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PROPERTY **FEATURES**

Available Space	13,435 Sq. Ft.
Availability	November 1, 2025
Asking Net Rent	\$17.50 per Sq. Ft.
T&O (2025 Estimate)	\$11.02 per Sq. Ft. (Hydro and in-suite janitorial excluded)
Parking	4+ : 1,000 Sq. Ft. leased free surface parking

UNIQUE SINGLE-STOREY FLEX

Open-concept workspace with high ceilings, private offices, dedicated meeting rooms, a modern kitchen, renovated washrooms and drive to front door access

SHIPPING & INDUSTRIAL COMPONENT

2 truck-level and 1 drive-in door, with existing warehouse area and opportunity to expand for larger warehouse component

ON-SITE AMENITIES

Fitness Faciliy - promotes tenant wellness and convenience of on-site access

Outdoor Greenspace - well maintained exterior landscaping with ample outdoor seating options

EXCELLENT TRANSIT CONNECTIVITY

Provides convenient access to key transportation hubs including; Bramalea GO Station and Malton GO Station.

PROPERTY PHOTOS





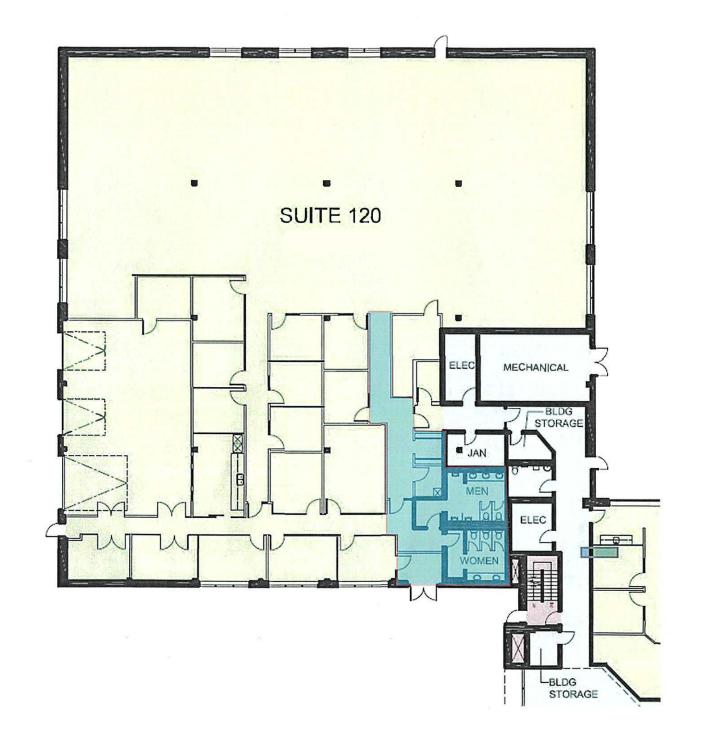








SUITE 120 FLOOR PLAN



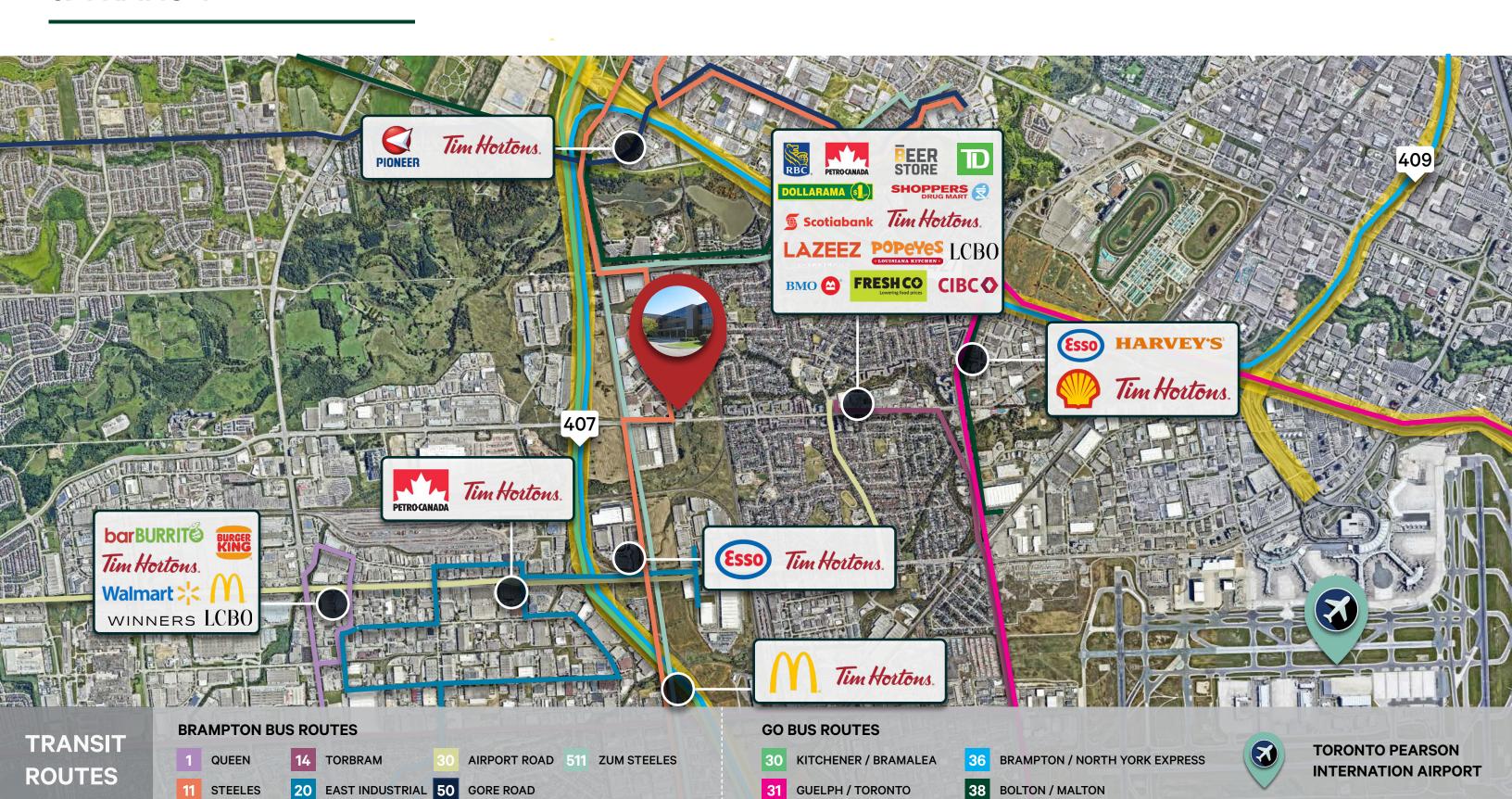


INTERIOR FEATURES

- » Open-concept workspace with high ceilings, private offices, dedicated meeting rooms, a modern kitchen, and renovated washrooms
- » Boardroom and ample meeting rooms off of and near reception
- » Internal private and newly renovated washrooms
- » Private offices with full height doors and sidelites
- » Large open area for workstations offering excellent access to natural light throughout

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ACCESSIBILITY & TRANSIT





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