



Colliers

777 Warden Avenue, Scarborough | ON

Multiple configurations of Industrial, Retail and Office units available **for lease**

Located in the heart of Scarborough, this property offers various retail and office units ranging from 600 SF to 6,000 SF

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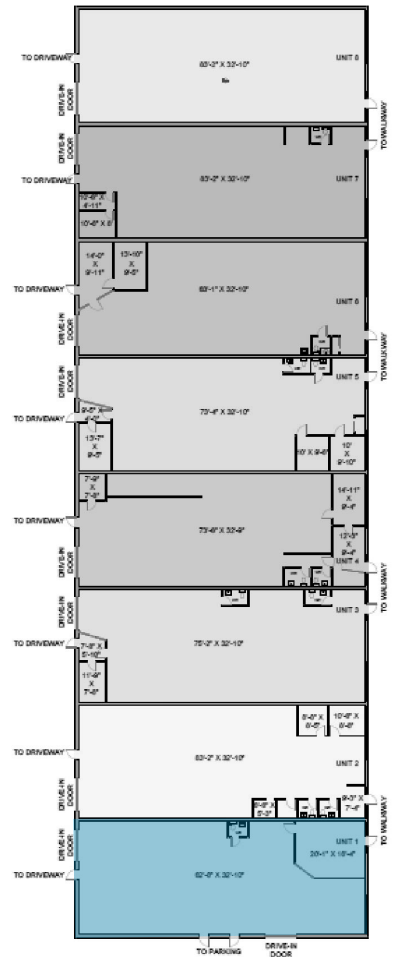
Accelerating success.

Availability Details

Industrial North Building, IND01

Rentable Area	23,109 SF
Available Unit	IND01 - 2,921 SF
Clear Height	12'
Shipping	2 Drive-in
Usage	100% Industrial
Net Rent	\$18.00/SF
Estimate TMI (2022)	\$5.42/SF
Availability	October 1, 2023

Current Layout

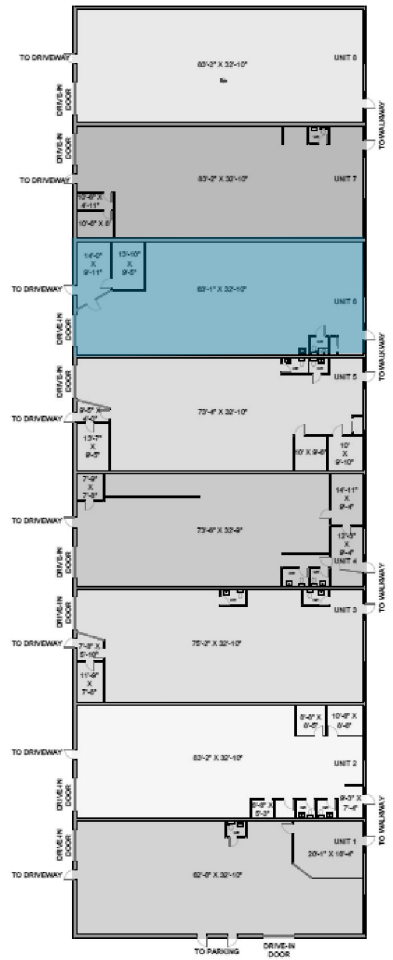
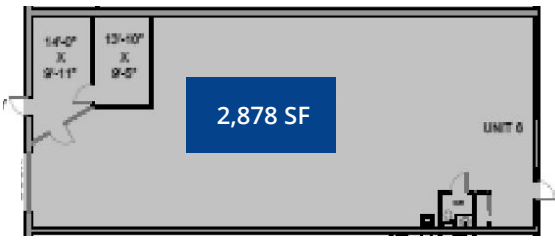


Availability Details

Industrial North Building, IND06

Rentable Area	23,109 SF
Available Unit	IND06 - 2,878 SF
Clear Height	12'
Shipping	1 Drive-in
Usage	100% Industrial
Net Rent	\$18.00/SF
Estimate TMI (2022)	\$5.42/SF
Availability	Immediate possession

Current Layout

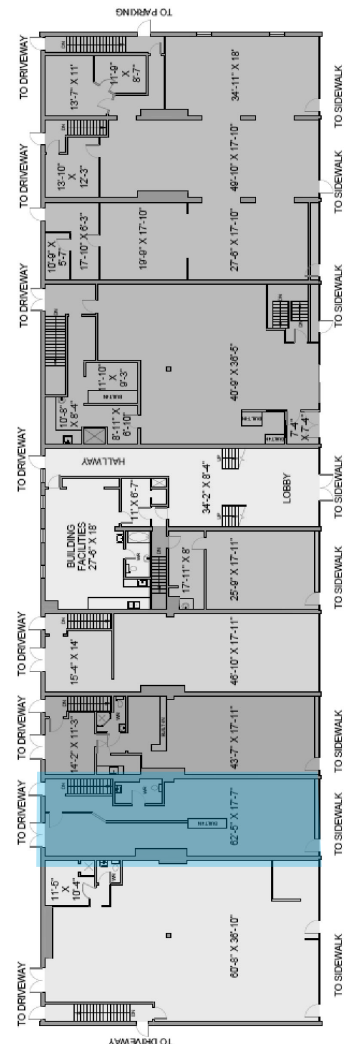
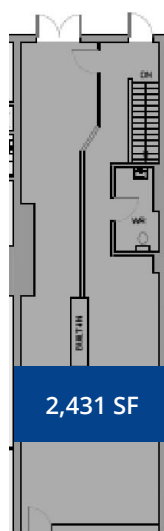


Availability Details

Retail Units

Rentable Area	26,922 SF
Available Unit	Unit 4 - 2,431 SF
Usage	100% Retail
Net Rent	\$15.50/SF
Estimate TMI (2022)	\$8.25/SF
Availability	Possession TBD

Current Layout

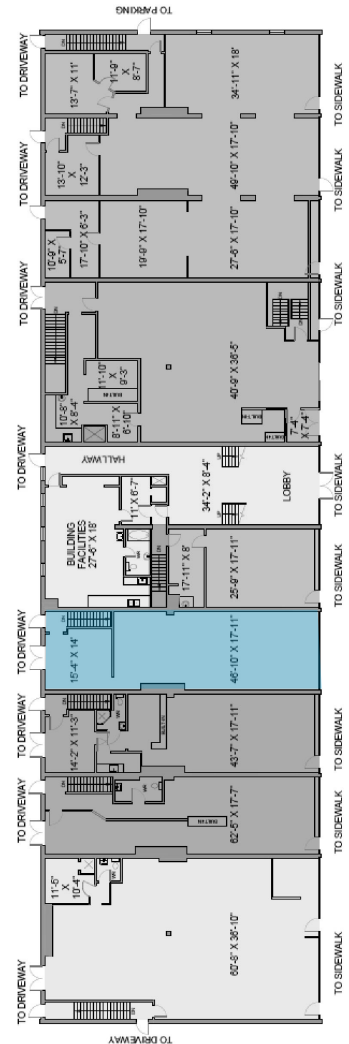
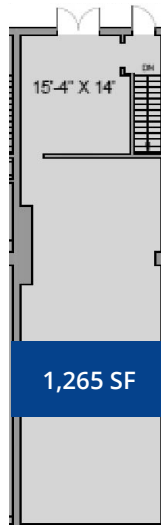


Availability Details

Retail Units

Rentable Area	26,922 SF
Available Unit	Unit 5 - 1,265 SF
Usage	Retail/Industrial
Net Rent	\$15.50/SF
Estimate TMI (2022)	\$8.25/SF
Availability	October 1, 2023

Current Layout

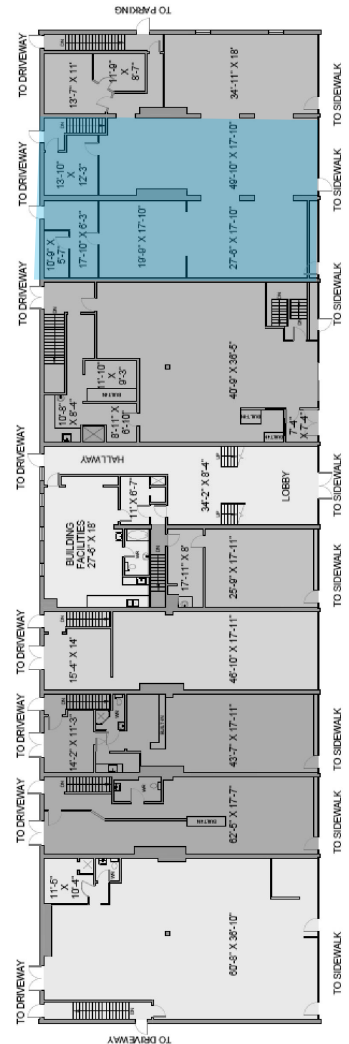
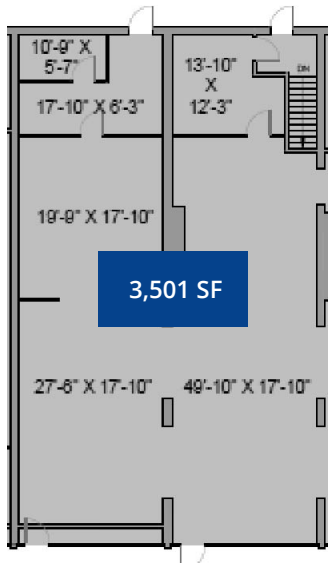


Availability Details

Retail Units

Rentable Area	26,922 SF
Available Unit	Unit 8-9 - 3,501 SF
Usage	100% Retail
Net Rent	\$15.85/SF
Estimate TMI (2022)	\$8.25/SF
Availability	Possession TBD

Current Layout

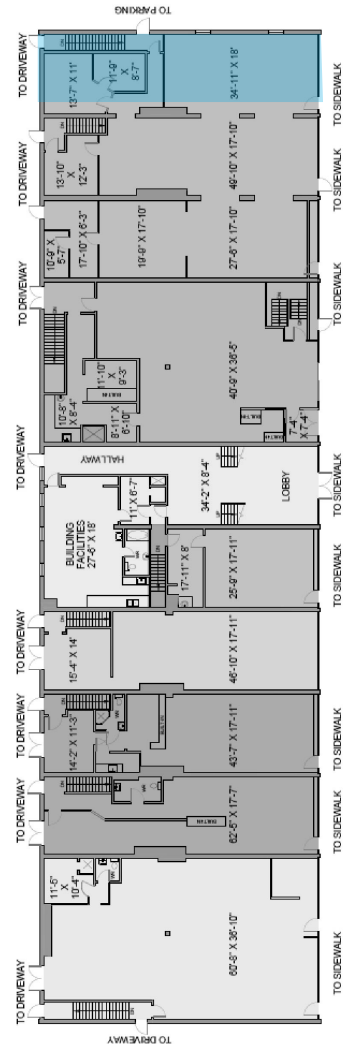
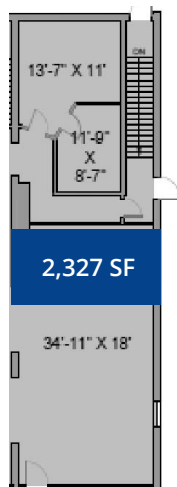


Availability Details

Retail Units

Rentable Area	26,922 SF
Available Unit	Unit 10- 2,327 SF
Usage	100% Retail
Net Rent	\$15.85/SF
Estimate TMI (2022)	\$8.25/SF
Availability	Possession TBD

Current Layout

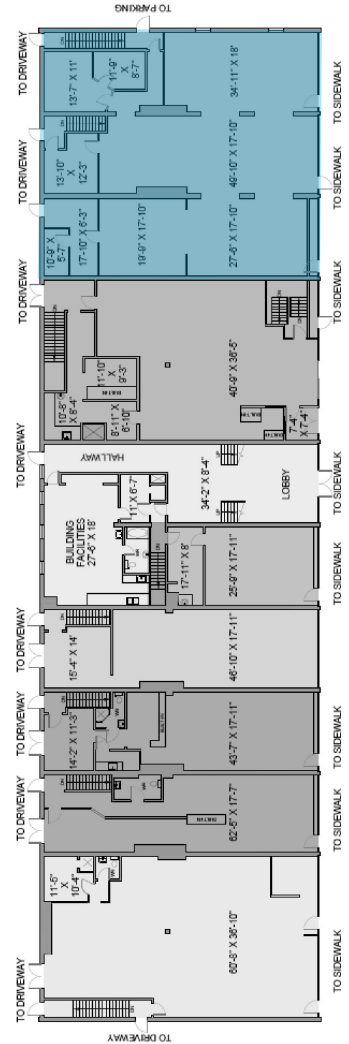
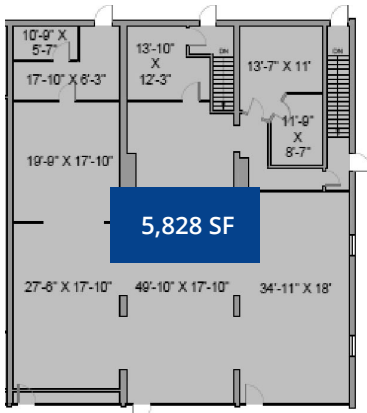


Availability Details

Retail Units

Rentable Area	26,922 SF
Available Unit	Unit 8-10- 5,828 SF
Usage	100% Retail
Net Rent	\$15.85/SF
Estimate TMI (2022)	\$8.25/SF
Availability	Possession TBD

Current Layout

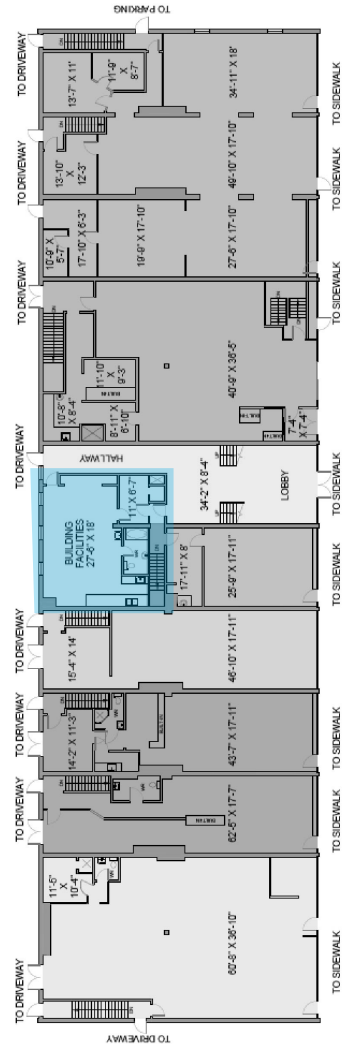
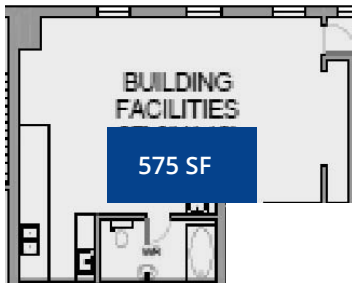


Availability Details

Retail Units

Rentable Area	26,922 SF
Available Unit	Unit 101- 575 SF
Usage	100% Retail
Net Rent	\$25.00/SF
Estimate TMI (2022)	\$8.25/SF
Availability	Immediate possession

Current Layout

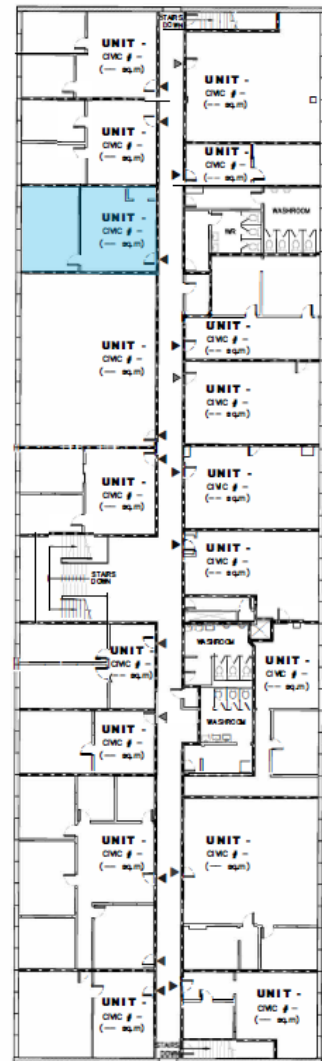


Availability Details

Office Units (Second Floor)

Rentable Area	14,252 SF
Available Unit	Office 204 - 731 SF
Usage	100% Office
Net Rent	\$15.00/SF
Estimate TMI (2022)	\$10.00/SF
Availability	Possession TBD

Current Layout

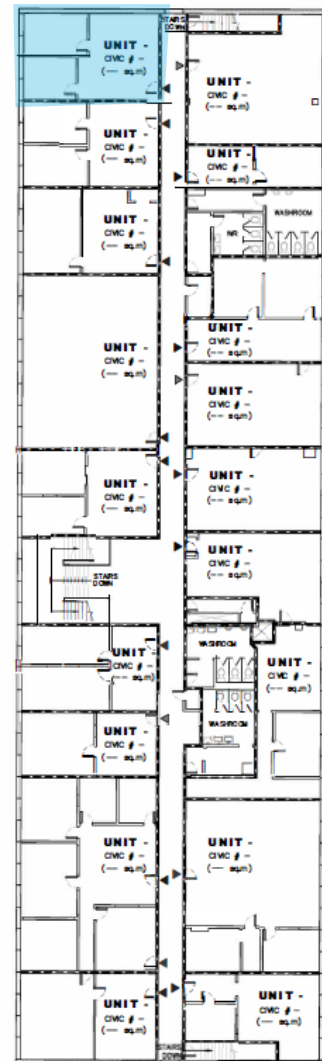
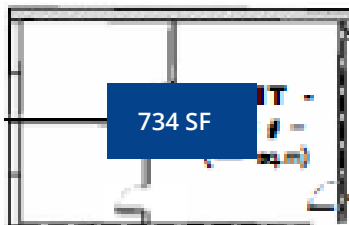


Availability Details

Office Units (Second Floor)

Rentable Area	14,252 SF
Available Unit	Office 206 - 734 SF
Usage	100% Office
Net Rent	\$15.00/SF
Estimate TMI (2022)	\$10.00/SF
Availability	Possession TBD

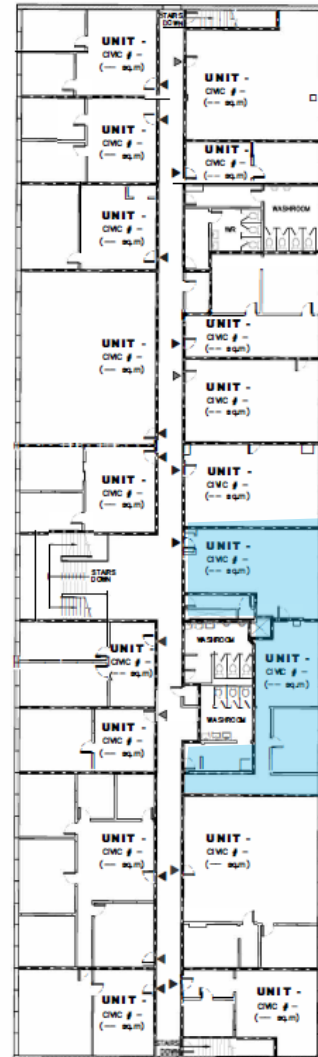
Current Layout



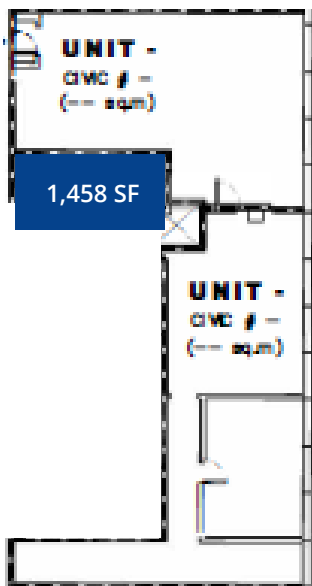
Availability Details

Office Units (Second Floor)

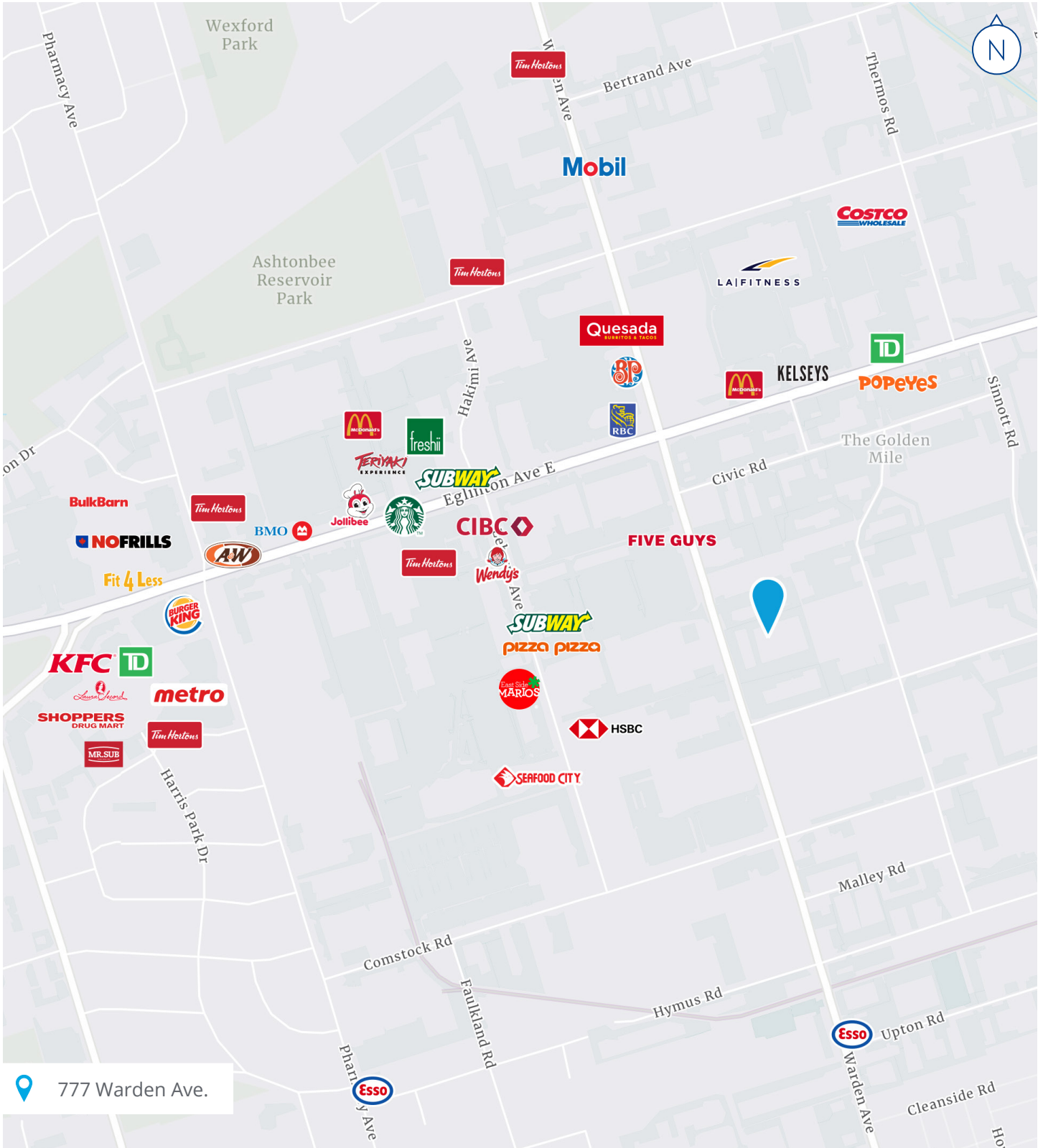
Rentable Area	14,252 SF
Available Unit	Office 212 - 1,458 SF
Usage	100% Office
Net Rent	\$15.00/SF
Estimate TMI (2022)	\$10.00/SF
Availability	Possession TBD



Current Layout



Surrounding Amenities





Colliers

North Building

South Building

Main Building

Warden Avenue

777 Warden Avenue, Scarborough, ON

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