

Office | For Lease

FLEX SPACE WITH AMAZING HWY 401 EXPOSURE

# 50 Ronson Drive

Etobicoke, ON

**Blake Fleet\***

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\*Sales Representative

**CBRE**



FOR LEASE

# Suite 125



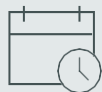
5,466 sq. ft.



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



**\$13.09** per sq. ft.<sup>†</sup>  
Additional Rent excludes In-Suite Janitorial



**Immediate** Possession

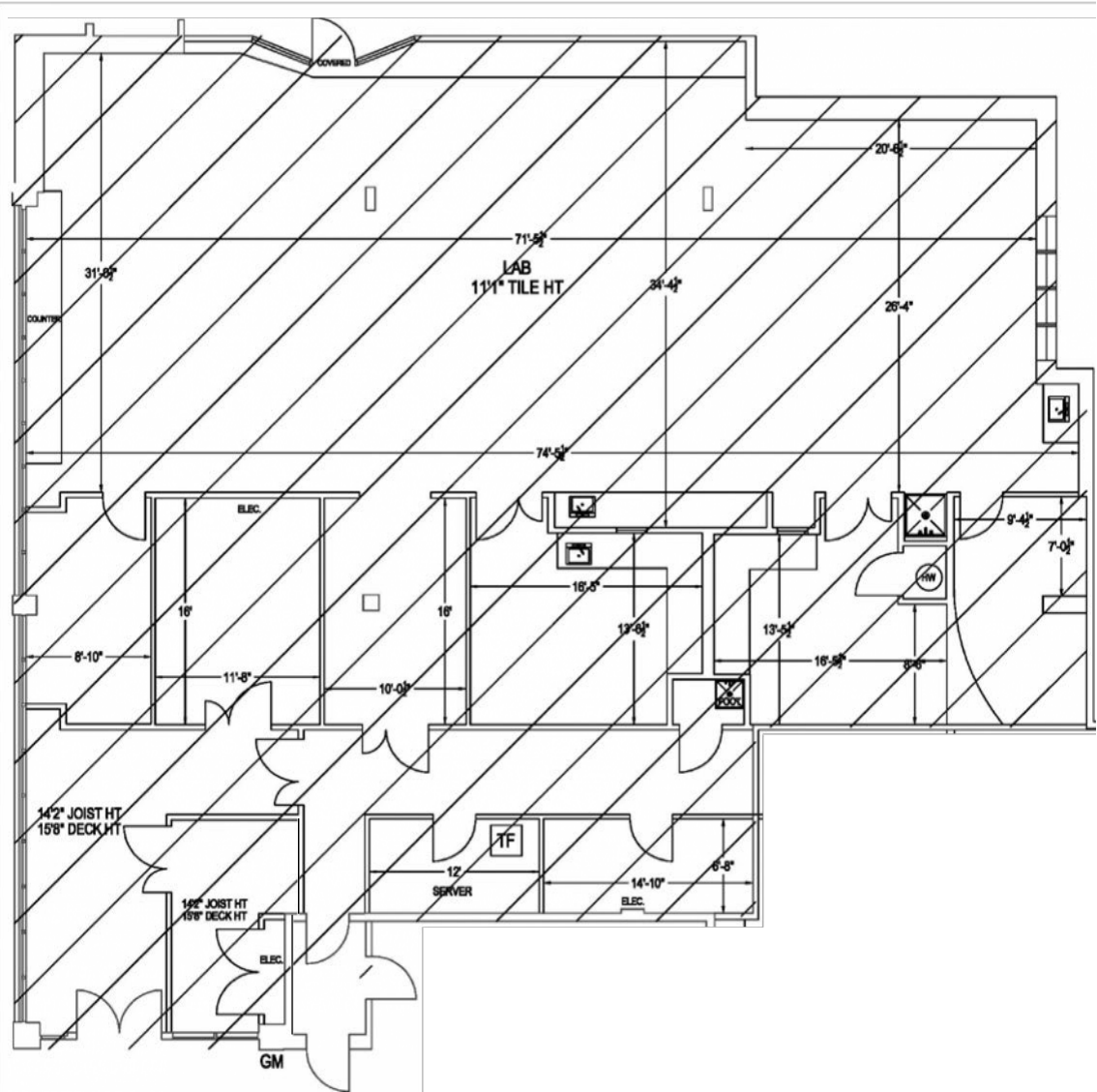


**4:1,000** sq. ft.



**E1** Zoned

<sup>†</sup>2024 Estimate



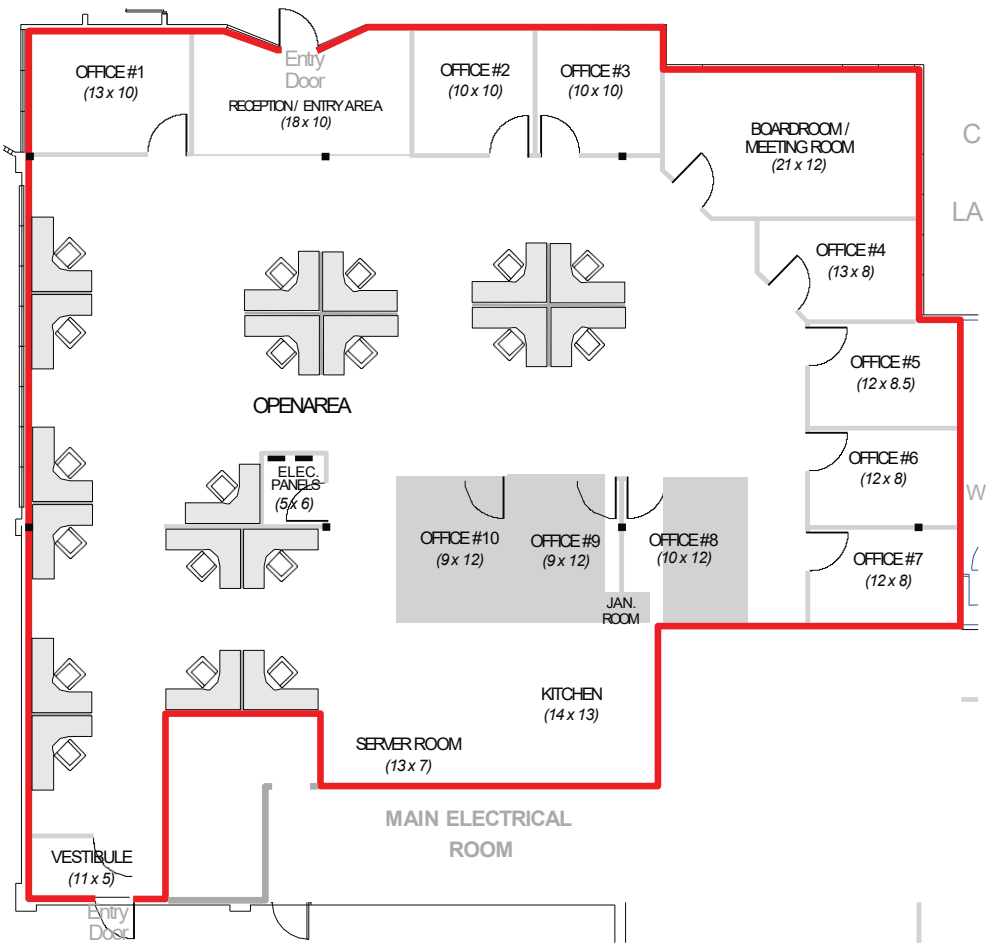
Flex space that can accommodate labs, storage/light warehousing and non-traditional uses, which also provides access to minimal office area and light shipping/receiving (double-man doors) facilities. The space has been recently painted and the ceiling grid has been refurbished. Ample surface parking 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.



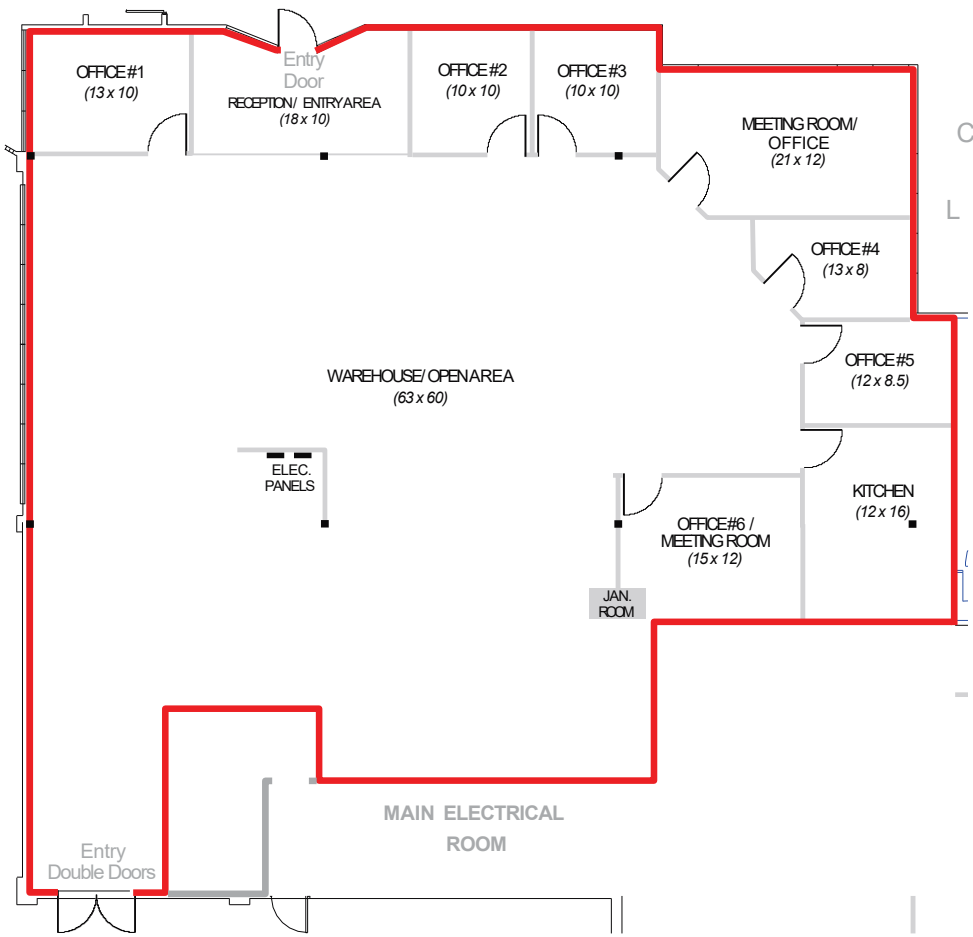
# Suite 125

## Test Fits

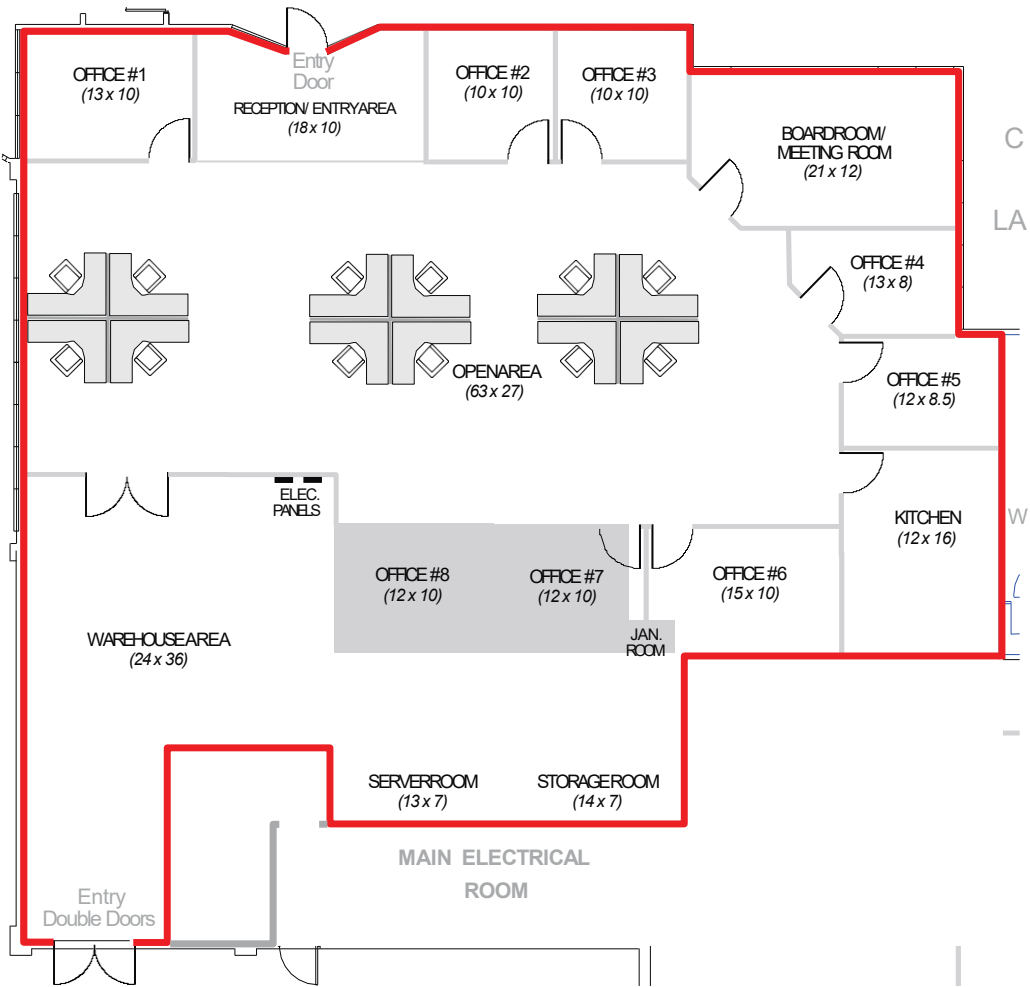
Office Layout



Open Concept Layout



Hybrid Layout





FOR SUBLEASE

# Suite 160



**2,150** sq. ft.



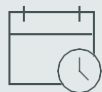
**\$0.01** net per sq. ft.

Annual Escalations to Apply



**\$13.09** per sq. ft.<sup>†</sup>

Additional Rent excludes In-Suite Janitorial



**Immediate** Possession



**4:1,000** sq. ft.



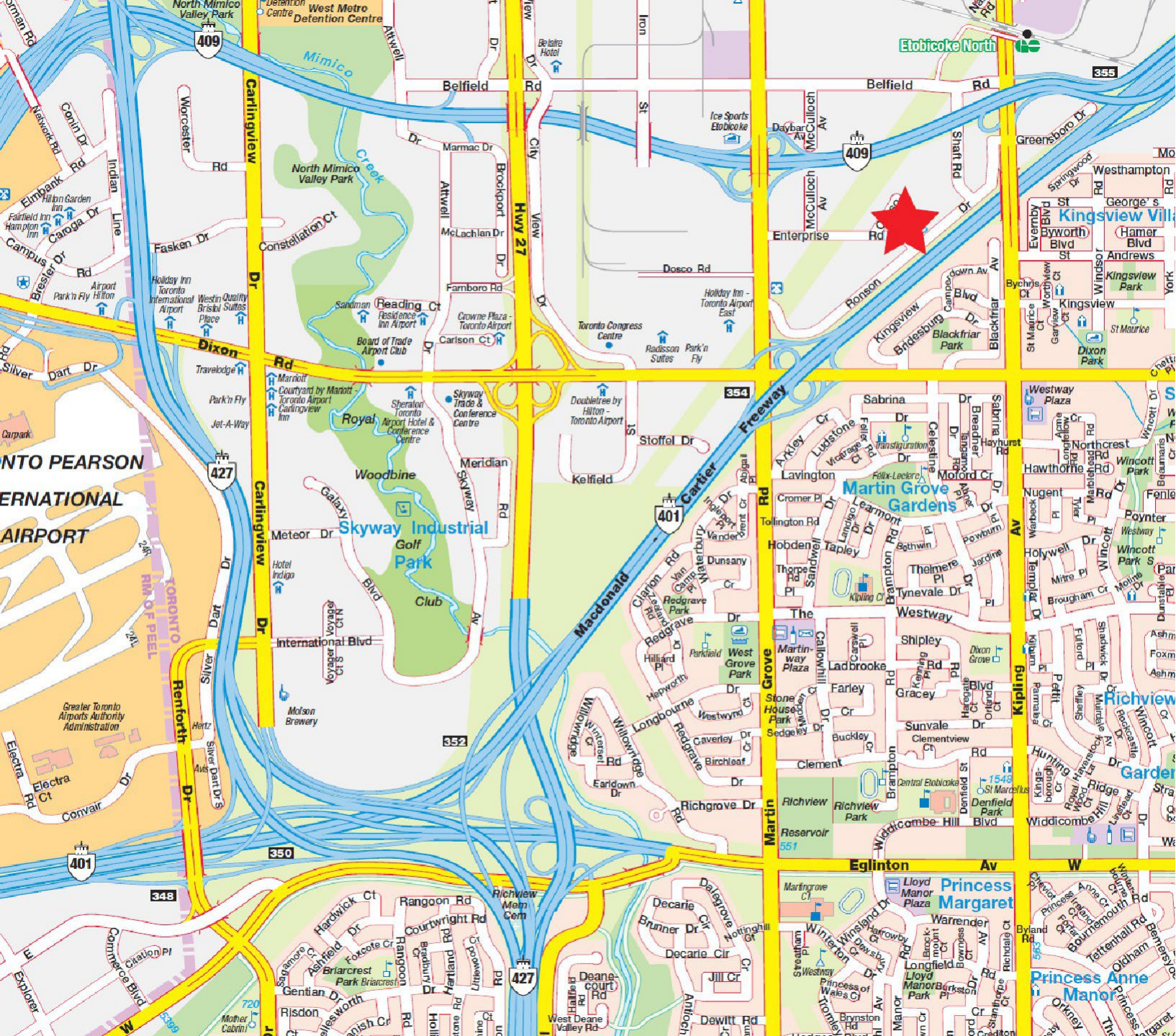
**E1** Zoned

<sup>†</sup>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:

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