



# 1 Duncan Mill Road

Office space  
with lots of  
windows  
**FOR LEASE**

## Janet Leitch

Senior Vice President  
Sales Representative  
+1 416 268 5687  
janet.leitch@colliers.com

## Taylor Farris

Senior Sales  
Representative  
+1 905 330 6636  
taylor.farris@colliers.com

# 1 Duncan Mill Road

## Introduction

### Building Highlights

Chance to Lease up to 20,635sf with 11,383sf available August 1, 2023. The adjacent 9,252sf will be available February 1, 2024. Both suites have private offices, large training/conference rooms, high ceilings and common area washrooms. Located in the prestigious York Mills & Leslie node, this single storey building offers unparalleled access to highways 401, 404, green space and amenities.



Two minutes from Oriole GO Station



Adjacent to popular greenspace



Excellent access to Highways 400 & 404



Possible signage opportunity



Ample on-site surface parking



Well located in prestigious Toronto neighborhood

Asking Net Rent  
**\$18.50 PSF**

Additional Rent  
**\$11.66 PSF (2023)**

Available Area  
**9,252 - 20,635 SF approximately**

## Suite Features

Rentable Area **GS2 - 11,383 SF (Avail. Aug 1, 2023)**  
**GSO - 9,252 SF (Avail. March 1, 2024)**

Net Rent **Years 1-5: \$18.50/SF**  
**Years 6-10: \$20.00/SF**

Additional Rent **\$11.66/SF (2023)**  
*includes heat & hydro*

Available **Immediate**

Parking **Free Surface Parking @ 3/1,000 SF Leased**

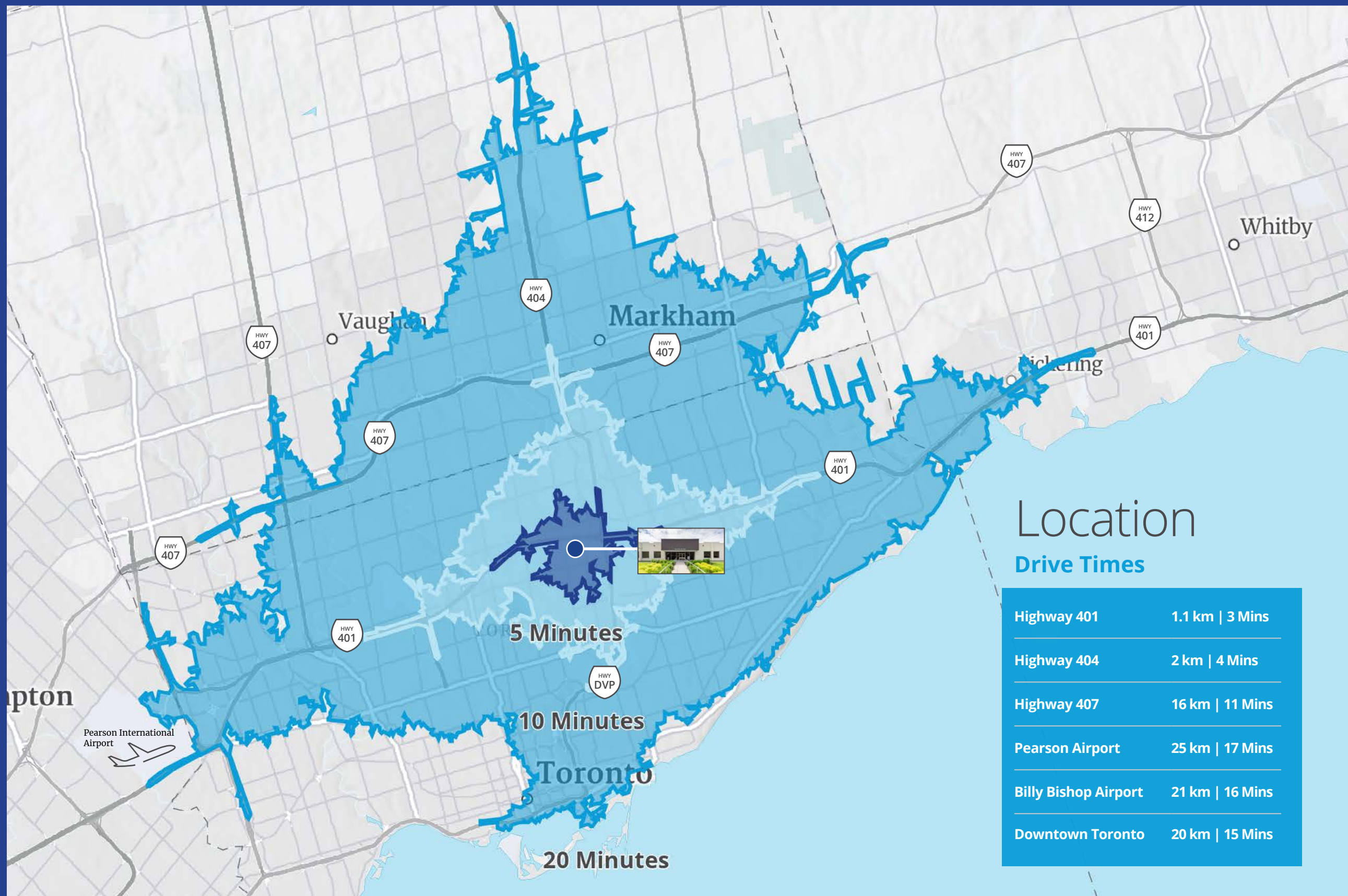
Zoning **M0(6)**  
*Many uses permitted*

- Highlights
- Large corner location with high ceilings and lots of windows
  - Mix of open concept with interior offices and meeting rooms
  - Direct lobby access with adjacent parking

### Features

# 1 Duncan Mill Road

## Location



# 1 Duncan Mill Road

## All Your Needs and More

### Surrounding Amenities

Nearby Shopping Areas	
1	<ul style="list-style-type: none"> <li>The Keg Steakhouse</li> <li>Dollarama</li> <li>The Goose Pub</li> </ul>
2	<ul style="list-style-type: none"> <li>ESSO / Circle K</li> <li>Tim Hortons</li> <li>CIBC</li> <li>Shopper's Drug Mart</li> <li>BMO</li> </ul>
3	<ul style="list-style-type: none"> <li>Longo's York Mills</li> <li>LCBO</li> <li>Petro Canada</li> <li>TD Canada Trust</li> <li>Supercuts</li> <li>St. Louis Bar &amp; Grill</li> <li>McDonald's</li> <li>Second Cup</li> </ul>
4	<ul style="list-style-type: none"> <li>RBC</li> <li>Harvey's</li> <li>Swiss Chalet</li> </ul>
5	<ul style="list-style-type: none"> <li>The Burger's Priest</li> <li>Tim Horton's</li> </ul>
6	<ul style="list-style-type: none"> <li>Galleria Supermarket</li> <li>Five Guys</li> <li>Fox and Fiddle</li> <li>The Captain's Boil</li> <li>Popeyes</li> <li>Starbucks</li> <li>Pizza Hut</li> <li>Freshi</li> </ul>

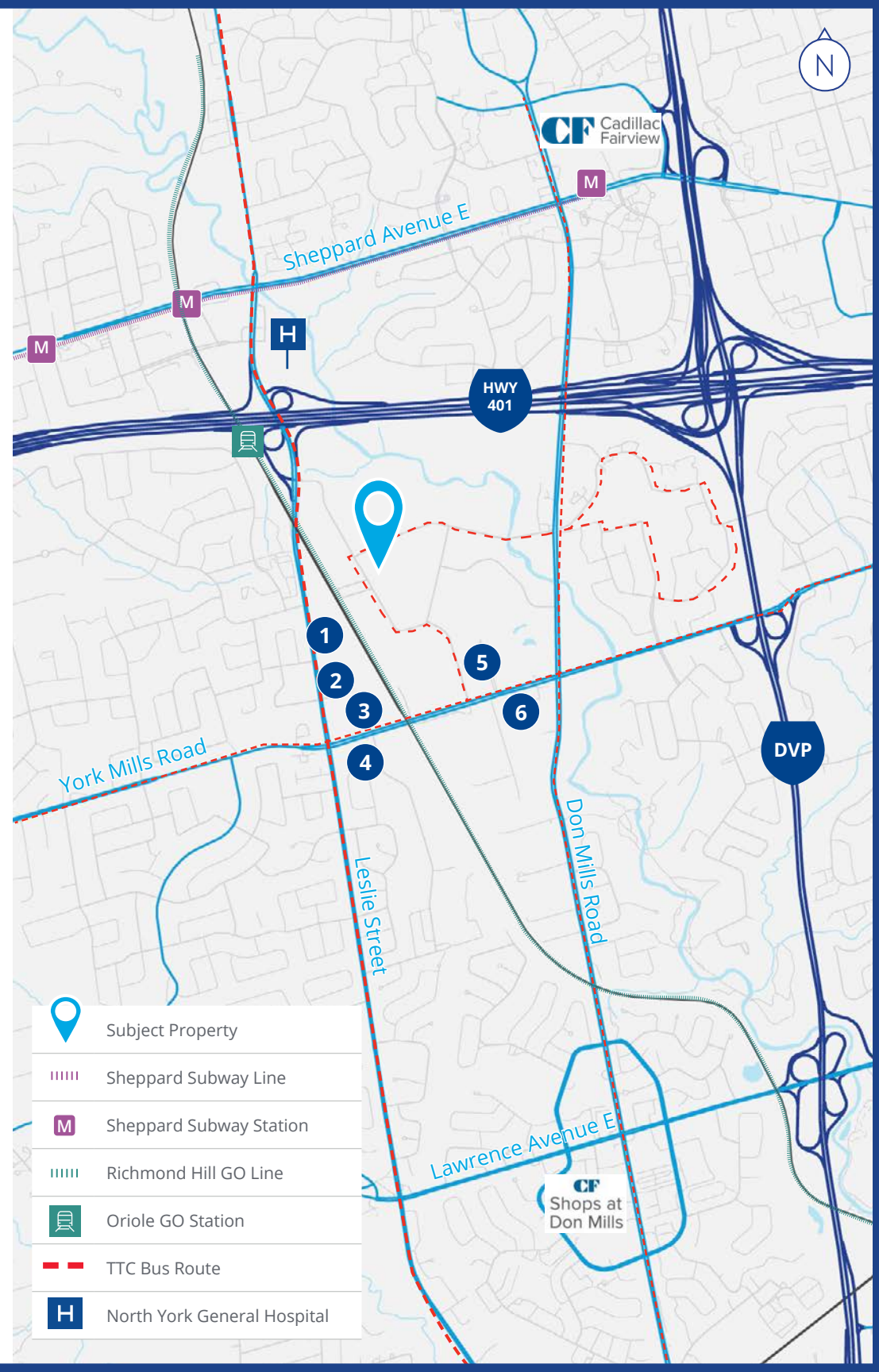
Fairview Mall	
Moxies	
St. Louis Bar & Grill	
Starbucks	
New York Fries	
Pi Co.	
Jimmy the Greek	
Mcdonald's	
LCBO	
Shopper's Drug Mart	
Winner's / Marshalls	
The Bay	
Cineplex Cinemas	

Shops at Don Mills	
Metro	
Bier Market	
Joey Don Mills	
Jack Astor's Bar & Grill	
South Street Burger	
Chipotle Mexican Grill	
Roots	
McEwan Fine Foods	
TD Canada Trust	
LCBO	
Taylor's Landing	
Starbucks	

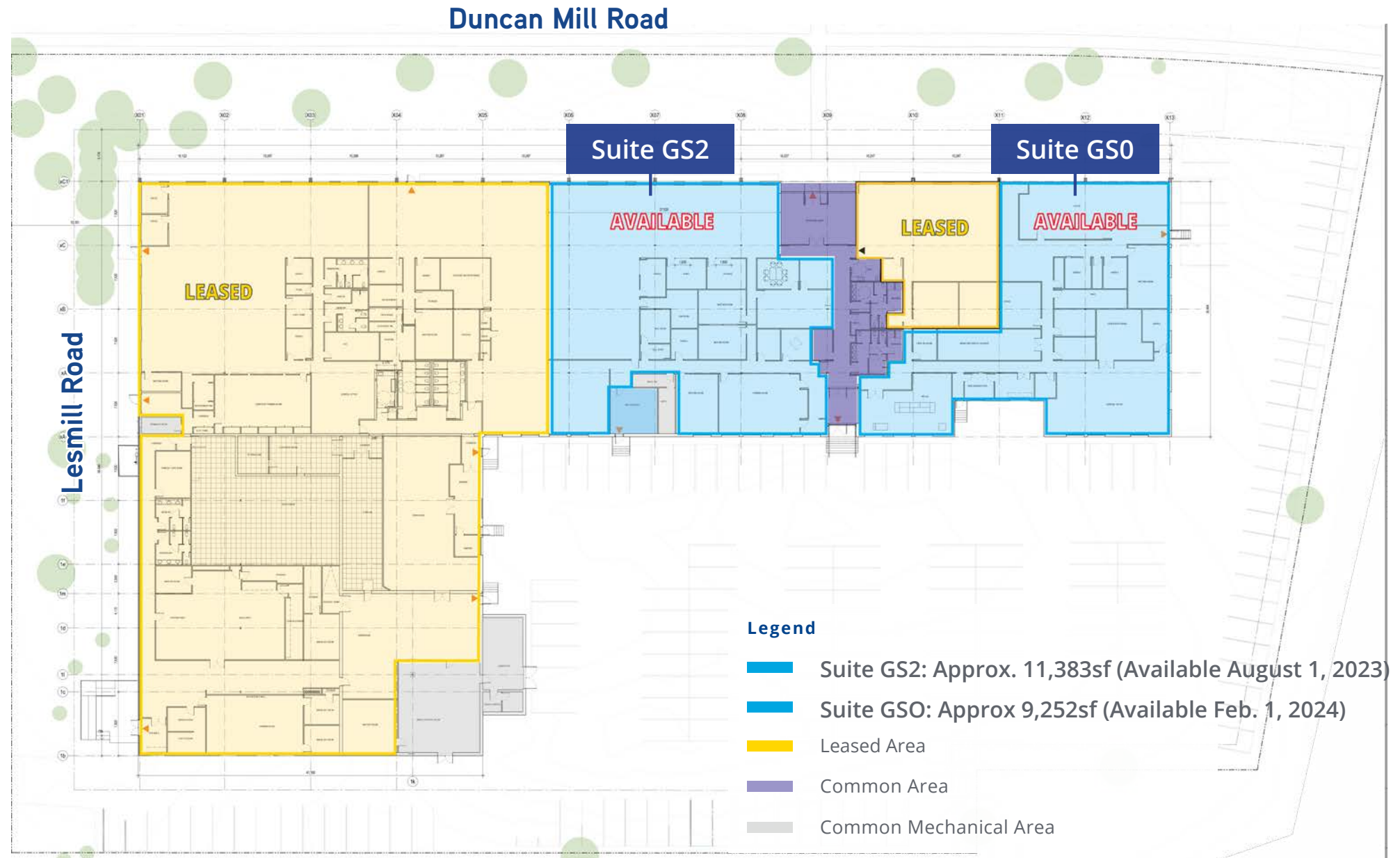
### The Area

### Area Highlights

- Prestigious Toronto address in affluent St. Andrews/Windfields neighbourhood
- TCC transit stop at the front door
- Easy access to Highways 401 and the Don Valley Parkway
- Short drive to downtown Toronto
- 5 minute walk to the Betty Sutherland Trail Park and the Duncan Mill Greenbelt.
- Premier shopping areas, restaurants and cafes nearby
- Minutes away from the Toronto Botanical Gardens, Ontario Science Centre and the Aga Khan Museum



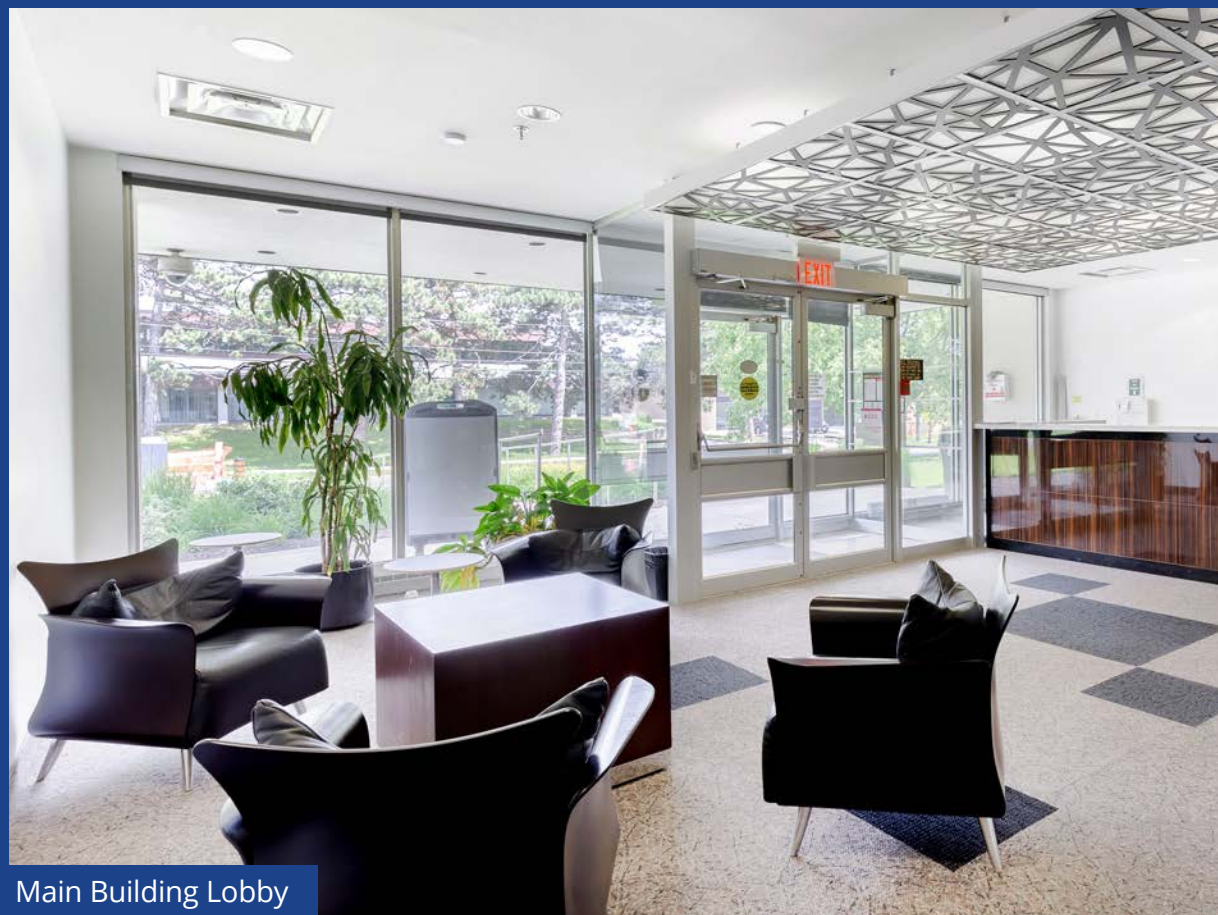
# Building Plan



# 1 Duncan Mill Road



Finished Office Space



Main Building Lobby



Finished Office Space



Open Work Area



Finished Office Space



Building Security Cameras

▶ Gallery

# 1 Duncan Mill Road



## Contact Us For More Information

---

### Janet Leitch

Senior Vice President  
Sales Representative  
+1 416 268 5687  
janet.leitch@colliers.com

### Taylor Farris

Senior Sales  
Representative  
+1 905 330 6636  
taylor.farris@colliers.com

### Colliers Canada

401 The West Mall. #800  
Toronto, ON | M2J 4W9  
+1 416 777 2200

► Contact

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage