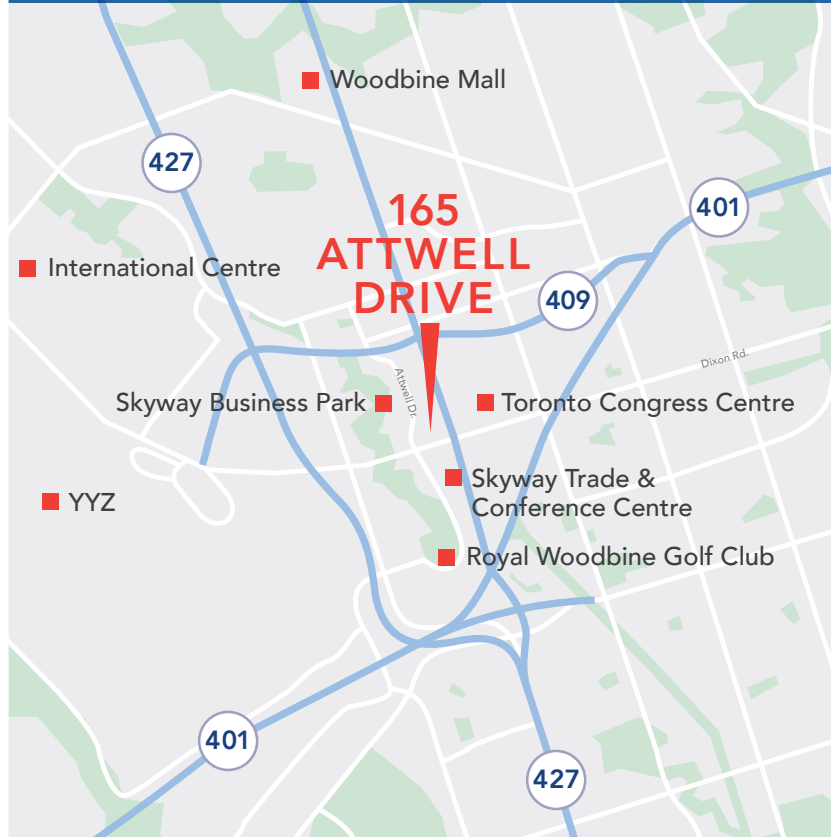


FOR LEASE Freestanding Office Building



Located on the corner of Attwell Drive and Dixon Road, minutes from Pearson Airport with easy access to all major highways

- 32,551 square feet of fully developed office space
- Excellent signage potential at high-traffic intersection
- On-site parking ratio of 5 stalls per 1,000 square feet
- Independent tenant-controlled HVAC can provide 24-hour operation
- Part of the Skyway Business Park office complex, owned and managed by First Real Properties Limited
- Competitive Base Rent
- Estimated 2025 Additional Rent of \$13.00 per square foot includes operating costs, taxes, janitorial services and utilities
- Numerous nearby amenities including: Pearson Airport, all major hotel and restaurant chains, convention facilities, Royal Woodbine Golf Club and excellent access to retail centres

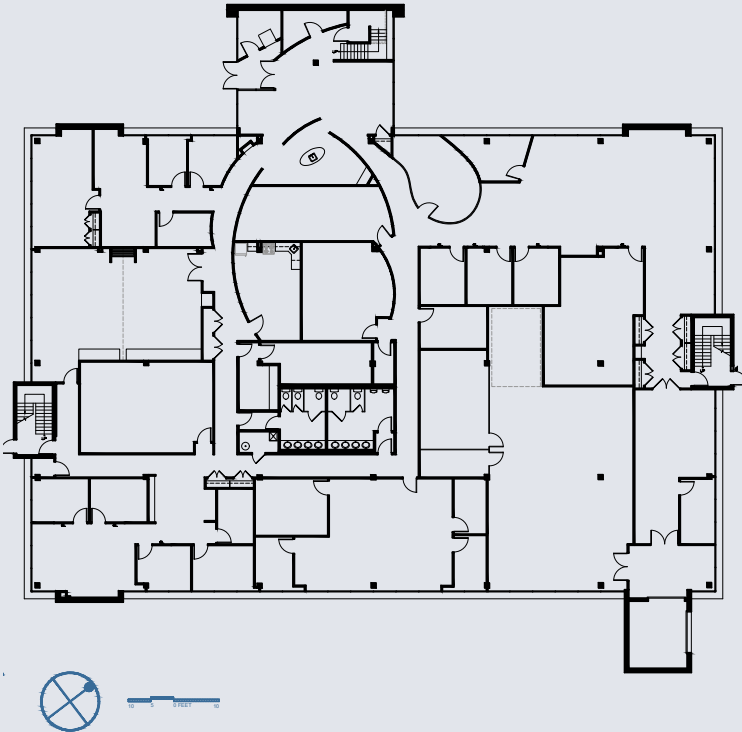
For leasing enquiries contact 416-679-0999

SKYWAY BUSINESS PARK – 165 Attwell Drive

SKYWAY BUSINESS PARK 165 Attwell Drive – Ground Floor

- 16,078 sq. ft. rentable

Existing space plan



SKYWAY BUSINESS PARK 165 Attwell Drive – 2nd Floor

- 16,473 sq.ft. rentable

Existing space plan

