

56 ABERFOYLE CRESCENT
TORONTO, ON



FOR
LEASE



Contact Us:

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CBRE

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PROPERTY SPECIFICATIONS



THE OPPORTUNITY

UNIT	SIZE	COMMENTS
210	2,579 Sq. Ft.	<ul style="list-style-type: none">• Improved space - move in condition• Open ceilings and polished concrete floors
500	4,213 Sq. Ft.	<ul style="list-style-type: none">• Improved space - move in condition
520	5,311 Sq. Ft.	<ul style="list-style-type: none">• Improved space - move in condition
610	1,959 Sq. Ft.	<ul style="list-style-type: none">• Model Suite
650	1,295 Sq. Ft.	<ul style="list-style-type: none">• Available Jan 1, 2025• Improved space - move in condition• Corner suite with lots of natural light
710	669 Sq. Ft.	<ul style="list-style-type: none">• Improved space - move in condition

RENTAL RATES

NET RENT	<ul style="list-style-type: none">• \$18.00 Net Per Sq. Ft,
ADDITIONAL RENT	<ul style="list-style-type: none">• \$18.85 Per Sq. Ft. (2025)
POSSESSION	<ul style="list-style-type: none">• Immediate
PARKING	<ul style="list-style-type: none">• \$115.00 + tax/month for underground parking

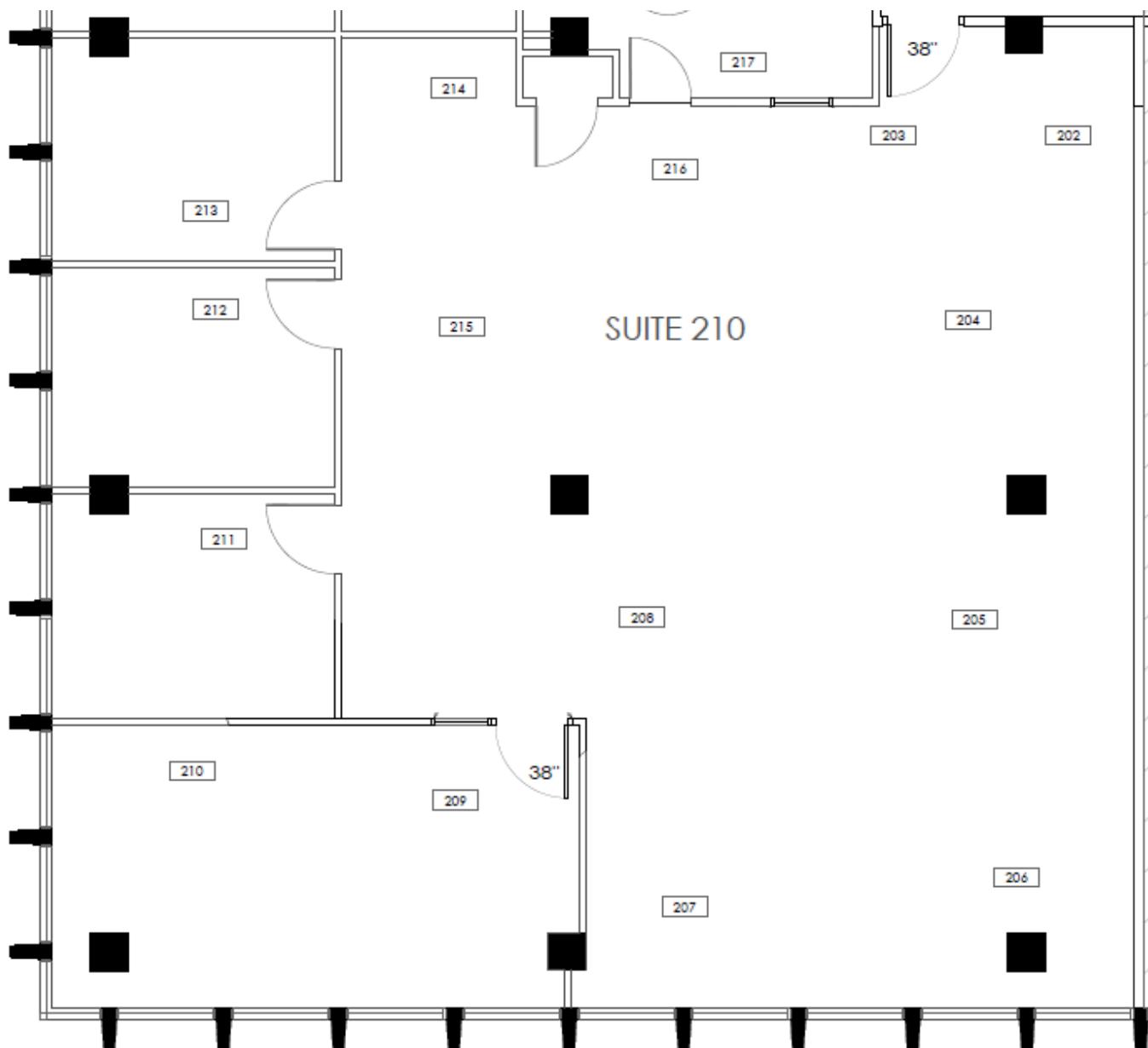
PROPERTY HIGHLIGHTS

- Serviced by both Mississauga and Toronto public transit
- Directly across the street from subway station and numerous retail amenities
- Ample unreserved underground parking
- Fully built out suites available immediately

FLOOR PLAN

UNIT 210

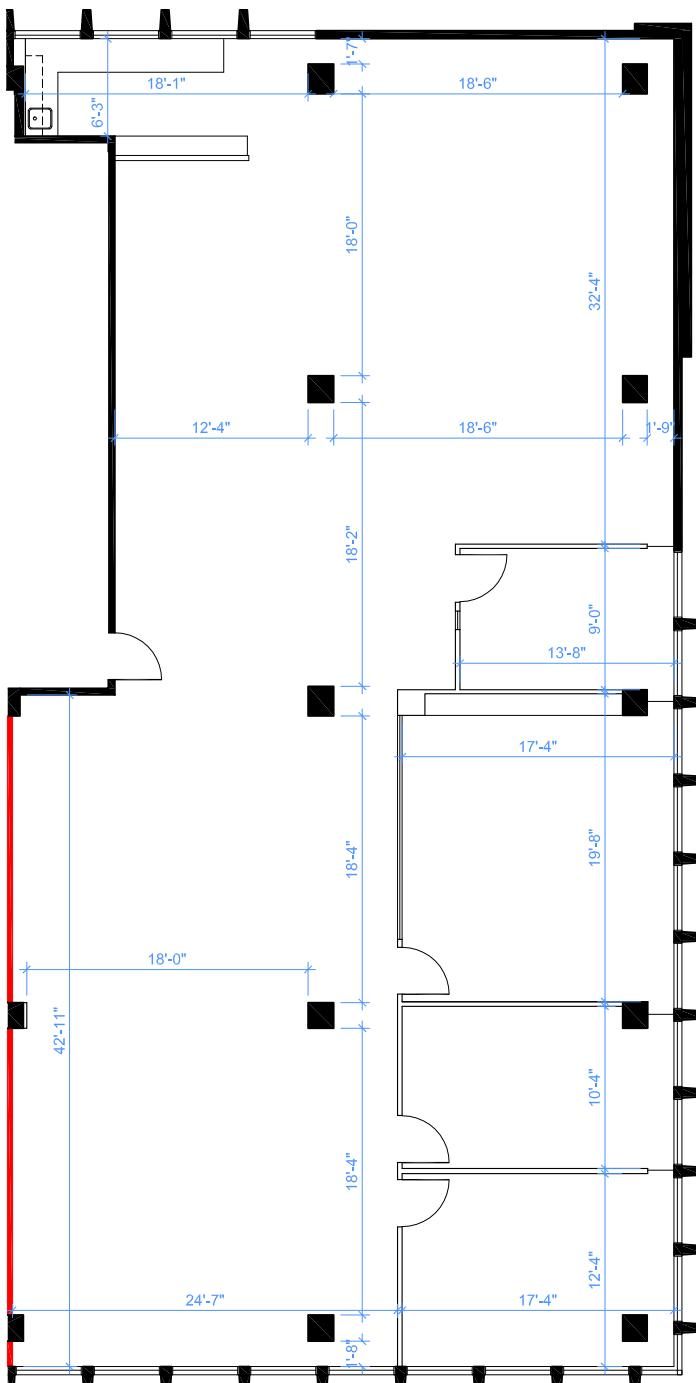
2,579 SQ. FT.



FLOOR PLAN

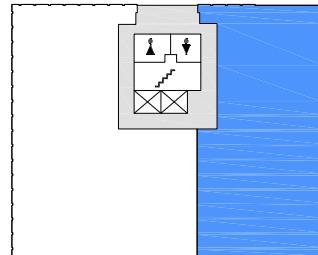
UNIT 500

4,213 SQ. FT.



— DEMISING WALL

0 5 10 30 FT.



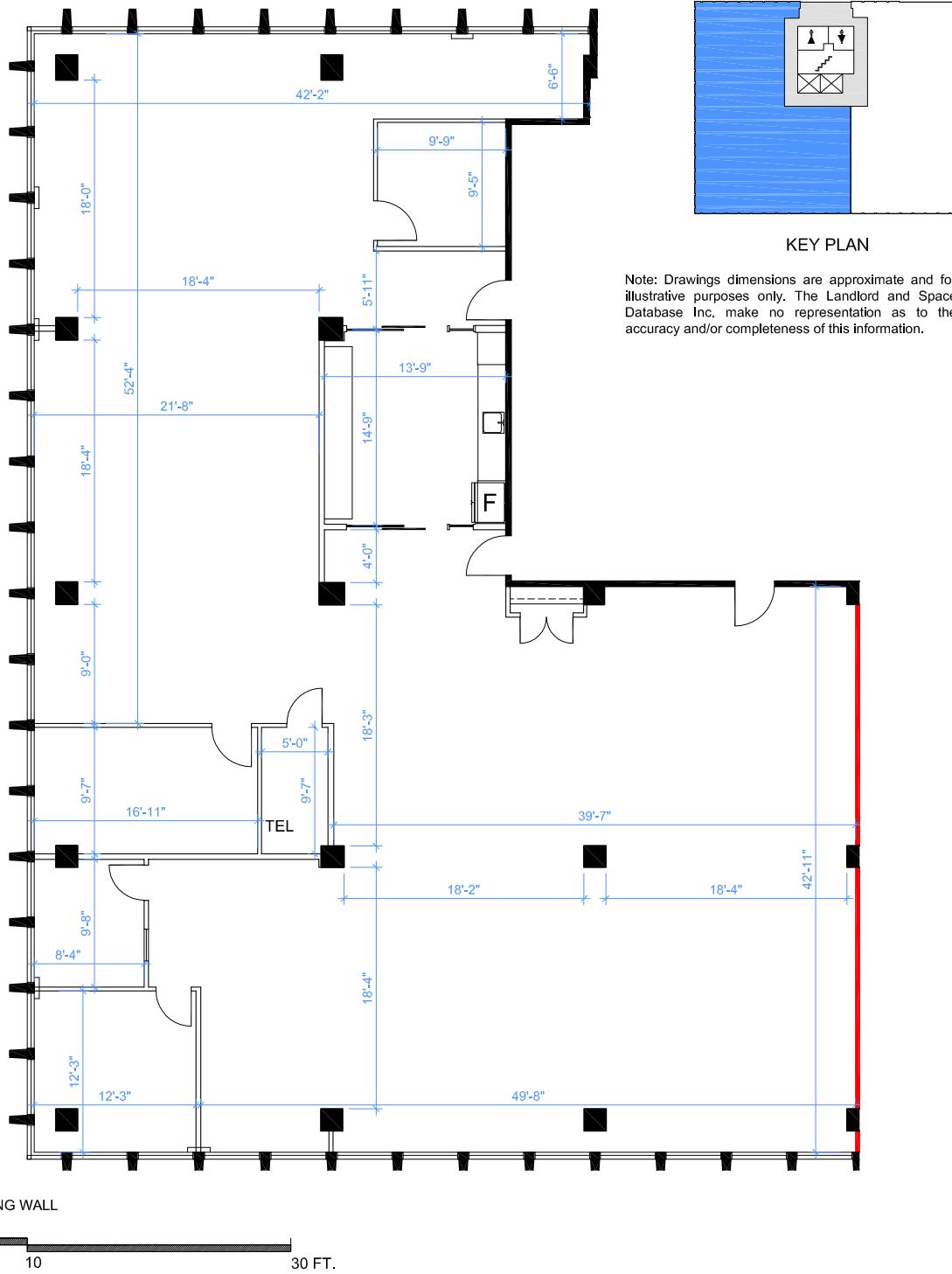
KEY PLAN

Note: Drawings dimensions are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

FLOOR PLAN

UNIT 520

5,311 SQ. FT.

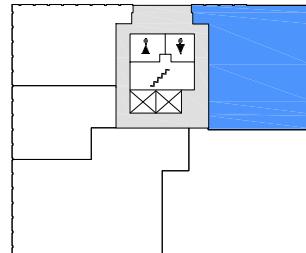


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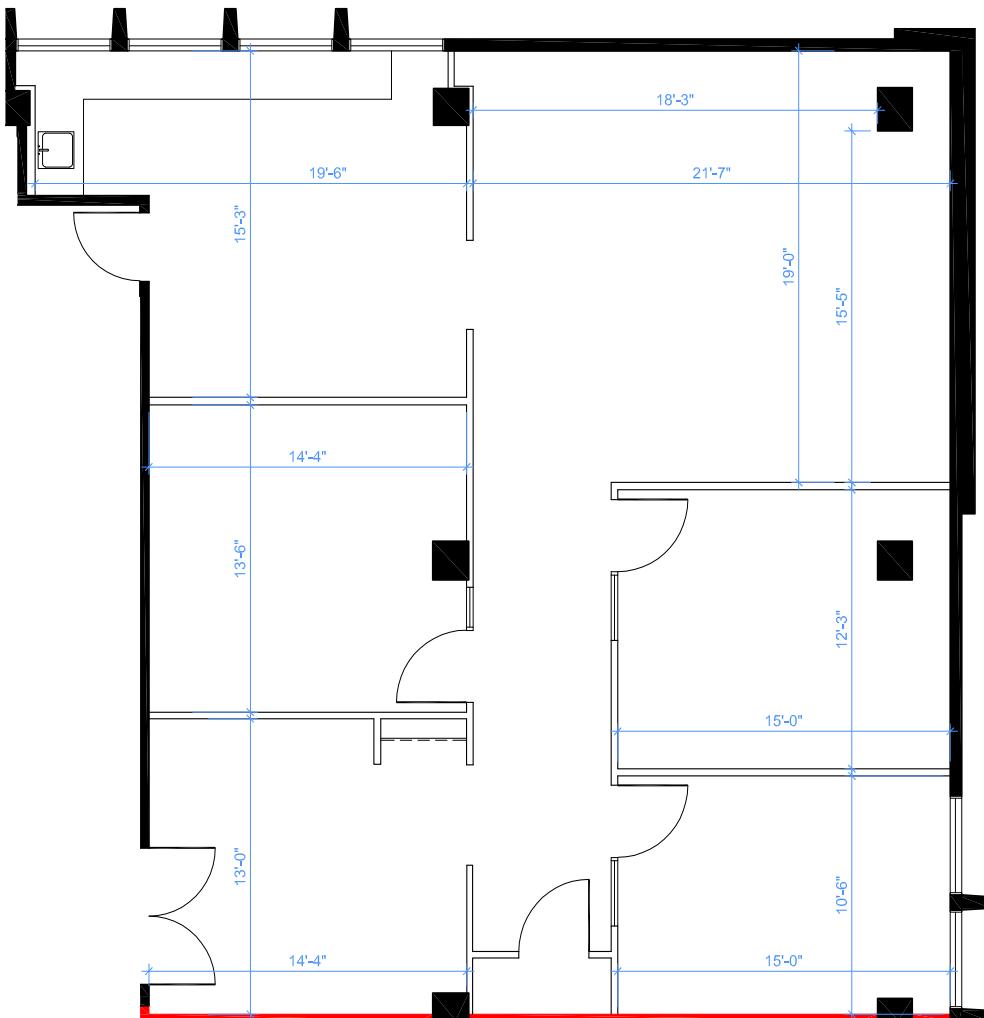
FLOOR PLAN

UNIT 610

1,959 SQ. FT.



KEY PLAN



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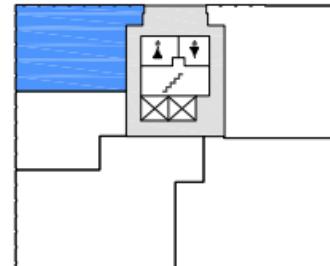
— DEMISING WALL

0 5 15 FT.

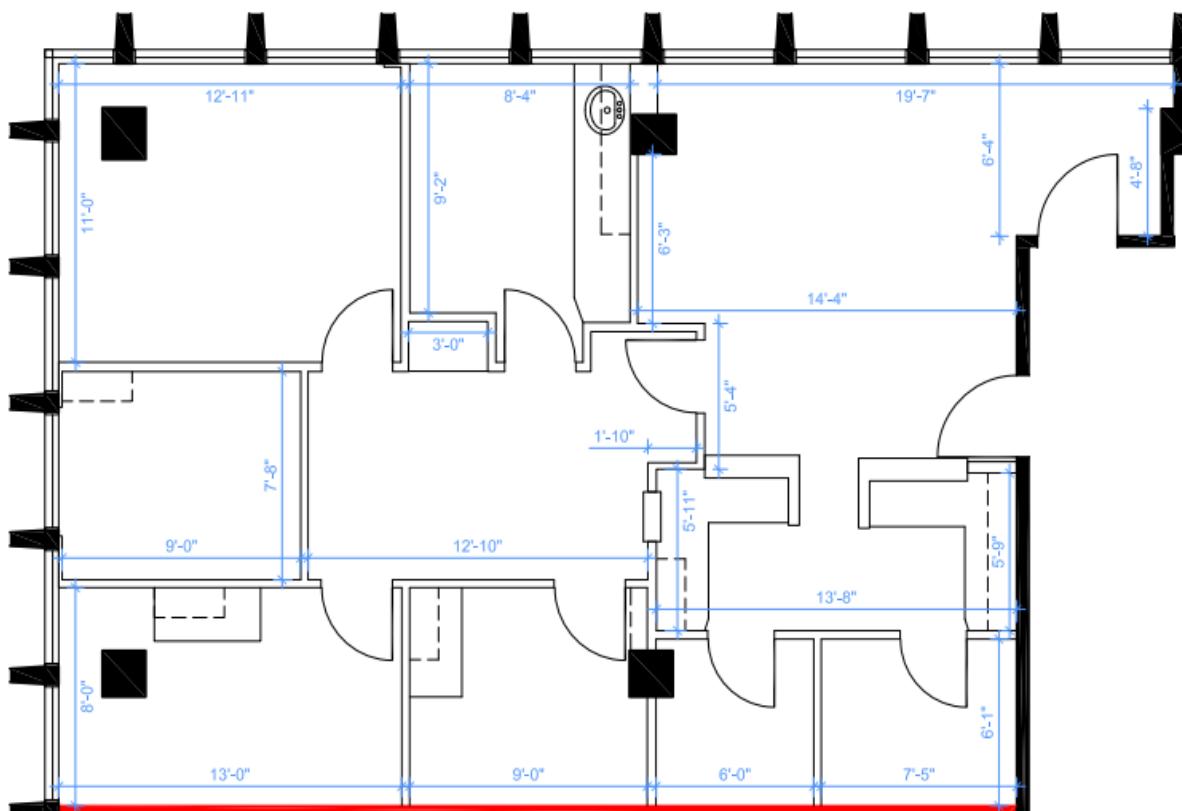
FLOOR PLAN

UNIT 650

1,295 SQ. FT.



KEY PLAN



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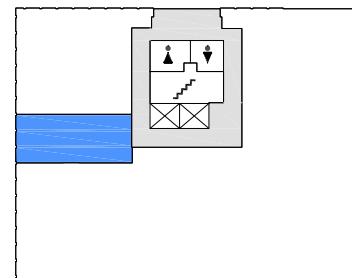
DEMISING WALL

0 5 15 FT.

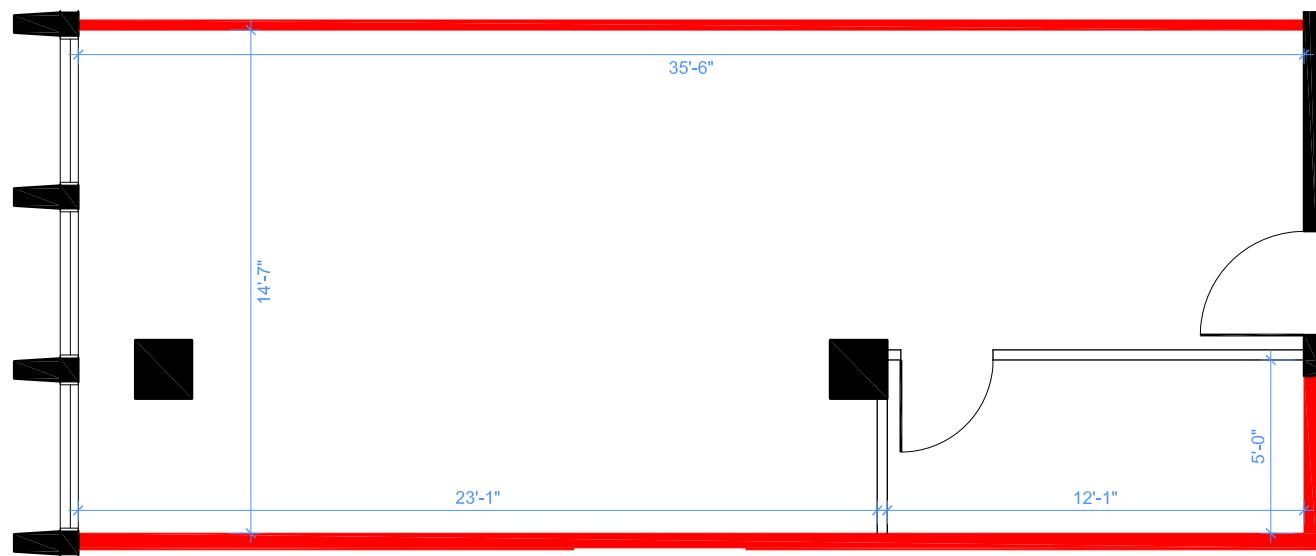
FLOOR PLAN

UNIT 710

669 SQ. FT.



KEY PLAN

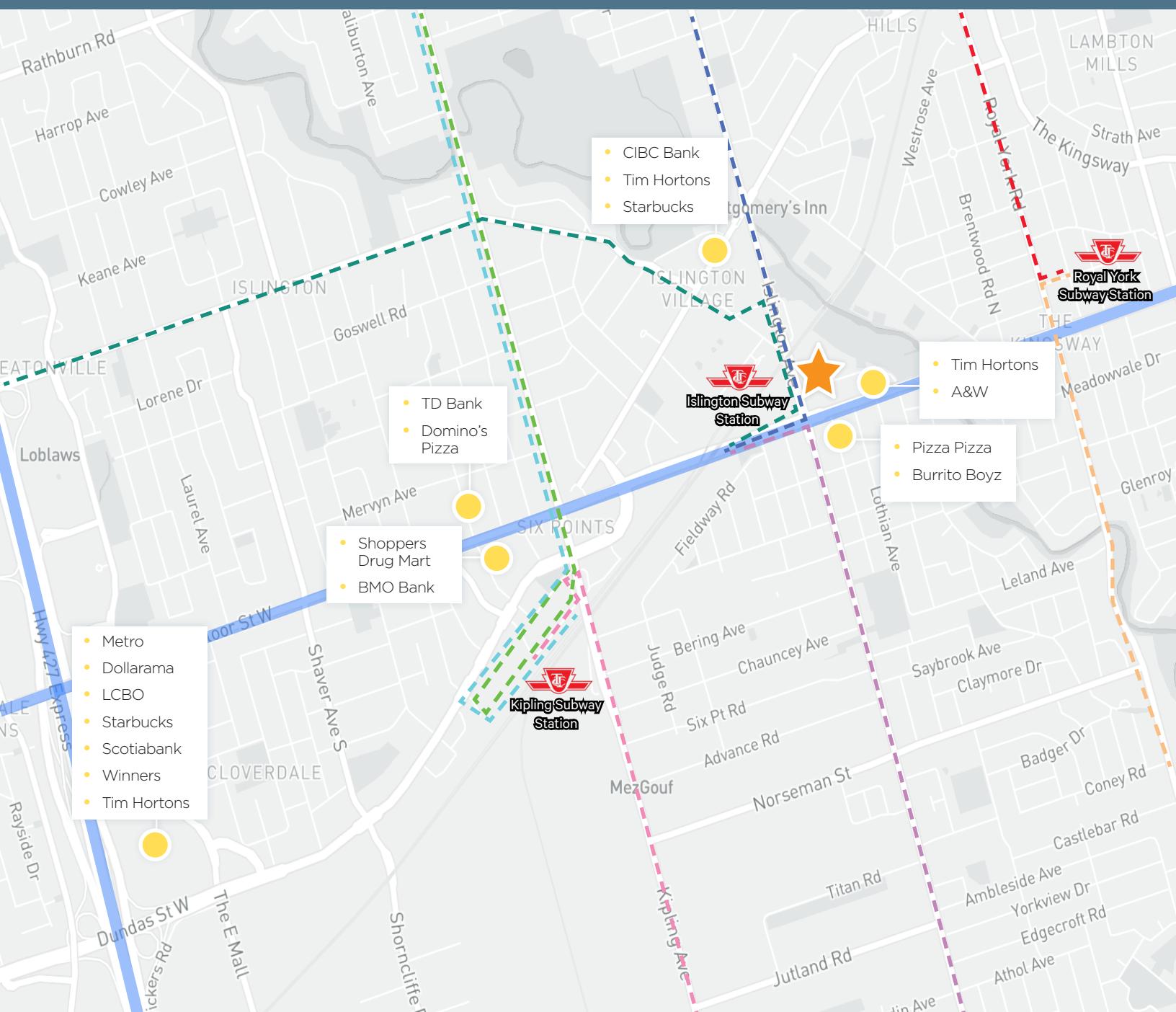


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— DEMISING WALL

0 5 15 FT.

AMENITIES AND TRANSIT MAP



Transit Routes

TTC Transit Route 37 - ISLINGTON

TTC Transit Route 44 - KIPLING SOUTH

TTC Transit Route 45 - KIPLING

TTC Transit Route 48 - RATHBURN

TTC Transit Route 46 - MARTIN GROVE

TTC Transit Route 76 - ROYAL YORK SOUTH

TTC Transit Route 110 - ISLINGTON SOUTH

TTC Transit Route 50 - BURNHAMTHORPE



Subject Site

410
FOR LEASE

56 ABERFOYLE CRESCENT
TORONTO, ON



DRIVE
TIMES

Gardiner Expressway

8 Mins | 4.0 KM

Highway 427

10 Mins | 4.0 KM

Highway 401

18 Mins | 10.0 KM

QEW

16 Mins | 9.2 KM

Pearson Airport

15 Mins | 11.3 KM

Downtown Toronto

22 Mins | 13.6 KM

Contact Us:

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GRAYWOOD

CBRE

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