



789

DON MILLS ROAD TORONTO, ONTARIO

OFFICE SPACE FOR LEASE

SUB \$25.00 PSF GROSS RENT

PROPERTY FEATURES INCLUDE:

- INCREDIBLE VIEWS
- SUITE RANGE 1,100 - 60,000 SF
- UPDATED BUILDING
- EXCEPTIONAL ACCESS TO TTC SERVICE
- CONFERENCE FACILITIES AVAILABLE
- OWNER OCCUPIED
- LARGE STORAGE AVAILABILITY
- 24/7 SECURITY ONSITE
- FLEXIBLE LEASE TERM AVAILABLE



**IMMEDIATE
OCCUPANCY
MODEL SUITE
PROGRAM**

Partnership. Performance.

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OPPORTUNITY OVERVIEW

Location

Located directly off of the Don Valley Parkway immediately south of Don Mills and Eglinton.

Leasing Opportunities

Space available from **1,100 sf** to **60,000 sf** (typical floor plate 15,000 sf)

Asking Net Rent

\$10.00 psf per annum

Additional Rent

2016 \$15.45 psf additional per annum

Parking

Approx. 800 parking stalls, surface and garage
Covered: \$60.00/month, Uncovered: \$35.00/month

Highlights

- Incredible views
- 24 Hour TTC and future LRT service at doorstep
- Extremely efficient columnless floor plate
- Owner occupied, flexible lease terms

Tenant Amenities

- Secure bicycle racks in front of the building
- On-site restaurant, convenience store and bank
- 24/7 on-site security
- On-site conference facilities, cafeteria and lounge
- Fast access to Don Mills shopping and restaurants
- Backup power options



AMENITIES



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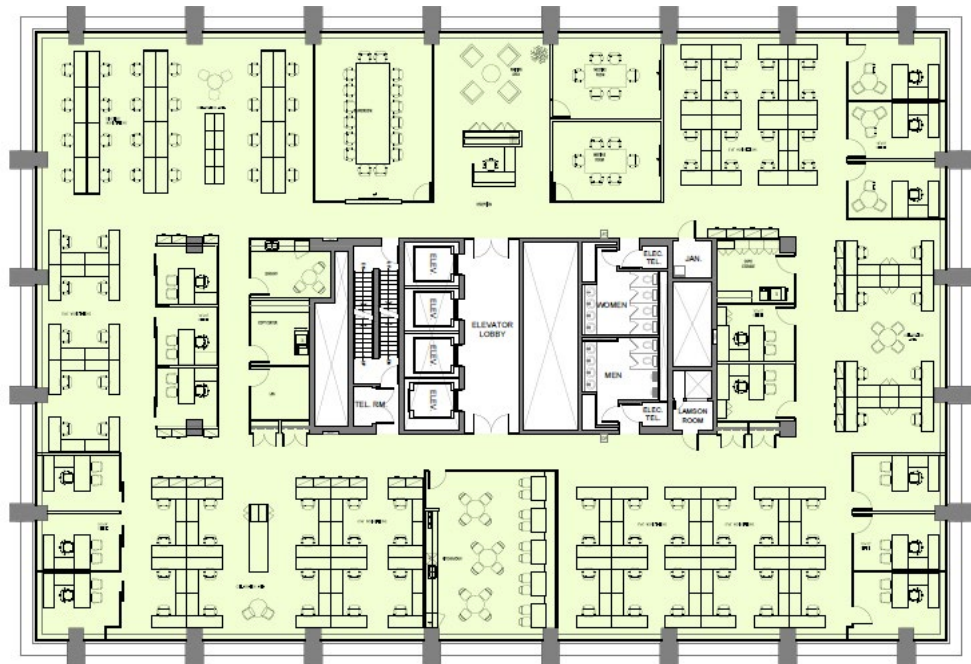
AVAILABLE SPACE OPTIONS

For Lease

(Click on Suite for Floorplan)

2,942 sf	Suite 201	3,816 sf	Suite 608
966 sf	Suite 206	4,254 sf	Suite 703
1,921 sf	Suite 208	1,508 sf	Suite 704
2,787 sf	Suite 301	7,492 sf LEASED	Suite 800
5,531 sf	Suite 305	2,662 sf	Suite 801
1,901 sf	Suite 312	1,165 sf	Suite 803
2,093 sf	Suite 402	7,925 sf LEASED	Suite 1000
1,051 sf	Suite 404	2,441 sf	Suite 1001
8,869 sf	Suite 500	15,089 sf	11th Floor FULL FLOOR
6,299 sf	Suite 510	15,067 sf	13th Floor FULL FLOOR
1,032 sf	Suite 604	13,060 sf	Lower Level

FEASIBILITY PLAN*



* 127 persons (119 sf/per person)

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate (Ontario) Inc., Brokerage

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