

56 ABERFOYLE CRESCENT
TORONTO, ON



GRAYWOOD

FOR
LEASE



AVAILABLE
IMMEDIATELY

Contact Us:

Michael Molyneux*
Vice President
416 798 6241
michael.molyneux@cbre.com

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

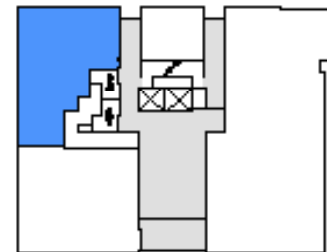
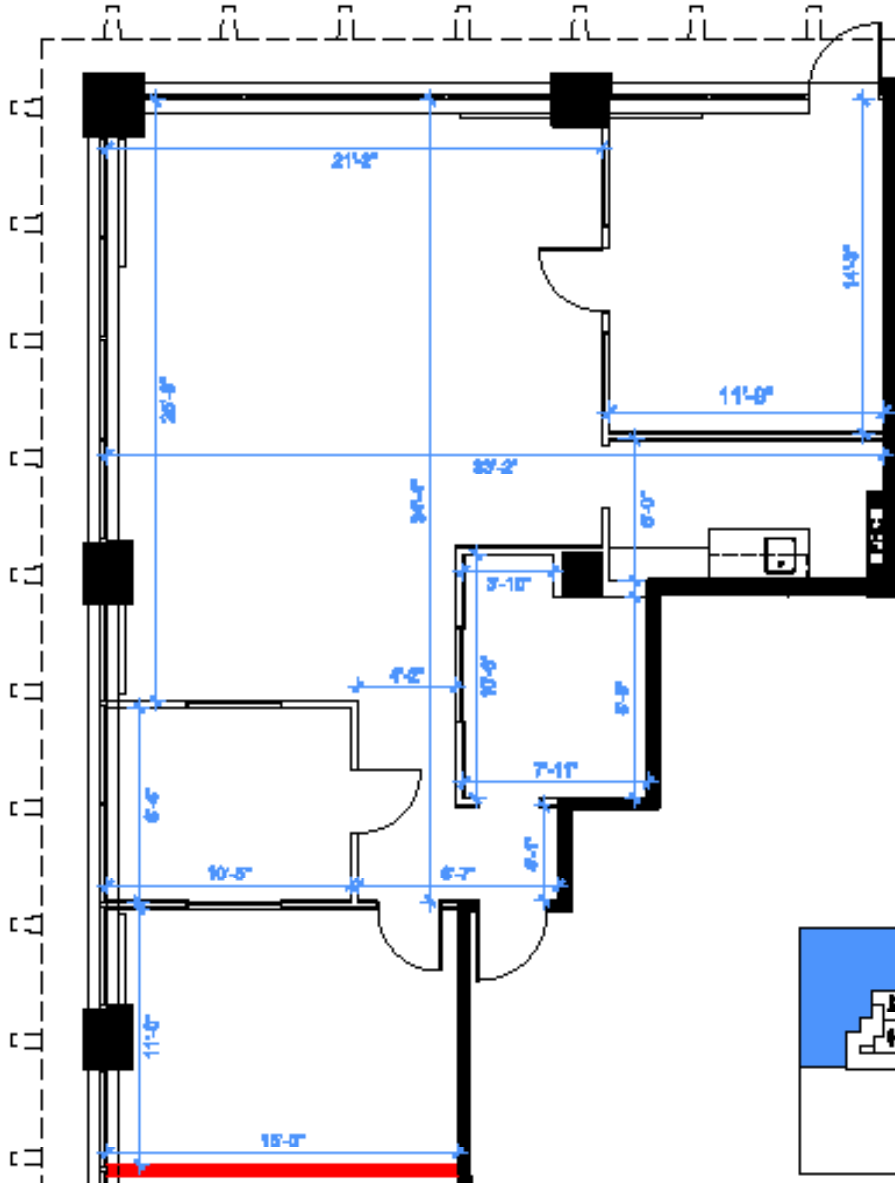
PROPERTY HIGHLIGHTS

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

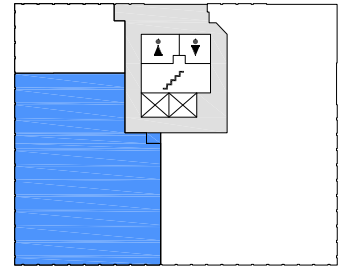
 DEMISING WALL



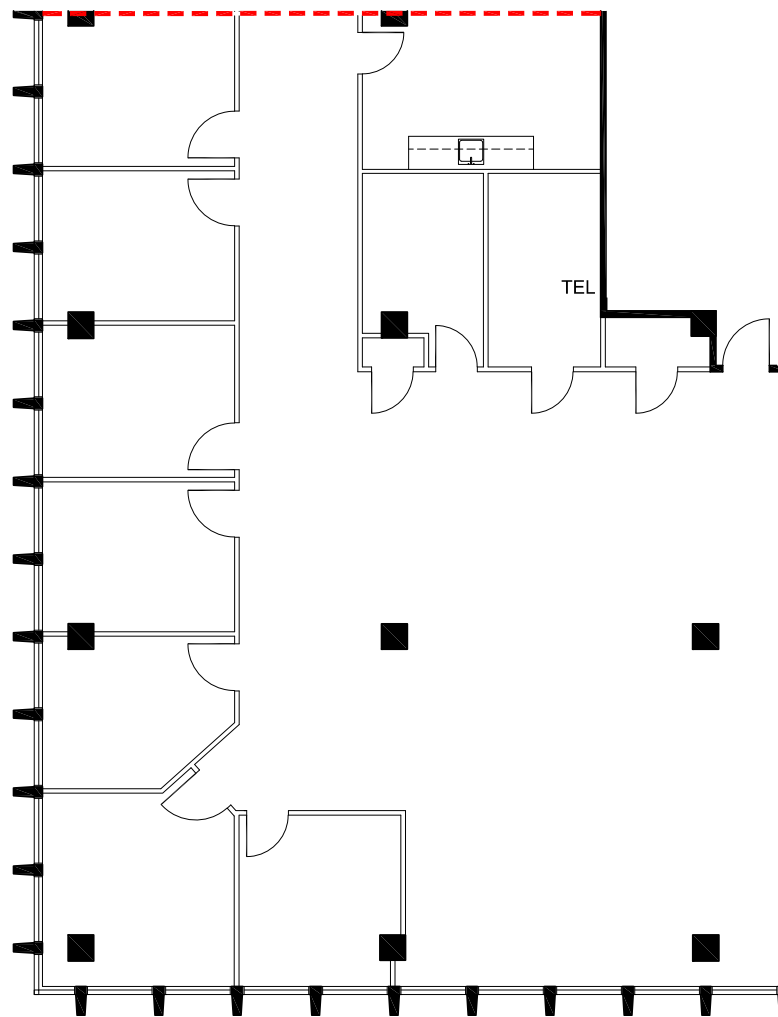
FLOOR PLAN

UNIT 201

3,460 SQ. FT.



KEY PLAN



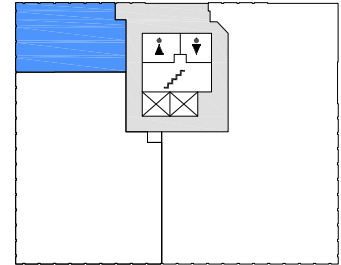
----- PROPOSED DEMISING WALL
—— DEMISING WALL



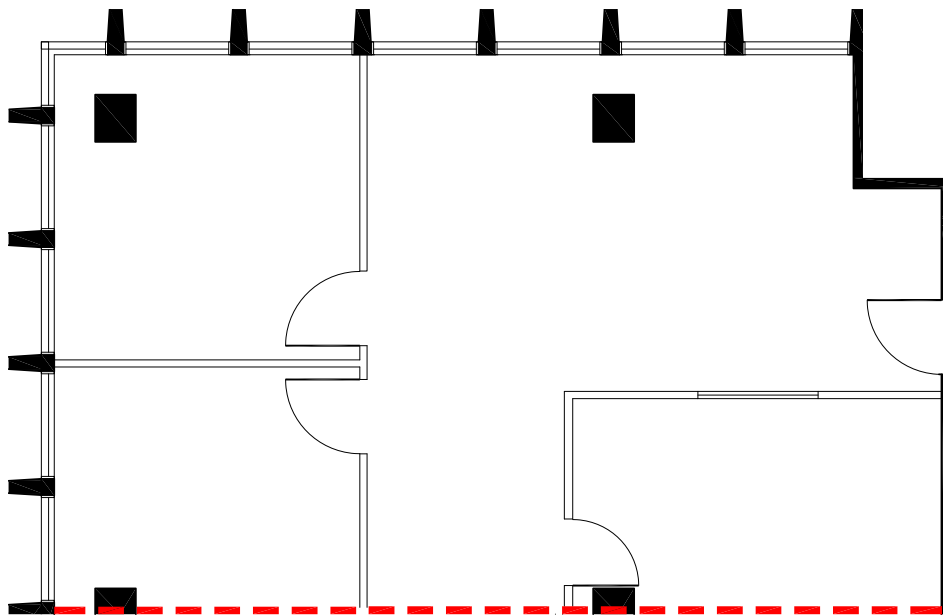
FLOOR PLAN

UNIT 202

998 SQ. FT.



KEY PLAN



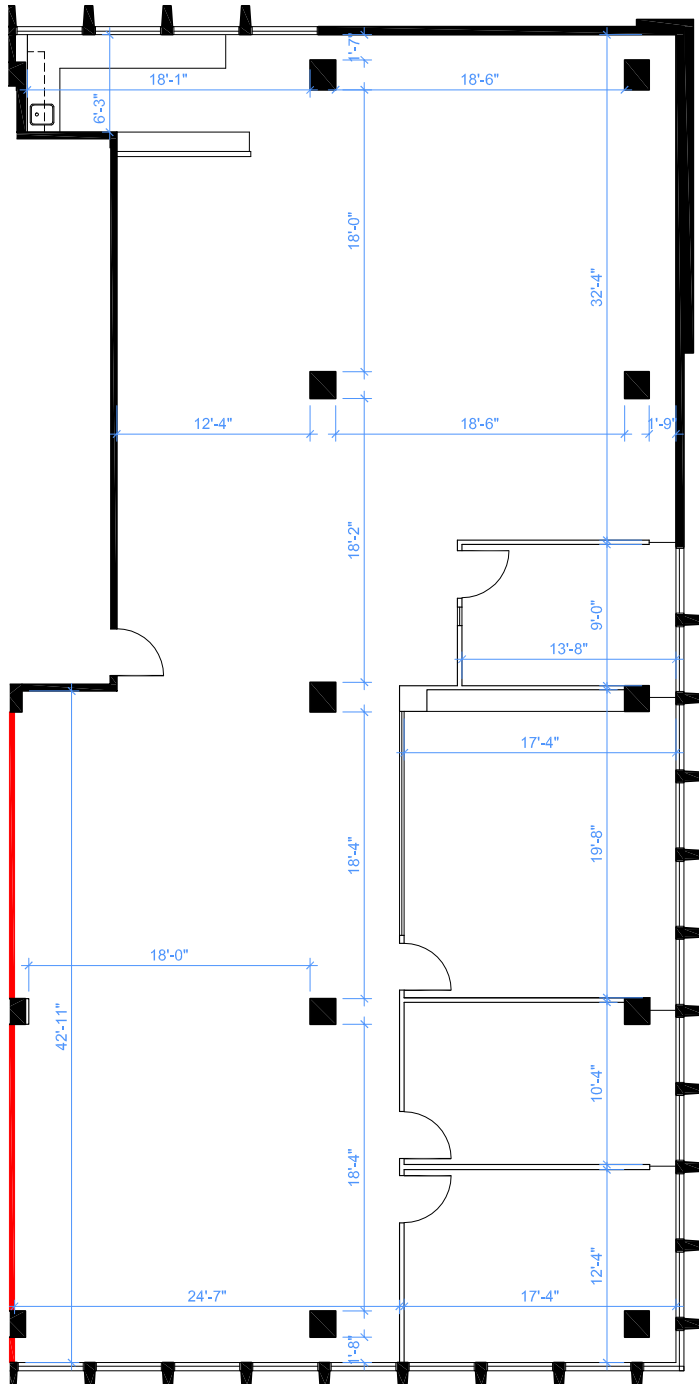
----- PROPOSED DEMISING WALL



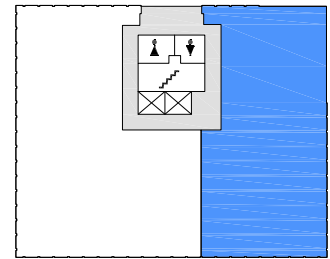
FLOOR PLAN

UNIT 500

4,213 SQ. FT.



DEMISING WALL



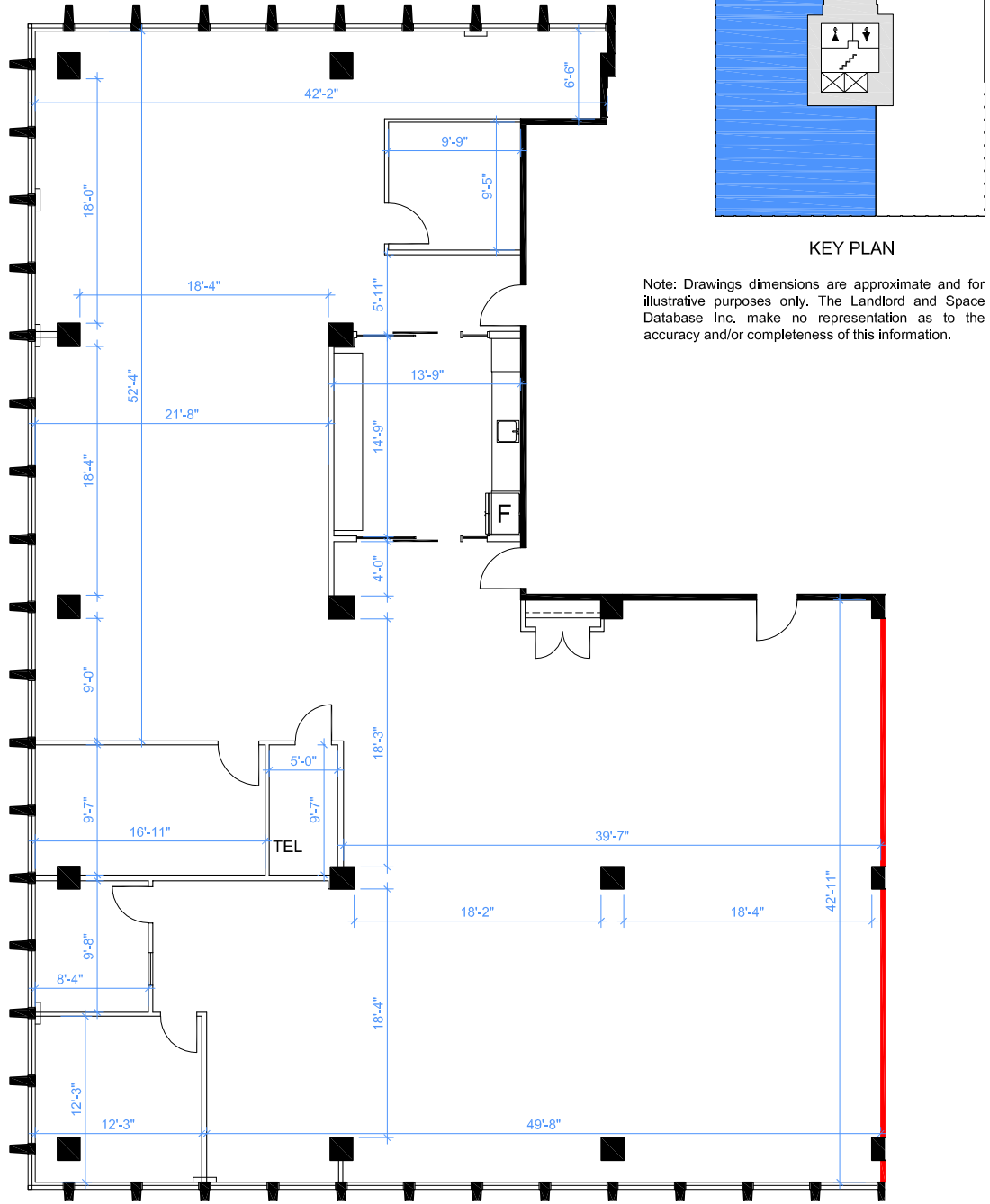
KEY PLAN

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.



KEY PLAN

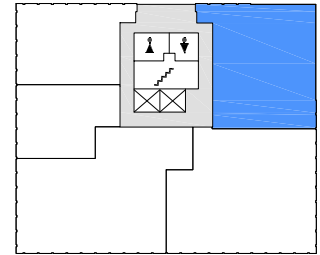
Note: Drawings dimensions are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.



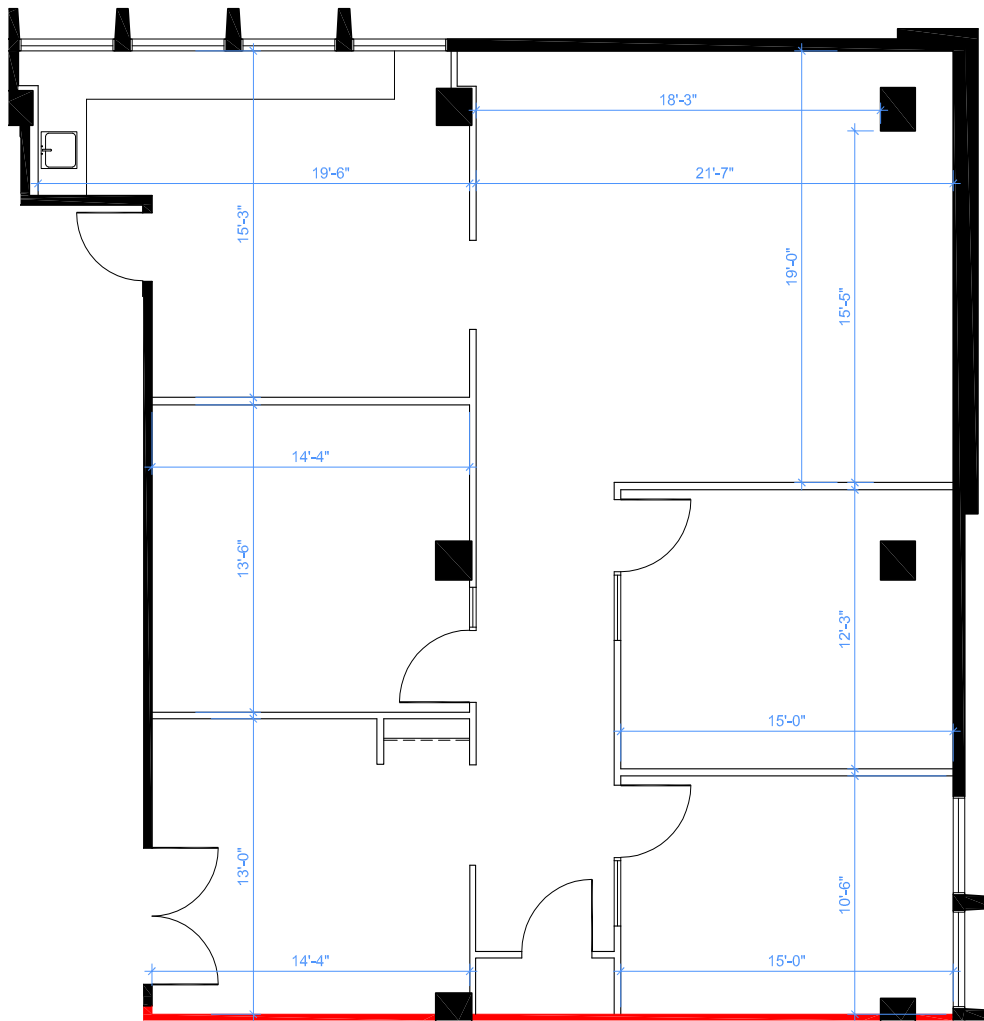
FLOOR PLAN

UNIT 610

1,959 SQ. 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.

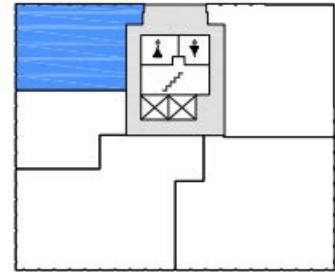
— DEMISING WALL



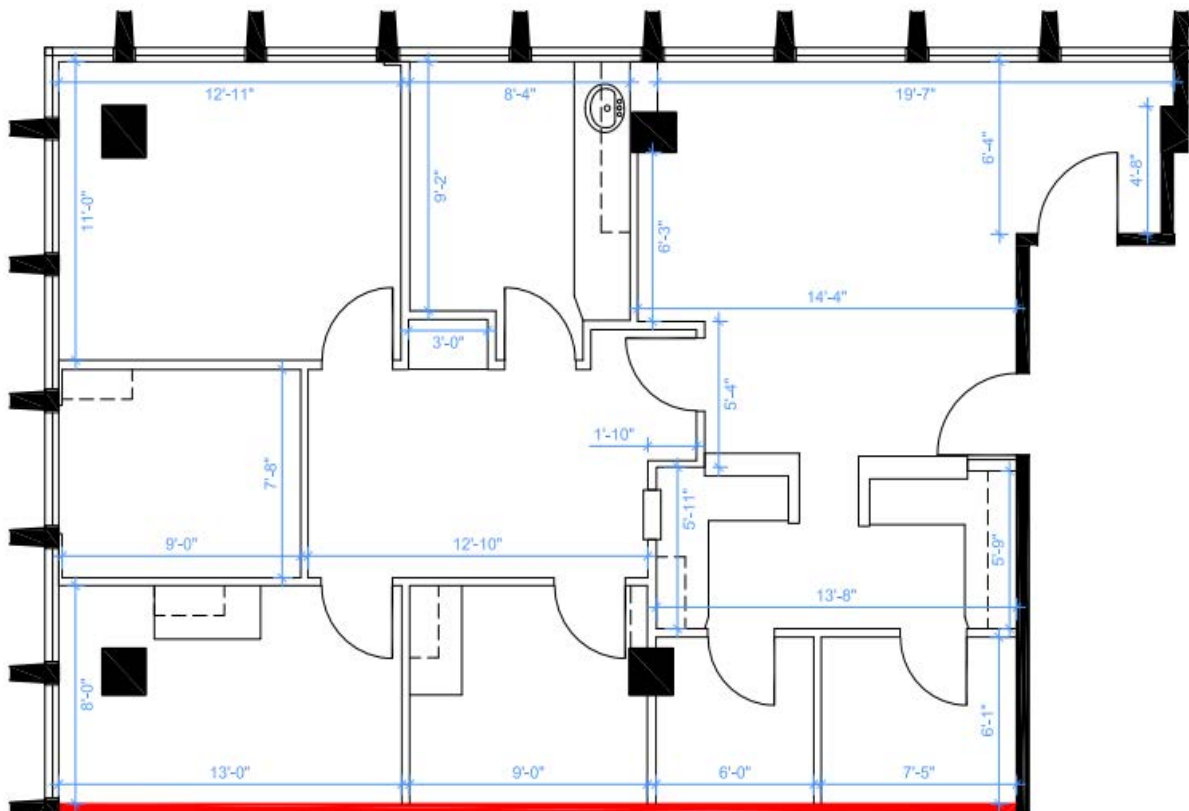
FLOOR PLAN

UNIT 650

1,295 SQ. FT.



KEY PLAN

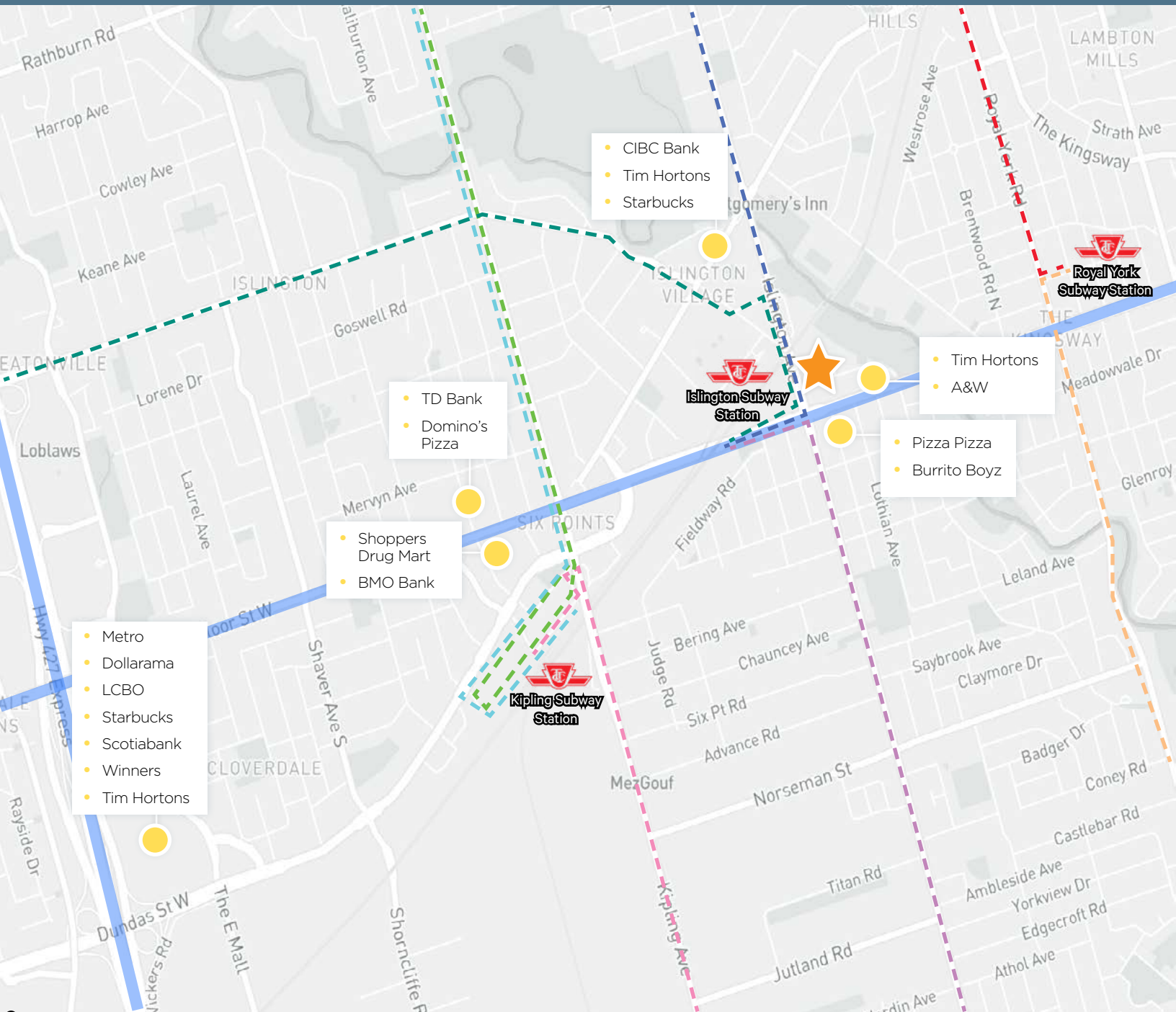


Note: Drawings dimensions are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

— DEMISING WALL



AMENITIES AND TRANSIT MAP



- CIBC Bank
- Tim Hortons
- Starbucks

- TD Bank
- Domino's Pizza

- Shoppers Drug Mart
- BMO Bank

- Metro
- Dollarama
- LCBO
- Starbucks
- Scotiabank
- Winners
- Tim Hortons

- Tim Hortons
- A&W

- Pizza Pizza
- Burrito Boyz

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

Contact Us:

Michael Molyneux*
Vice President
416 798 6241
michael.molyneux@cbre.com



GRAYWOOD

CBRE

*Sales Representative

CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST | 5935 AIRPORT ROAD, SUITE 700, MISSISSAUGA, ON L4V 1W5

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("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.