

56 ABERFOYLE CRESCENT
TORONTO, ON



GRAYWOOD

FOR
LEASE



AVAILABLE
IMMEDIATELY

Contact Us:

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CBRE

*Sales Representative

PROPERTY SPECIFICATIONS

THE OPPORTUNITY

UNIT	SIZE	COMMENTS
120	1,395 Sq. Ft.	<ul style="list-style-type: none">Built out spaceCorner suite with lots of natural light
201	3,460 Sq. Ft.	<ul style="list-style-type: none">Improved space - move in conditionContiguous with Unit 202 for 4,458 sq. ft.
202	998 Sq. Ft.	<ul style="list-style-type: none">Improved space - move in conditionContiguous with Unit 201 for 4,458 sq. ft.
500	4,213 Sq. Ft.	<ul style="list-style-type: none">Improved space - move in conditon
520	5,311 Sq. Ft.	<ul style="list-style-type: none">Improved space - move in conditon
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, 2025Improved space - move in conditionCorner suite with lots of natural light

RENTAL RATES

NET RENT	<ul style="list-style-type: none">\$18.00 Net Per Sq. Ft,
ADDITIONAL RENT	<ul style="list-style-type: none">\$19.00 Per Sq. Ft. (2023)
POSSESSION	<ul style="list-style-type: none">Immediate
PARKING	<ul style="list-style-type: none">\$115.00 + tax/month for underground parking

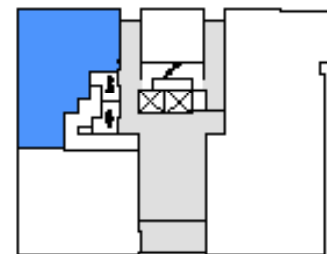
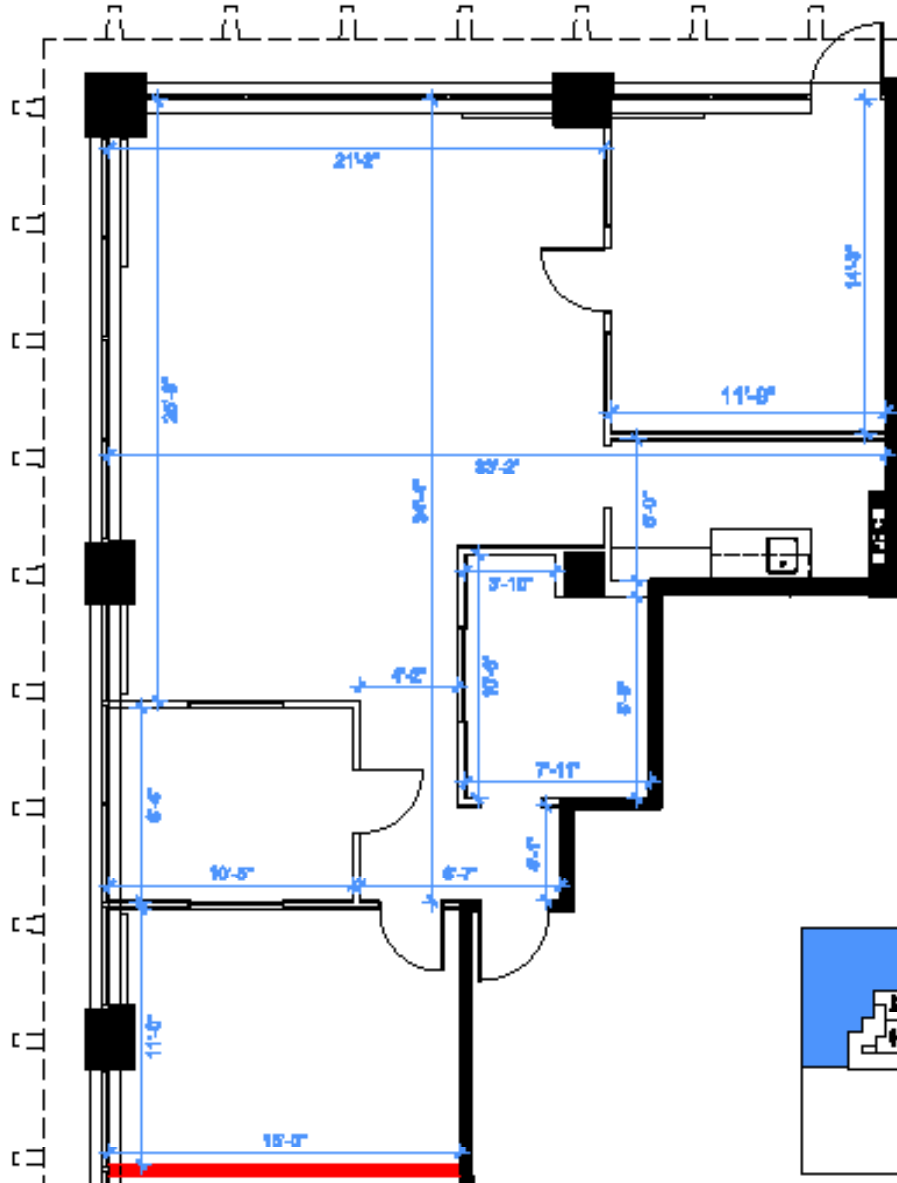
PROPERTY HIGHLIGHTS

- 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 120

1,395 SQ. FT.



KEY PLAN

Note: Overall 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.

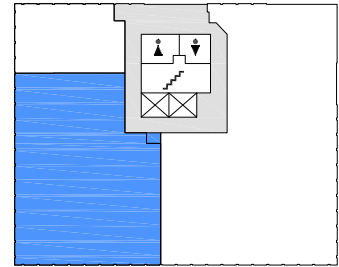
— DEMISING WALL



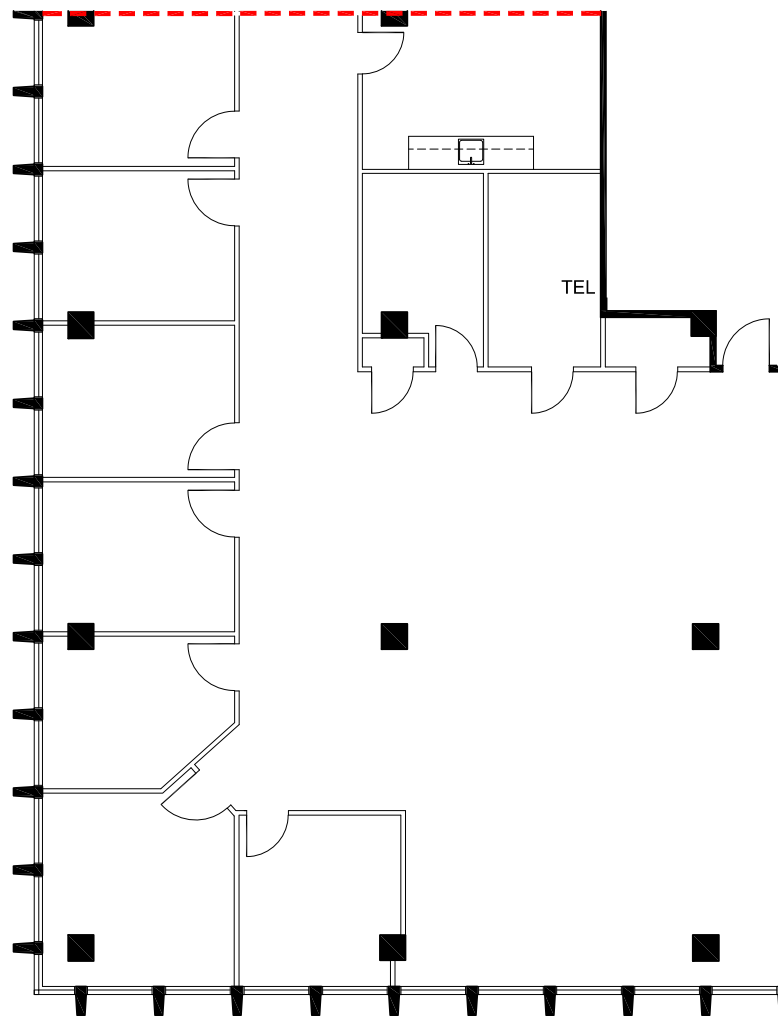
FLOOR PLAN

UNIT 201

3,460 SQ. FT.



KEY PLAN



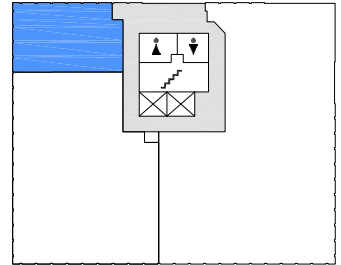
----- PROPOSED DEMISING WALL
——— DEMISING WALL



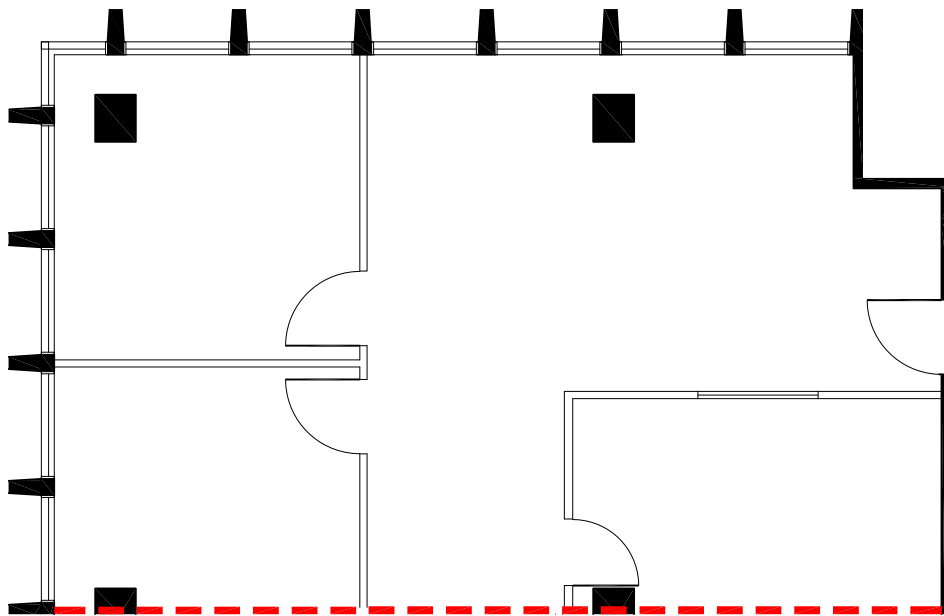
FLOOR PLAN

UNIT 202

998 SQ. FT.



KEY PLAN



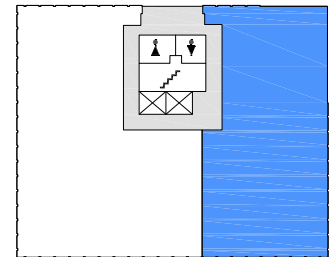
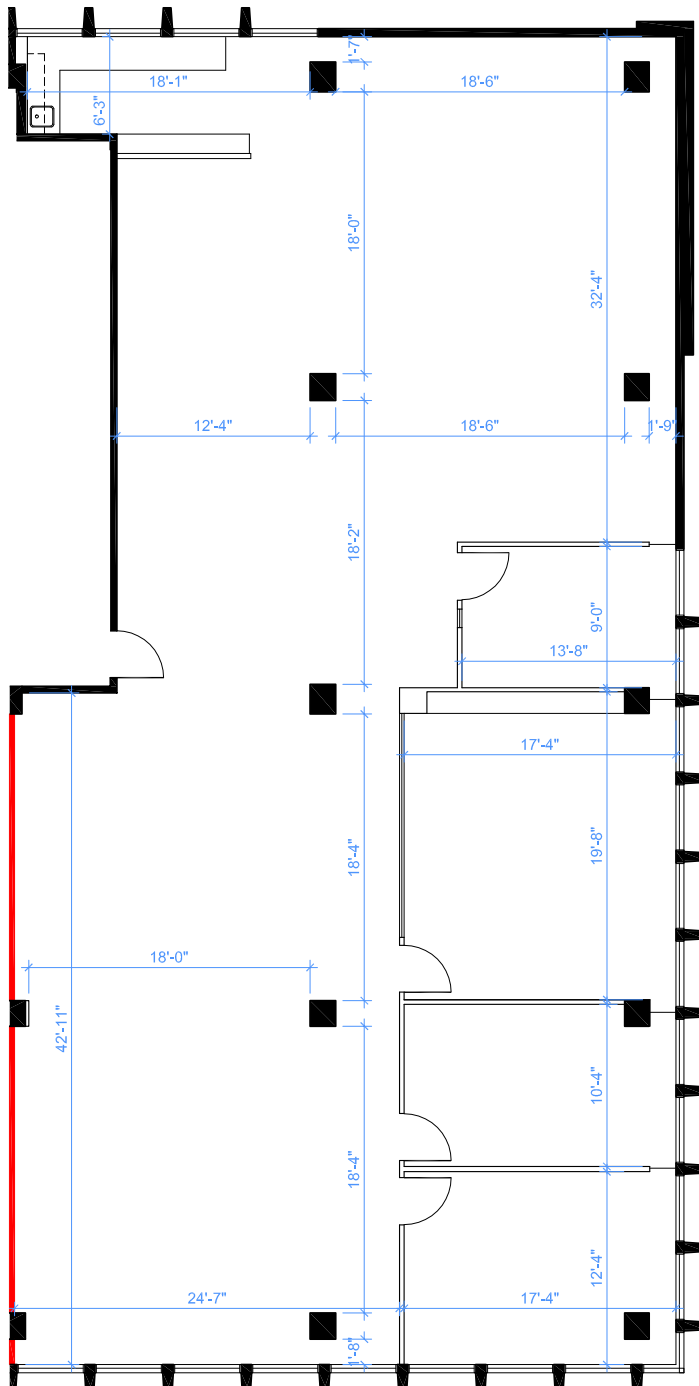
----- PROPOSED DEMISING WALL



FLOOR PLAN

UNIT 500

4,213 SQ. FT.



KEY PLAN

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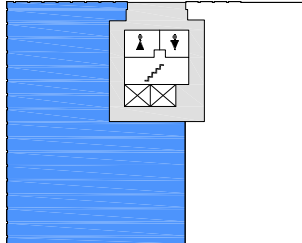
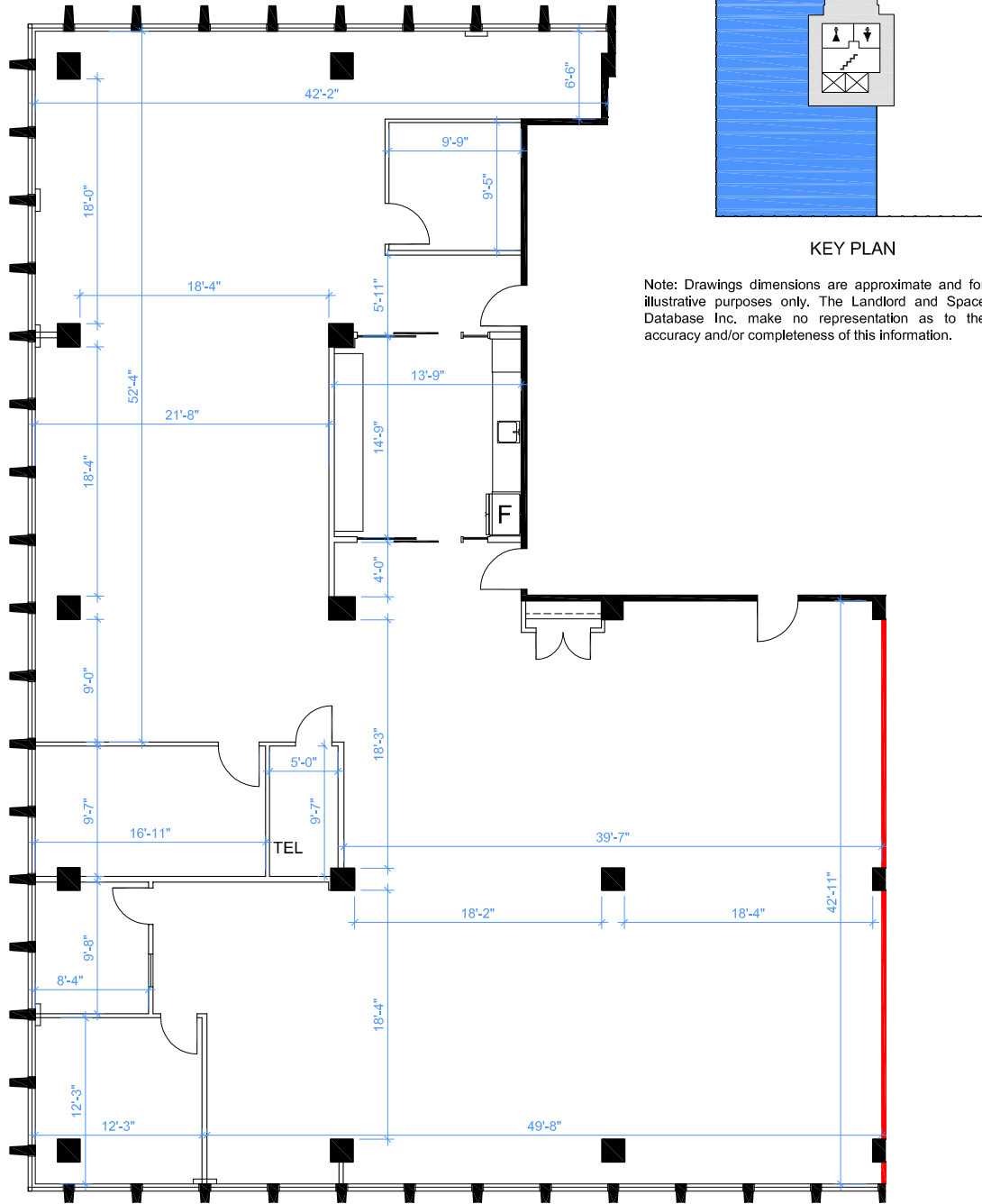
DEMISING WALL



FLOOR PLAN

UNIT 520

5,311 SQ. FT.



KEY PLAN

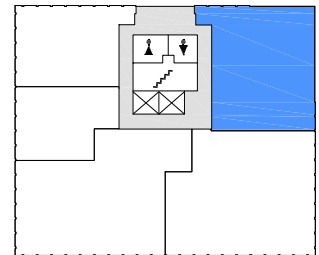
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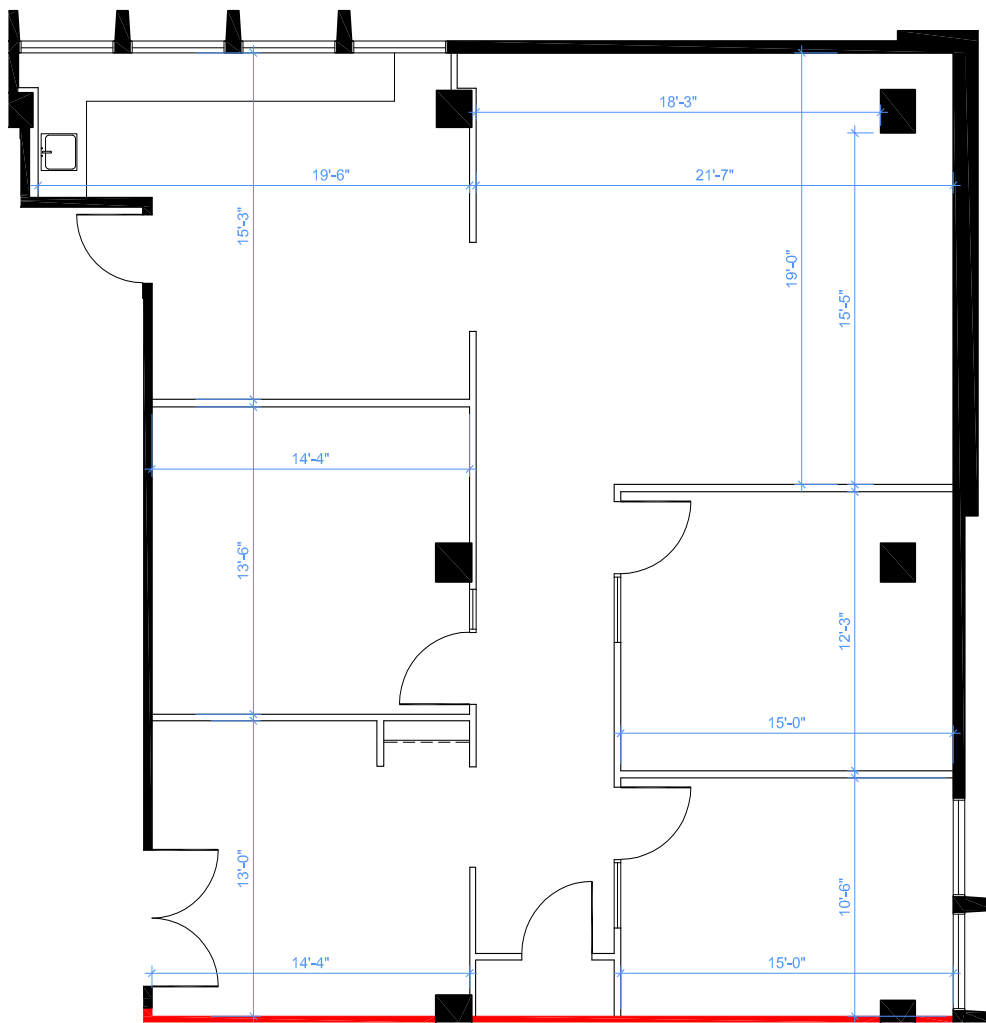
FLOOR PLAN

UNIT 610

1,959 SQ. FT.



KEY PLAN



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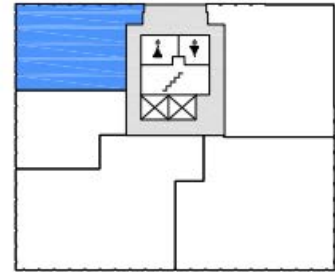
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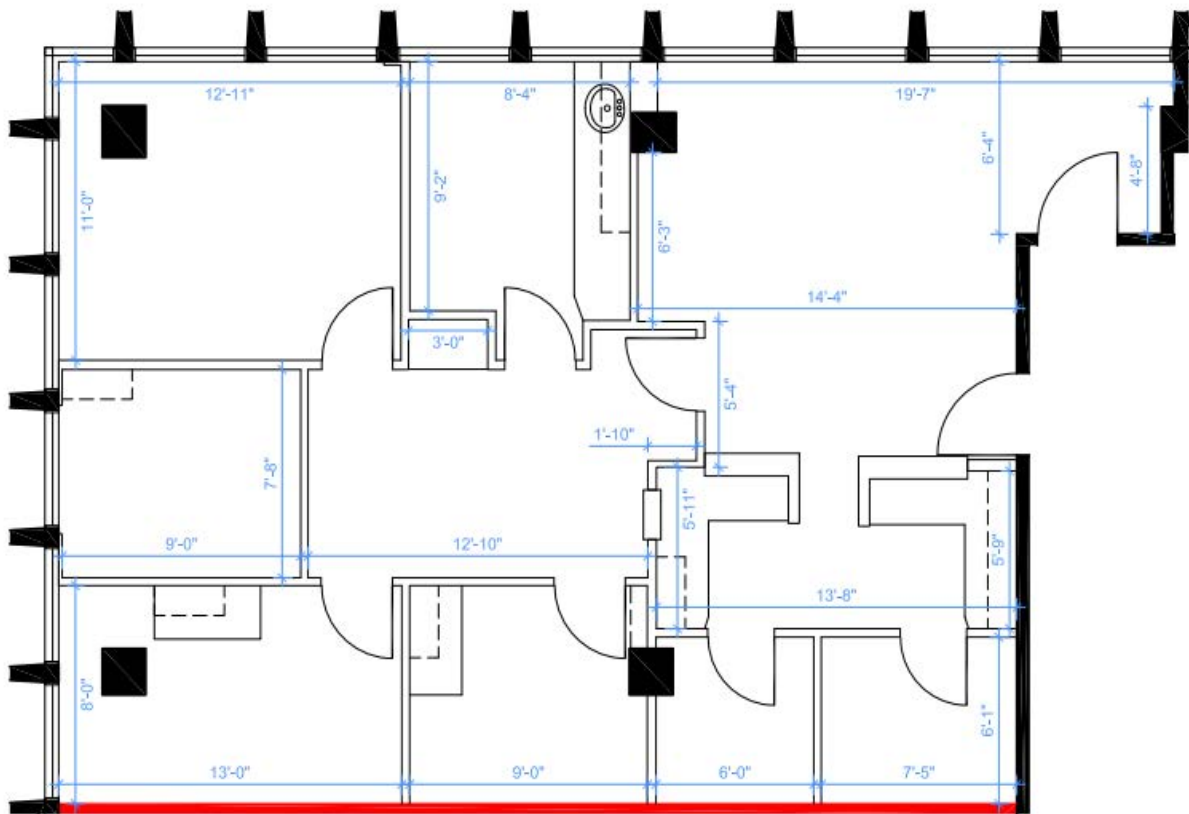
FLOOR PLAN

UNIT 650

1,295 SQ. FT.



KEY PLAN

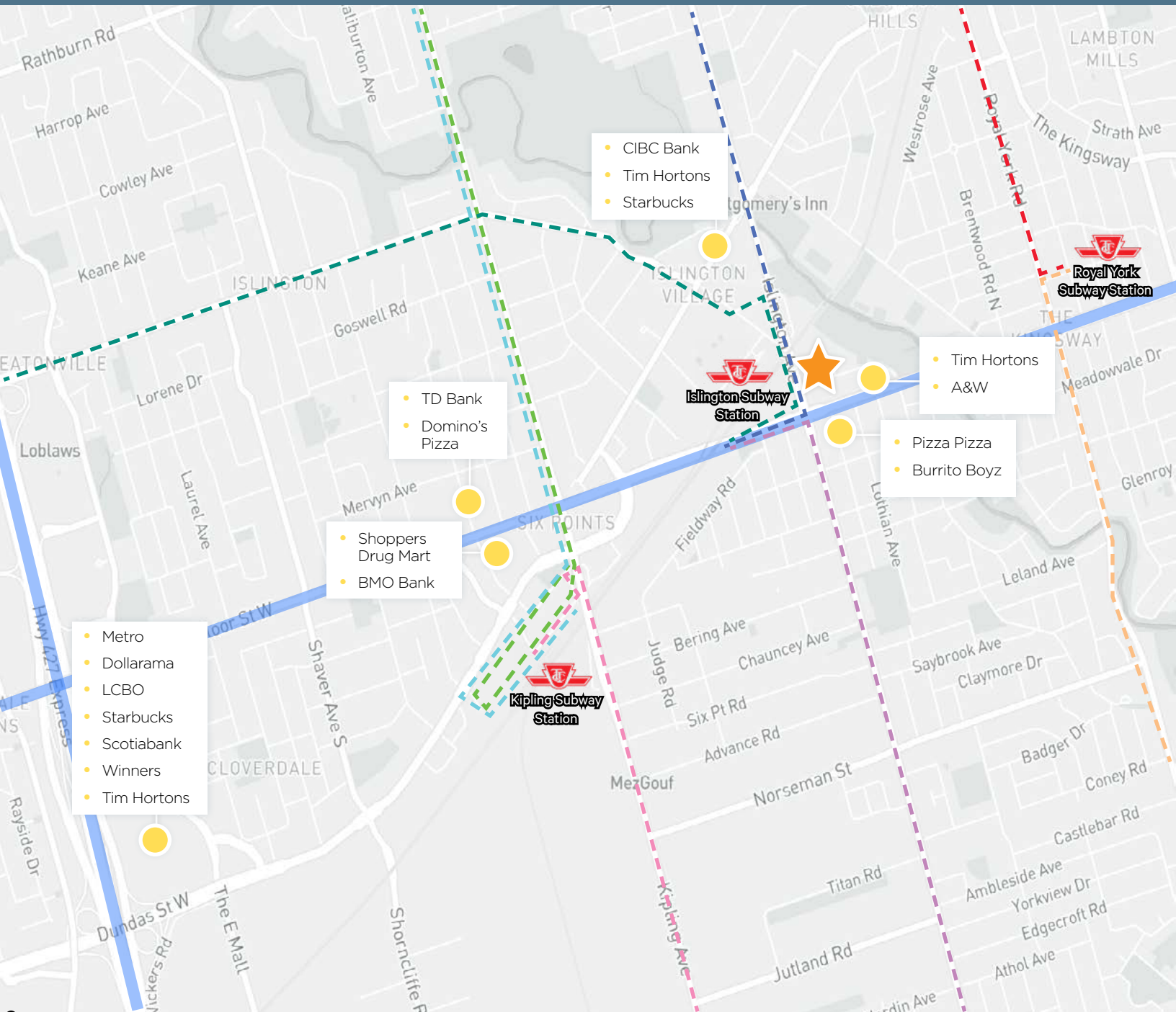


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DEMISING WALL



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

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

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