



# 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	<a href="#">Floor Plan</a>
Suite 104	1,970 sf	<a href="#">Floor Plan</a>
Suite 201	5,319 sf	<a href="#">Floor Plan</a>
Suite 206	981 sf	<a href="#">Floor Plan</a>
Suite 210	2,673 sf	<a href="#">Floor Plan</a>
Suite 212*	1,240 sf	<a href="#">Floor Plan</a>
Suite 216	3,269 sf	<a href="#">Floor Plan</a>
Suite 305	12,874 sf	<a href="#">Floor Plan</a>
Suite 401**	21,321 sf	<a href="#">Floor Plan</a>
Suite 403**	16,218 sf	<a href="#">Floor Plan</a>

**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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