



OFFICE LEASING OPPORTUNITIES

Suites from 980 sf to 37,500 sf



**AVISON
YOUNG**



155 Gordon Baker Road is a 5-storey, 260,000 square foot office building with a stunning glass roof atrium. The property offers immediate access to Highway 404 and provides easy connectivity to Highways' 401 and 407. Onsite amenities include a daycare, tenant lounge and full-service café with catering service, employee shuttle bus to the Don Mills Subway Station. The complex has received numerous awards and certifications including LEED Gold, BOMA Best and Fitwel.

OPPORTUNITY

Suite 101	12,390 sf	Floor Plan
Suite 104	1,970 sf	Floor Plan
Suite 201	5,319 sf	Floor Plan
Suite 206	981 sf	Floor Plan
Suite 210	2,673 sf	Floor Plan
Suite 212*	1,240 sf	Floor Plan
Suite 216	3,269 sf	Floor Plan
Suite 305	12,874 sf	Floor Plan
Suite 401**	21,321 sf	Floor Plan
Suite 403**	16,218 sf	Floor Plan

NET RENT

\$15.00 psf

ADDITIONAL RENT (2024)

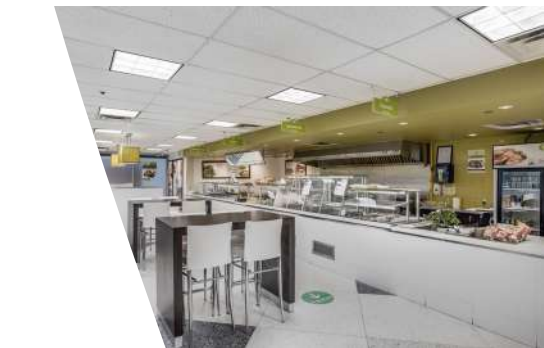
\$18.03 psf

**Available November 1, 2024*

****37,539 sf contiguous**

PROPERTY HIGHLIGHTS

- LEED® Gold Certified
- Onsite daycare facilities
- New tenant lounge
- Shuttle service offered to Don Mills Station and Fairview Mall
- Incredible central atrium
- Bicycle storage available
- Full-service cafeteria with catering services
- EV charging stations
- Conference centre
- Excellent access to major highways (401, 404, 407 and DVP)









CONNECT WITH US!

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