

**AVISON  
YOUNG**



Up to 42,700 sf of office space for lease

**MATT GUNNING, SIOR**

Principal | Broker

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[i80duncanmill.com](http://i80duncanmill.com)

## THE BUILDING

# 180 Duncan Mill Road

Conveniently located at Don Mills Road and Duncan Mill Road. Minutes to Sheppard Subway, Highway 401, Fairview Shopping Centre, Oriole GO station. Shuttle bus to Leslie and York Mills subway station and GO bus. Among the most energy efficient buildings in Toronto. Leading edge building design and infrastructure. Shuttle bus to Leslie and York Mills subway station and GO bus.

## Building Specifications

SIZE	145,037 sf
BUILDING CLASS	A
NUMBER OF FLOORS	7
TYPICAL FLOOR	20,720 sf
PARKING RATIO	2.50/1,000 sf

## Highlights

- Scenic ravine views
- Across the Betty Sutherland Trail Park
- Leading edge building design and infrastructure including:
- 10+ ft floor to ceiling glass with operable windows
  - Highly efficient space utilization
  - Plug and play in-floor voice, data, power flex cable
  - Energy efficient indirect non-glare lighting fixtures
  - Raised floor HVAC system provides superior indoor air quality with individual occupant control of temperature





## Leasing Opportunity

### Availability

5<sup>th</sup> Floor 21,350 sf - full floor

6<sup>th</sup> Floor 21,350 sf - full floor

\*42,700 sf contiguous

### Asking Net Rent

\$19.50 psf

### Additional Rent (2024)

\$15.25 psf

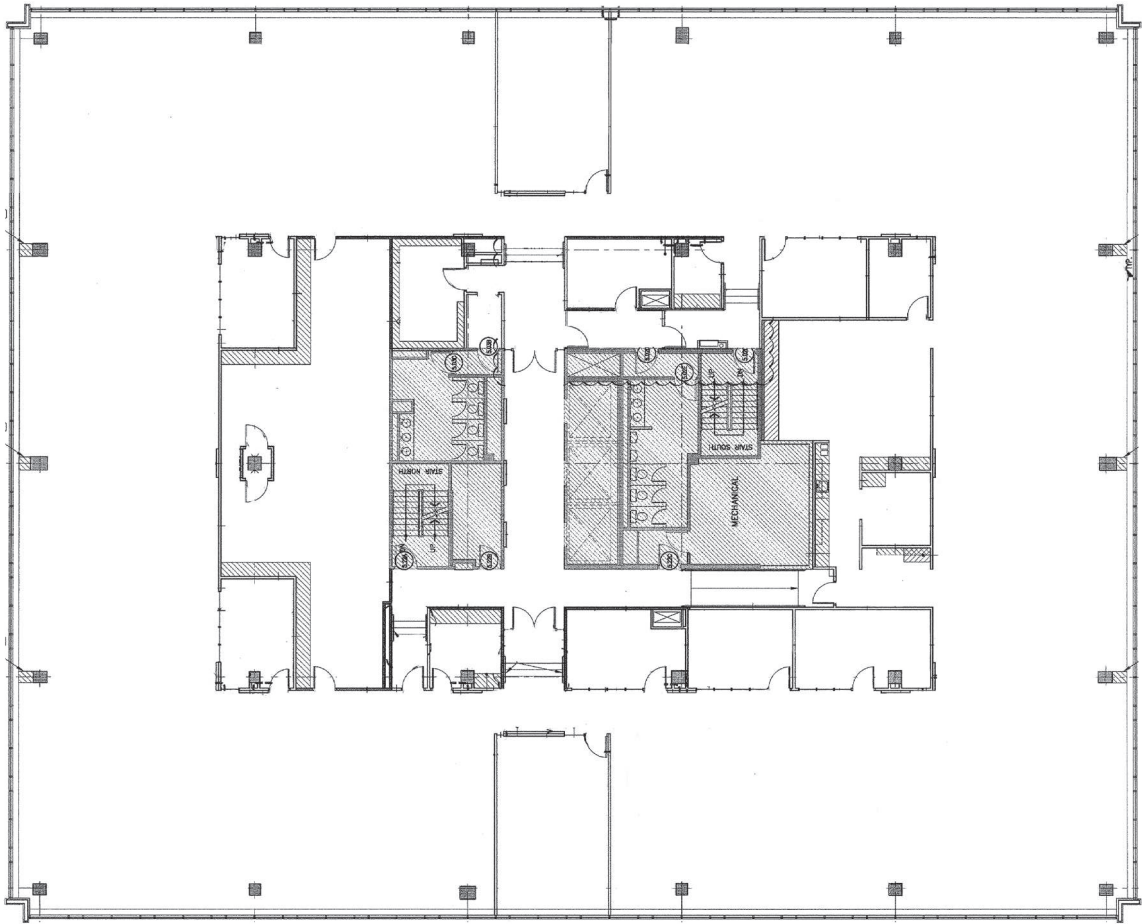




THE OFFICE

5<sup>th</sup> Floor - 21,350 sf

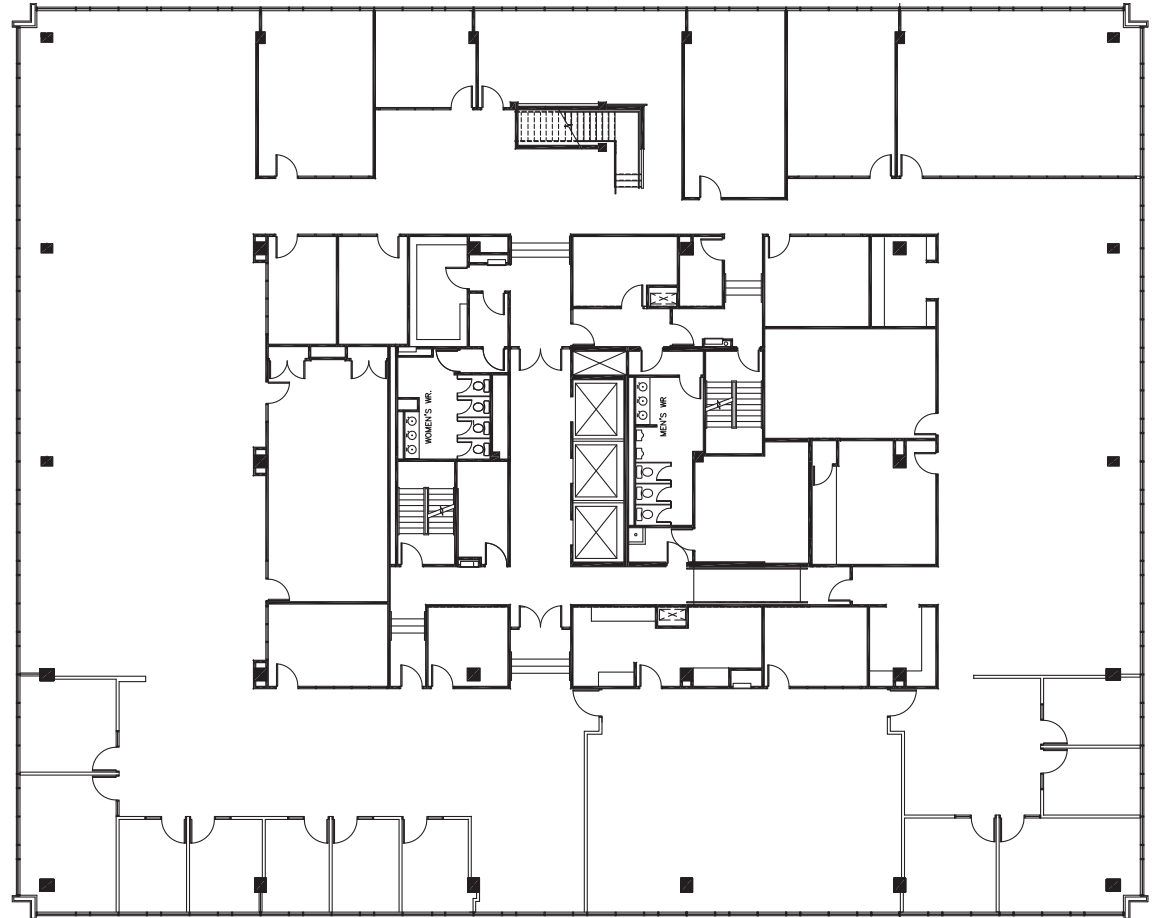
Full floor suite



THE OFFICE

6<sup>th</sup> Floor - 21,350 sf

Full floor suite

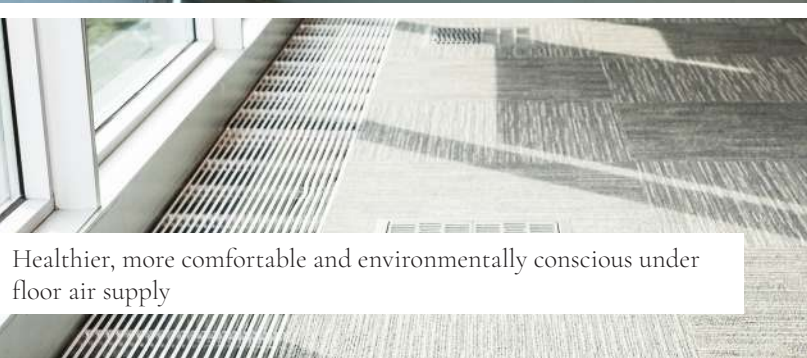




Abundant natural lighting with floor to ceiling glass



Indirect lighting



Healthier, more comfortable and environmentally conscious under floor air supply



Subway & GO Station shuttle bus



Don Valley hiking and biking trails



Refurbished underground parking



# the features you want

# the features you want



Touchless washrooms



Operable window



Touchless motion sensors



Individual air/temperature control to each occupant



Spacious patio overlooking the ravine



Plug & play floor for all voice, data and power

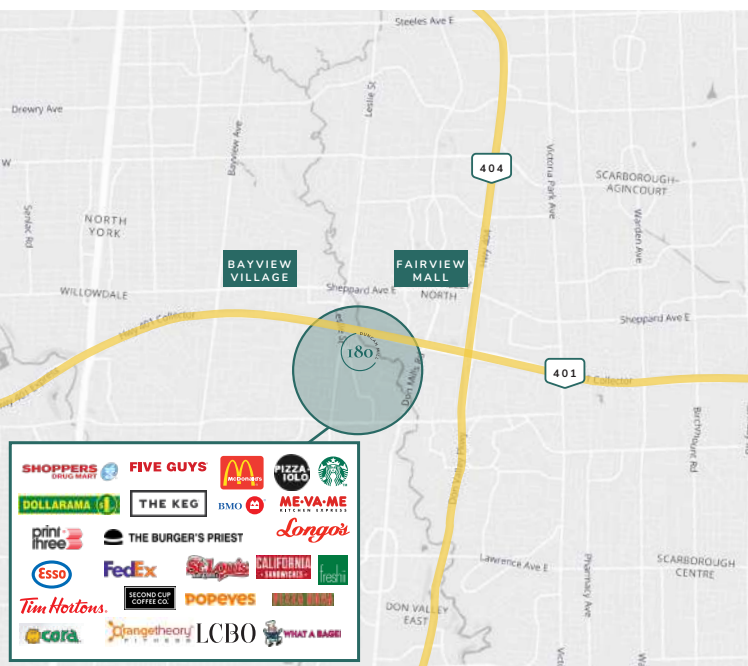




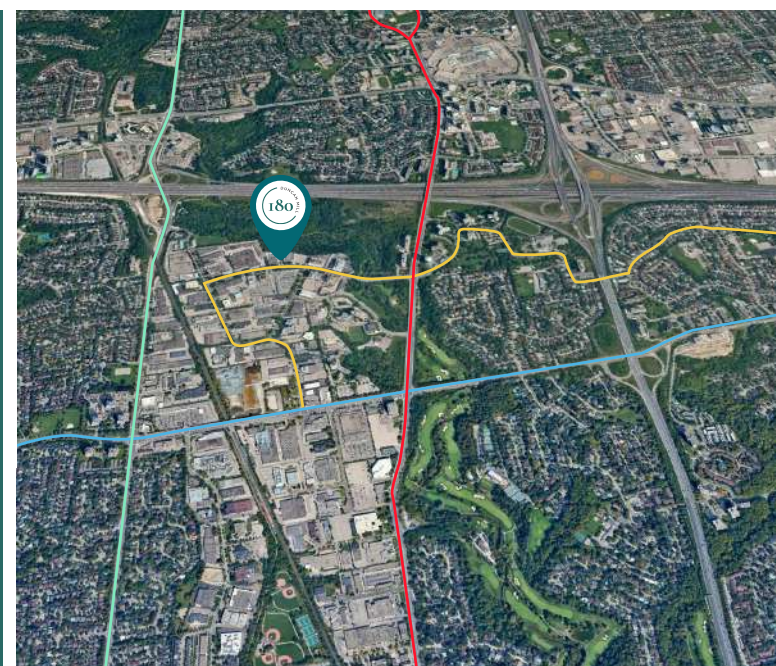


## THE LOCATION

# Area amenities & transit



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## DRIVE TIMES

- 5 mins to Fairview Mall
- 8 mins to Shops at Don Mills
- 10 mins to Bayview Village
- 20 mins to Pearson Airport
- 22 mins to Union Station

TRANSIT	
	122 Graydon Hall
	92A York Mills
	115 Silver Mills
	925 Don Mills

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## Let's connect

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