan Mill Road



Finished Office Space



Main Building Lobby



Finished Office Space



Open Work Area



Finished Office Space



Building Security Cameras

▷ Gallery

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Contact Us For More Information

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