

FLEX SPACE & TRADITIONAL OFFICE WITH AMAZING HWY 401 EXPOSURE



50

Ronson Drive

Etobicoke, ON

Blake Fleet*

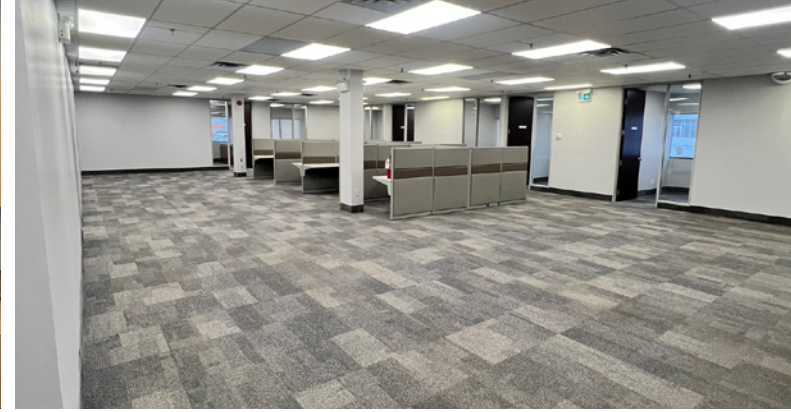
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*Sales Representative


Suite 105




9,754 sq. ft.


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


\$13.09 per sq. ft.[†]
Additional Rent excludes In-Suite Janitorial

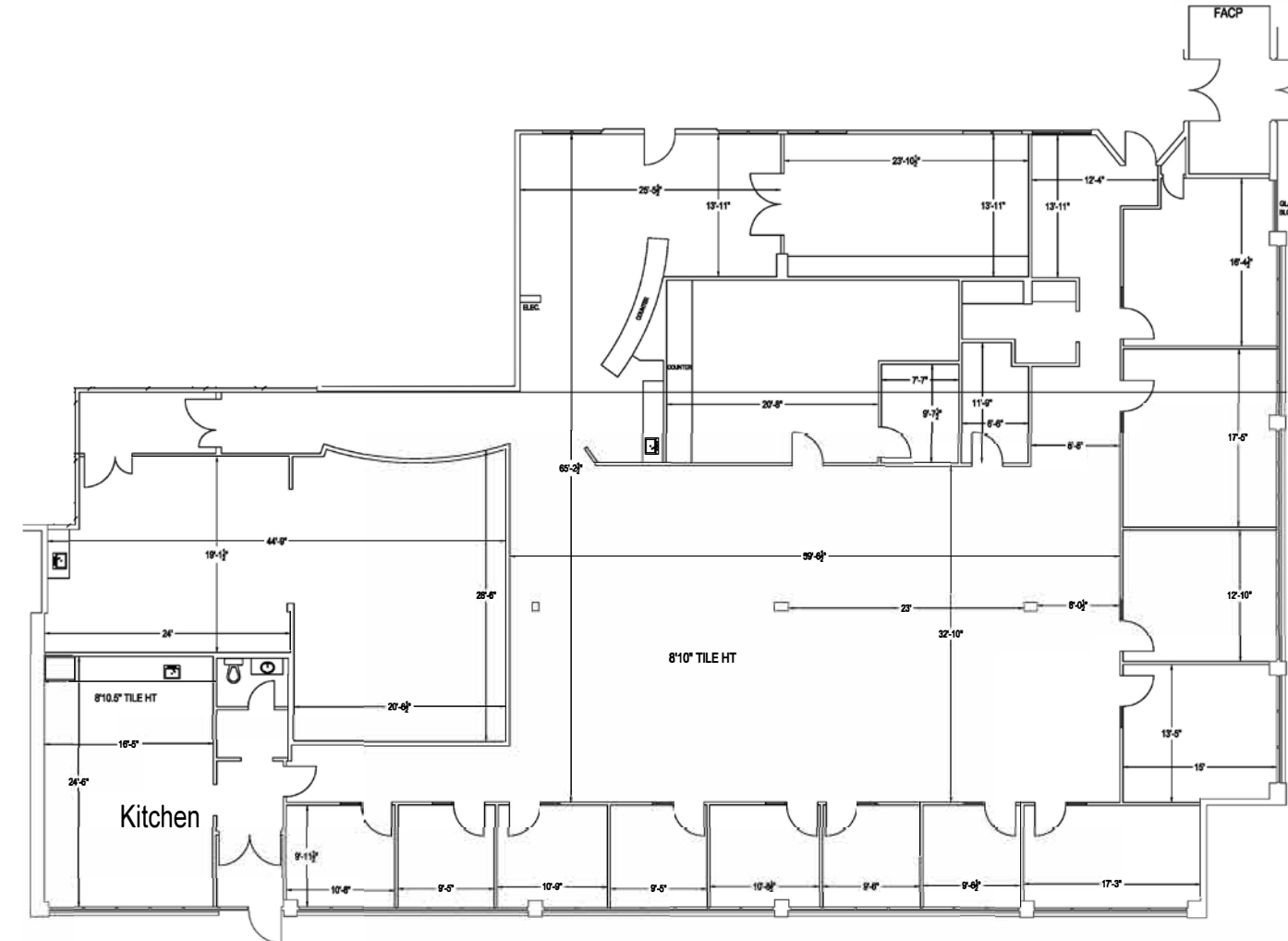

Immediate Possession


4:1,000 sq. ft.

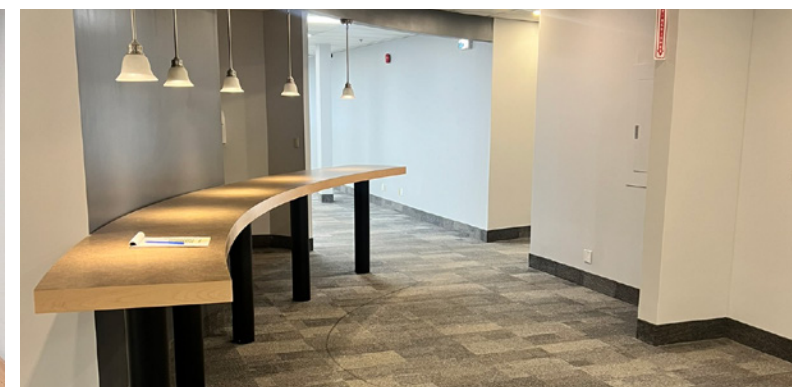

E1 Zoned

[†]2024 Estimate

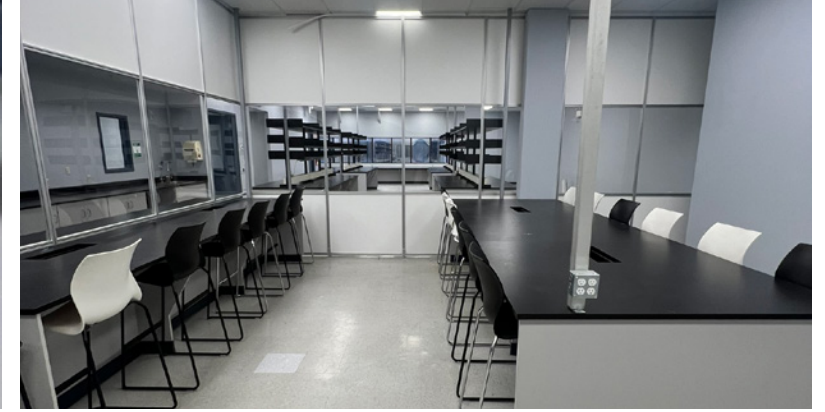
Contiguous to suite 125 for a total of 15,220 sq. ft.



Built out office space with a reception area, open area, perimeter private offices, boardroom, kitchen, and training room. This unit includes a private entrance for direct access. 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



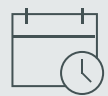
5,466 sq. ft.



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



\$13.09 per sq. ft.[†]
Additional Rent excludes In-Suite Janitorial



Immediate Possession



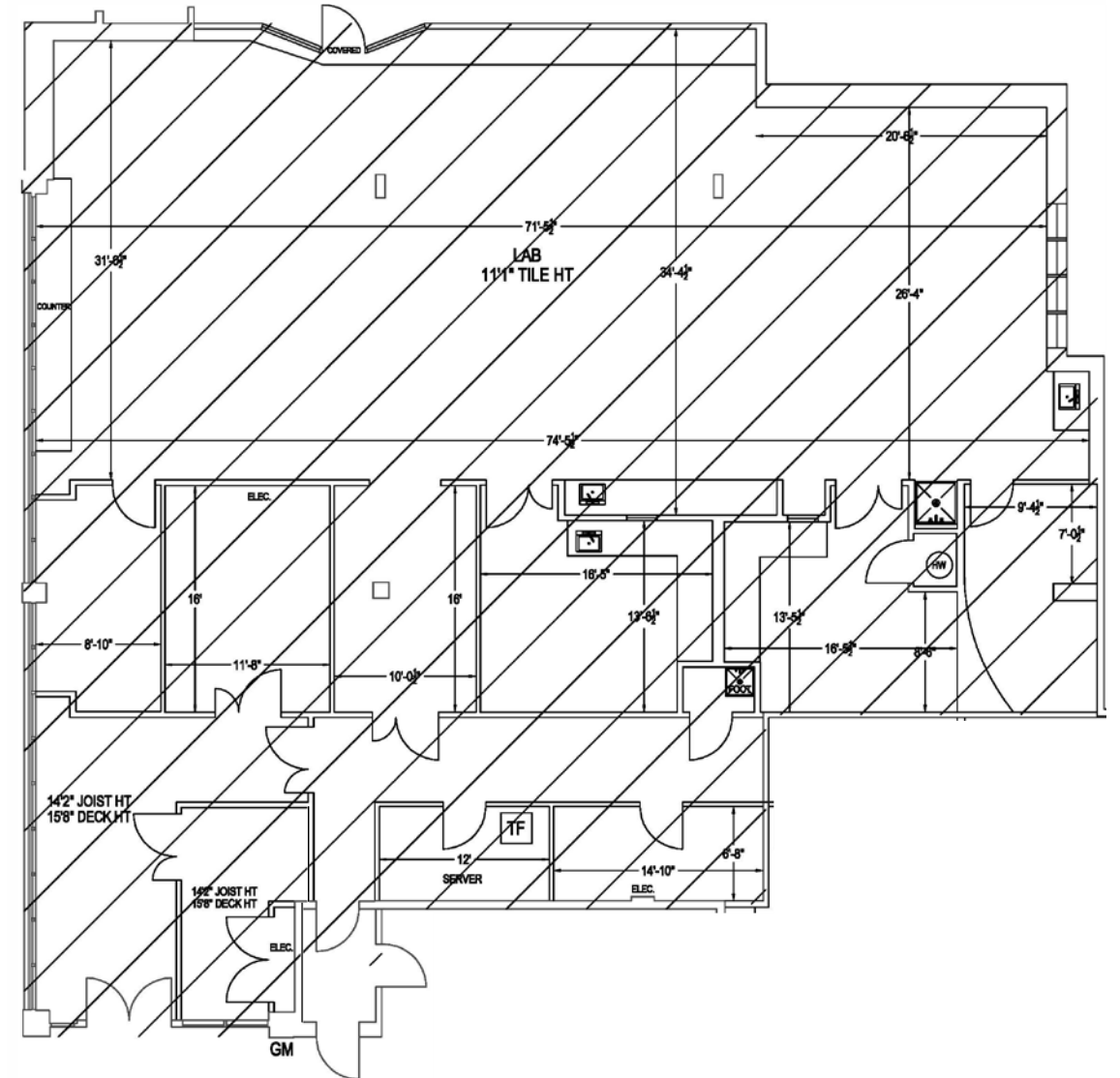
4:1,000 sq. ft.



E1 Zoned

[†]2024 Estimate

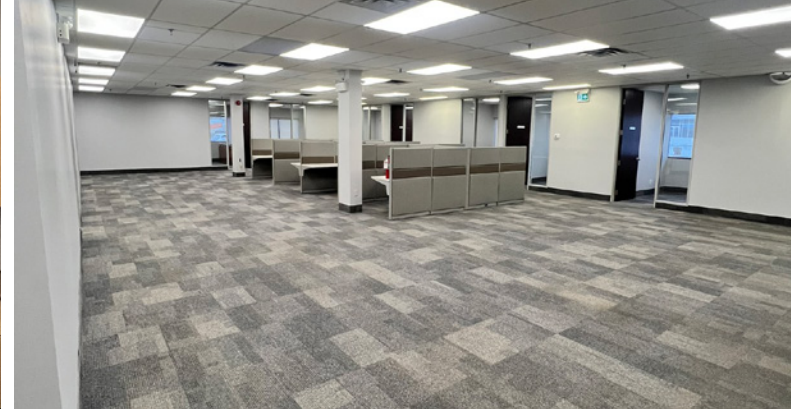
Contiguous to suite 105 for a total of 15,220 sq. ft.



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 115



15,220 sq. ft.



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



\$13.09 per sq. ft.[†]
Additional Rent excludes In-Suite Janitorial



Immediate Possession



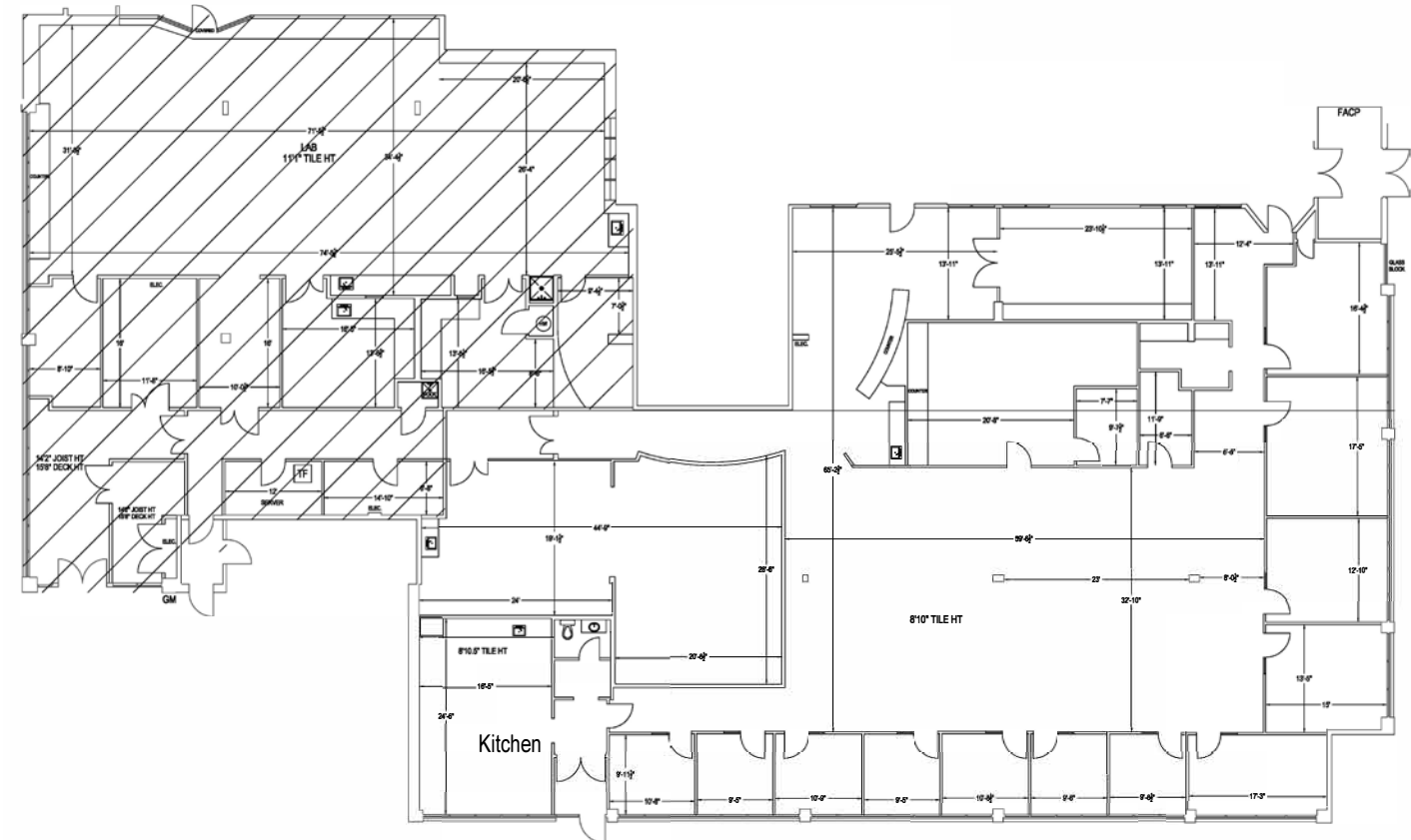
4:1,000 sq. ft.



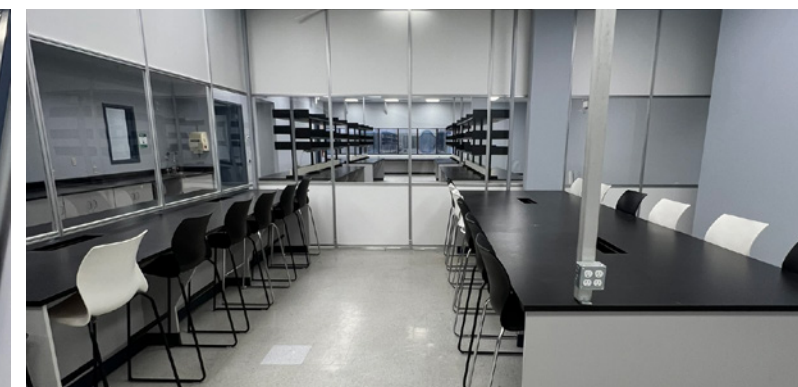
E1 Zoned

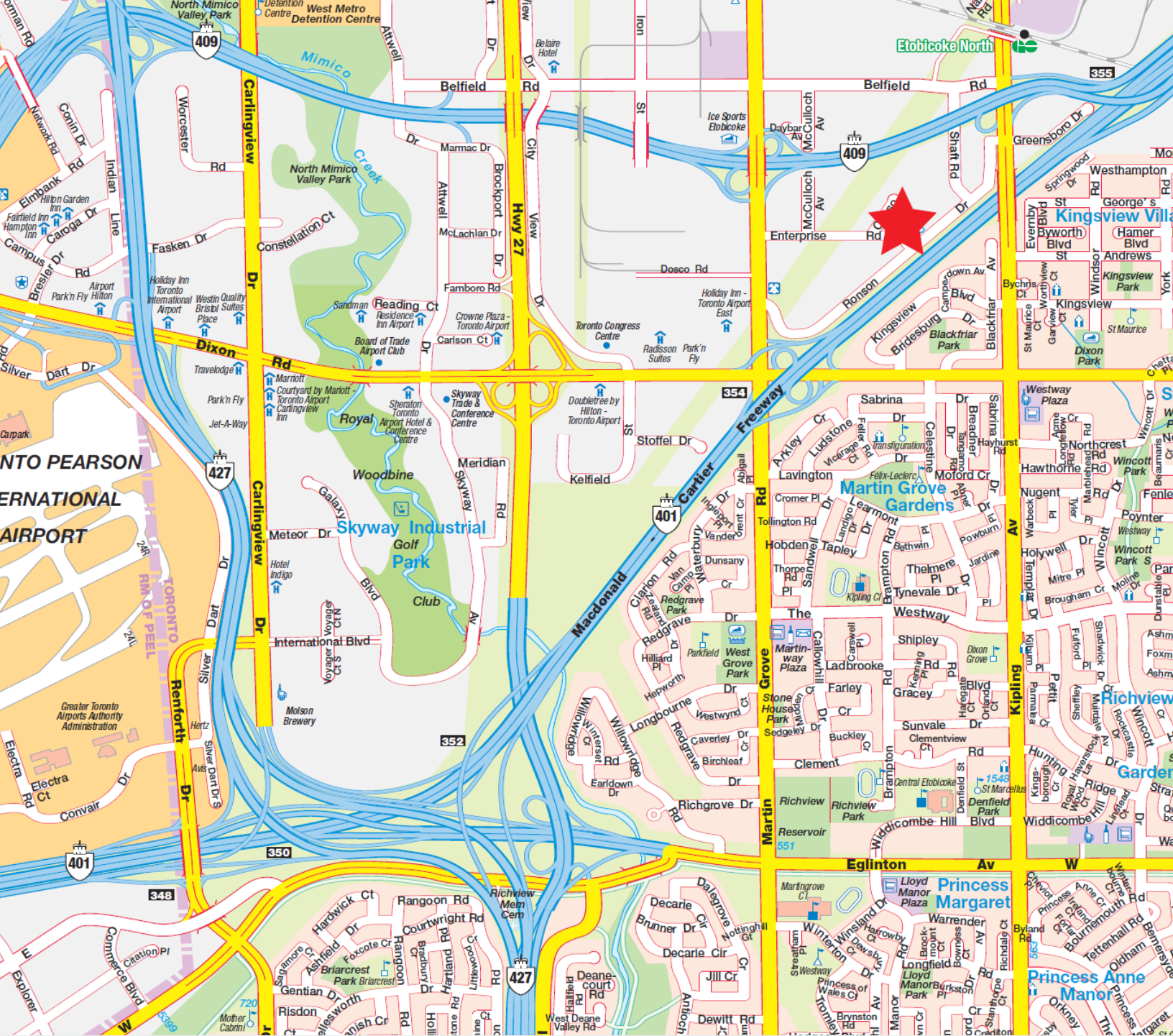
[†]2024 Estimate

Suites 105 and 125 combine for a total of 15,220 sq. ft.



Combined office and flex space that can accommodate traditional office users, as well as, labs, storage/light warehousing and non-traditional uses, which provides access to 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.





For More Information:

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