

Office | For Lease

FLEX SPACE WITH AMAZING HWY 401 EXPOSURE



50

Ronson Drive

Etobicoke, ON

Blake Fleet*

Vice President

416 798 6299

blake.fleet@cbre.com

Corey Duncan*

Associate Vice President

416 798 6283

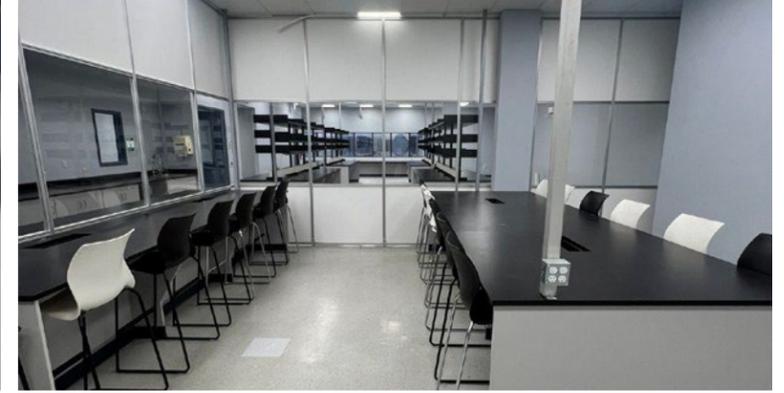
corey.duncan@cbre.com

*Sales Representative

CBRE

FOR LEASE

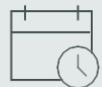
Suite 125




5,466 sq. ft.


\$12.50 net per sq. ft.
Annual Escalations to Apply

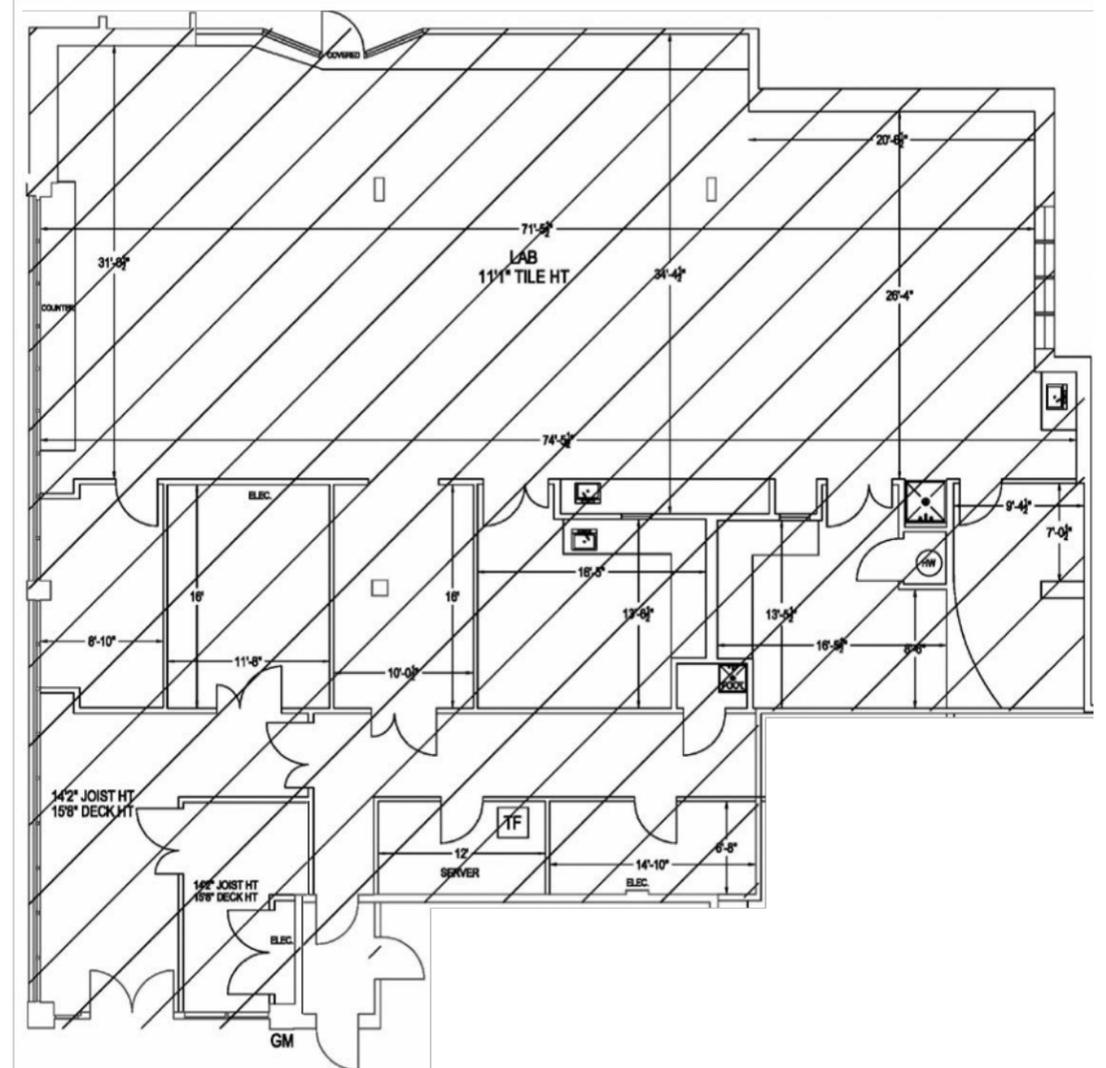

\$13.09 per sq. ft.[†]
Additional Rent excludes In-Suite Janitorial


Immediate Possession


4:1,000 sq. ft.


E1 Zoned

[†]2024 Estimate



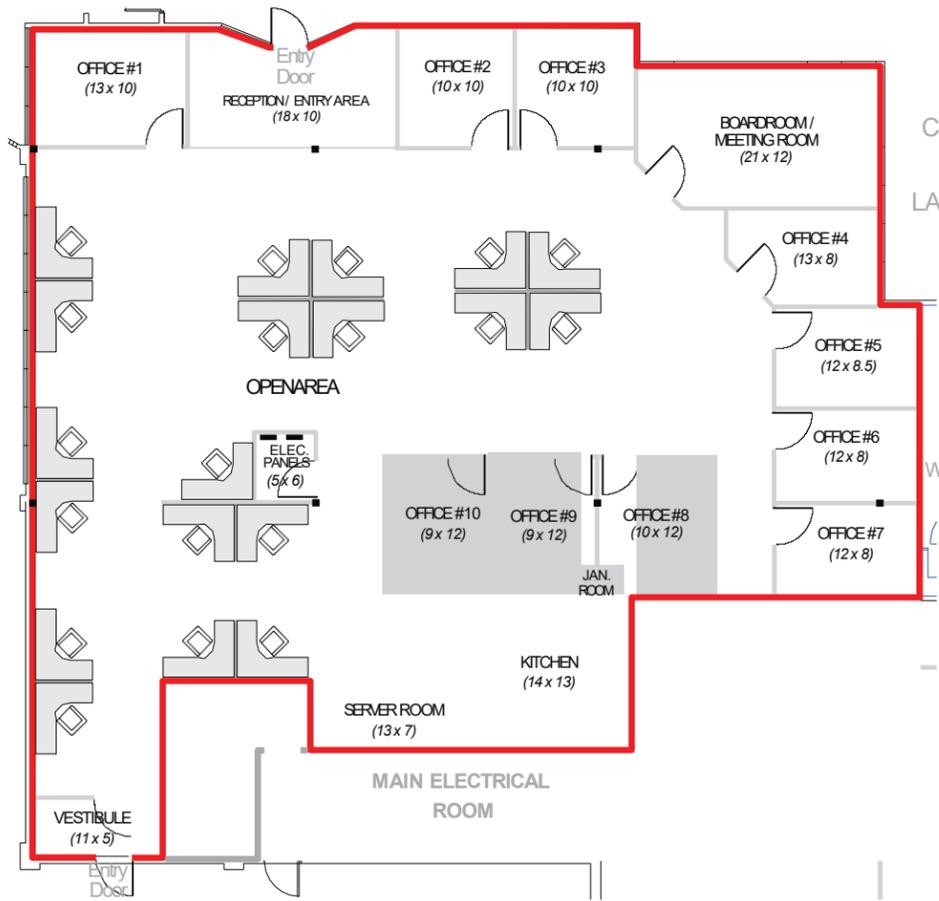
Flex space that can accommodate labs, storage/light warehousing and non-traditional uses, which also provides access to minimal office area and light shipping/receiving (double-man doors) facilities. The space has been recently painted and the ceiling grid has been refurbished. Ample surface parking available. Building signage available with excellent exposure directly onto Highway 401. Close proximity to many area amenities and Pearson International Airport, with connectivity to major 400 series highways.



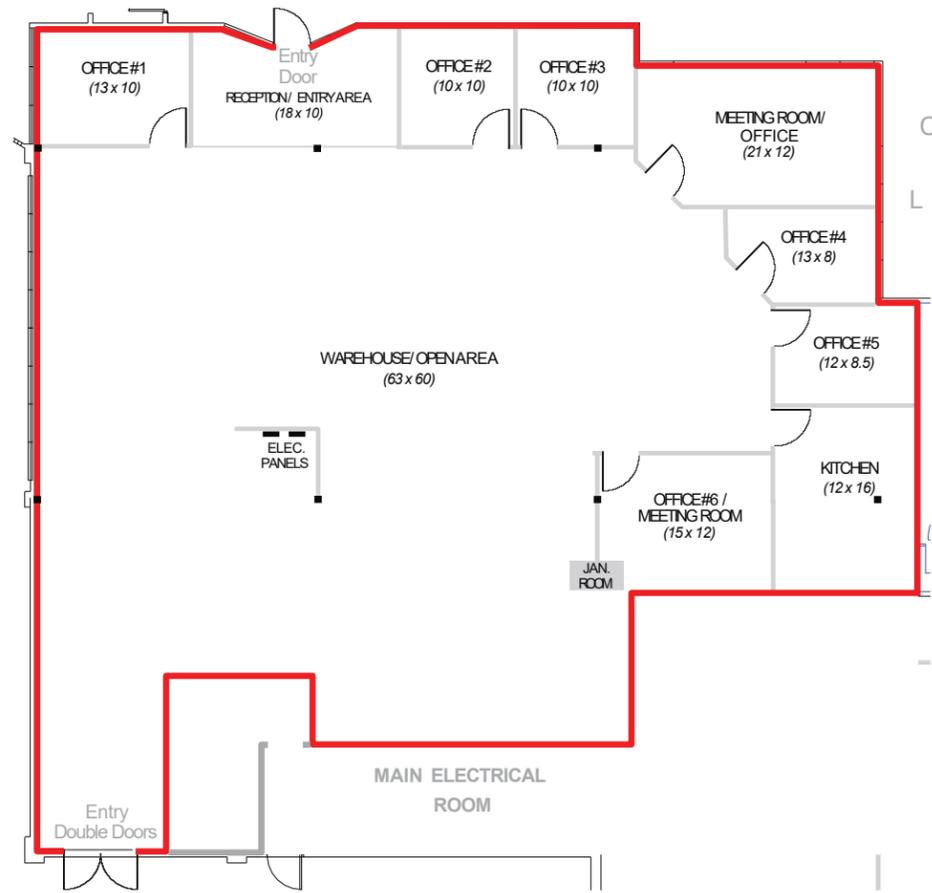
Suite 125

Test Fits

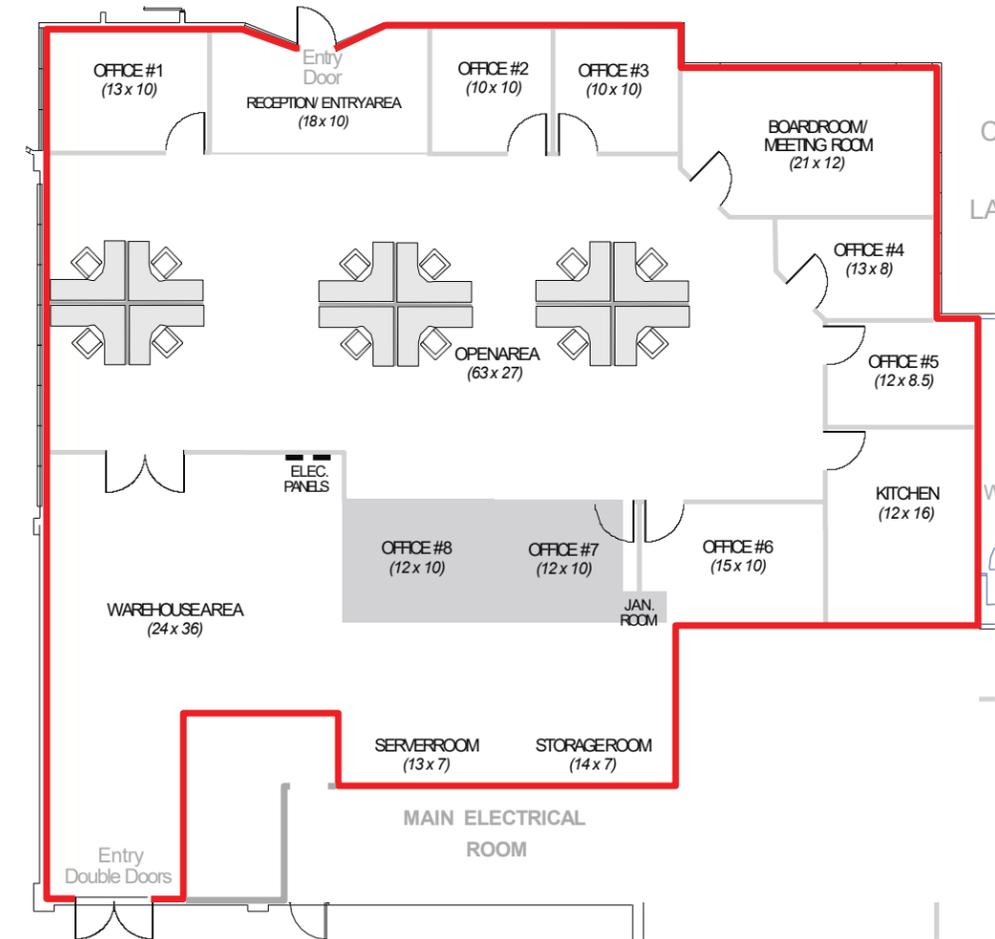
Office Layout



Open Concept Layout

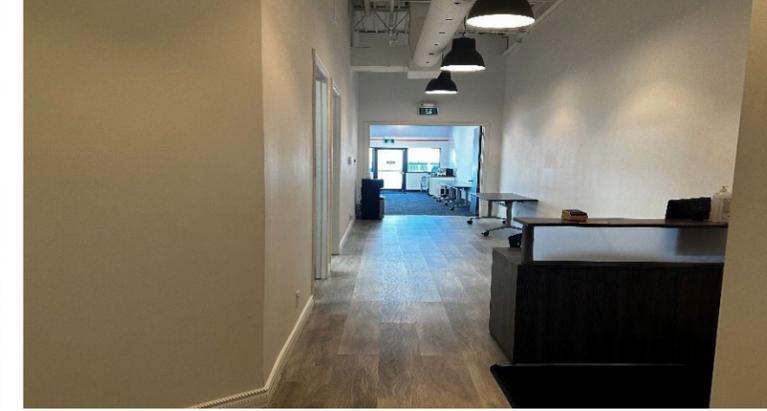


Hybrid Layout



FOR SUBLEASE

Suite 160



2,150 sq. ft.



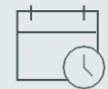
\$0.01 net per sq. ft.

Annual Escalations to Apply



\$13.09 per sq. ft.[†]

Additional Rent excludes In-Suite Janitorial



Immediate Possession



4:1,000 sq. ft.

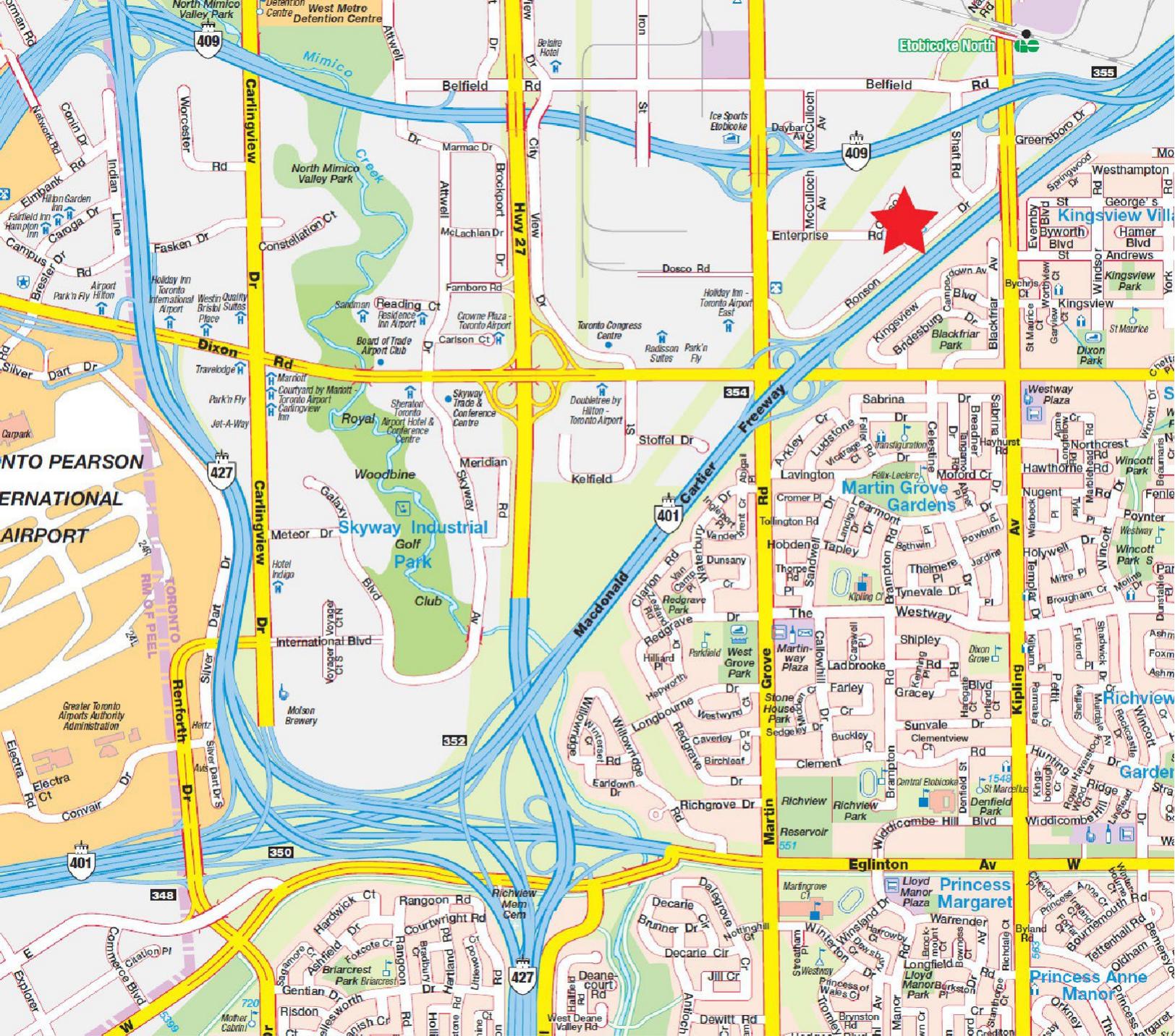


E1 Zoned

[†]2024 Estimate

Built out, move-in ready office includes reception area, large open area and perimeter private offices. Easy building access and ample surface parking is available. Building signage is also available with excellent exposure directly onto Hwy 401.





For More Information:

Blake Fleet*

Vice President

416 798 6299

blake.fleet@cbre.com

Corey Duncan*

Associate Vice President

416 798 6283

corey.duncan@cbre.com

*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services

canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth