

PARK CENTRE 895 DON MILLS

TORONTO, ON | TOWER 1 & 2 | FOR LEASE

A-CLASS FULL BUILDING
OPPORTUNITY AVAILABLE
SEPTEMBER 2024

THE RIGHT PLACE.

A Landmark Opportunity

Welcome to 895 Don Mills Road, an exceptional Class A office campus setting with a landmark opportunity to lease all of Tower One. Boasting a total of 20 large terraces between two towers, this property offers an abundance of green space to recharge and inspire. 895 Don Mills offers services at the ready with on-site Property Management, security, and generous parking (3/1,000 sq. ft.).

The property is located along Don Mills Road in between Lawrence Avenue East to the north and Eglinton Avenue East to the south. It is within 5 minutes to the Don Valley Parkway (DVP) and its proximity to other major highways makes for an easy commute to the office. For those taking public transit, the soon-to-be completed Eglinton Crosstown LRT, Sheppard Subway Line and ample TTC bus options are right at your doorstep.

895 Don Mills is centrally located in a re-vitalized transformational neighbourhood. New residential developments are breaking ground within the immediate vicinity driven by the rising population and the transit hub as the heart of the community.

Be at the right place, at the right time - 895 Don Mills is where you leave your mark.

ASKING NET RATE (\$/PSF)	\$15.00 Per Sq. Ft.
ADDITIONAL RENT (\$/PSF)	\$18.30 (2024)
PARKING RATIO	3/1,000 Sq. Ft. Leased
PARKING COST	\$65.00 / Month

AMENITIES

- On-site property management
- On-site security
- Private terraces available
- Access to Eglinton Crosstown LRT
- Walking distance to CF Shops at Don Mills

AVAILABLE SEPTEMBER 2024

FLOOR	SIZE (SQ. FT.)
1	13,044
2	14,093
3	16,428
4	16,460
5	16,398
6	15,898
7	15,849
8	12,710
9	10,095
TOTAL	130,975

SUITE	SIZE (SQ. FT.)
100	1,441
202	2,561
204	1,880
206	2,159
208	2,166
400	4,692 LEASED
700	4,399*
720	3,075*
801	1,881
803	974
TOTAL	20,536

TOWER ONE

TOWER TWO

TARGETING:





THE RIGHT TIME.

A Community on the Rise

The vibrant Don Mills neighbourhood continues its upward trajectory becoming one of the most popular neighbourhoods in Toronto. The estimated population in 2022 was 345,434 with an estimated 6.1% increase by 2027 (within a 5km radius from the property). Don Mills Rd and Eglinton Ave E are transforming with mixed-use developments continuing the momentum for burgeoning amenities.

South of 895 Don Mills is the Crosstown Community Development. This 60-acre master planned development will feature commercial and residential spaces consisting of towers and low-rise townhomes, pedestrian walkways, bike paths, community parks, and open green spaces.

The Don Mills neighbourhood is speckled with greenery with Moccasin Trail Park and Greenbelt Park only a 4-minute drive from the property. 895 Don Mills is surrounded by local restaurants, supermarkets, and most notable, is the 3-minute drive or 15-minute leisurely stroll to CF Shops at Don Mills and all its amenities.

Be a part of this rejuvenating neighbourhood on the rise.



RADIUS

3 KM

5KM



POPULATION
2022 EST.

114,354

345,434



2022 - 2027 POP.
CHANGE EST.

121,950

366,439



HOUSEHOD
INCOME 2022
EST.

\$123,434

\$155,155



4 AGA KHAN MUSEUM



5 2 - 6 THE DONWAY EAST



NEW DEVELOPMENTS

Hover over development type to see list



ALL THE RIGHT CONNECTIONS.

Walk, drive, ride to and from work

This property is well connected with easy access to major highways. Highway 401 can take you east to Scarborough or west to Etobicoke and Mississauga in under an hour. The Don Valley Parkway can take you north to Markham or south into the downtown core in less than twenty minutes. Your commute to and from the office is made easy with the DVP only 5 minutes away and approximately 7 to 15 minutes drive to HWY 401 and 404.

The nearest public transit stop is a 2-minute walk with bus routes on Don Mills Road that can take you all the way south to Pape station connecting you to the Bloor-Danforth Subway line. Tenants will be able to connect to the LRT at Science Centre Station, which is located just south of the site and is accessible either by bus (6-minute trip) or by foot (12-minute walk). The completion of the Eglinton Crosstown LRT will provide 60% faster than current travel times, access to 25 stops between Kennedy in the east and Mount Dennis in the west along Eglinton Avenue, and link to 54 bus routes, three TTC subway stations and GO lines.



AMENITIES



TRAVEL TIMES

LOCATION	CF SHOPS AT DON MILLS	DVP	HWY 401	DON MILLS STATION	HWY 404	DANFORTH GO TRAIN	GARDINER EXPY	FINCH STATION
DRIVE TIME (MIN)	3	5	7	11	14	21	20	25
TRANSIT TIME (MIN)	10	-	-	9	-	47	-	65

THE RIGHT WELCOME

Enjoy a personalized greeting as you enter your new bespoke workplace

FULL BUILDING AVAILABILITY

Tower One: 130,975 SF



Ability to create own amenity space



Branding and Signage



Interconnected staircase Floors 6 to 8



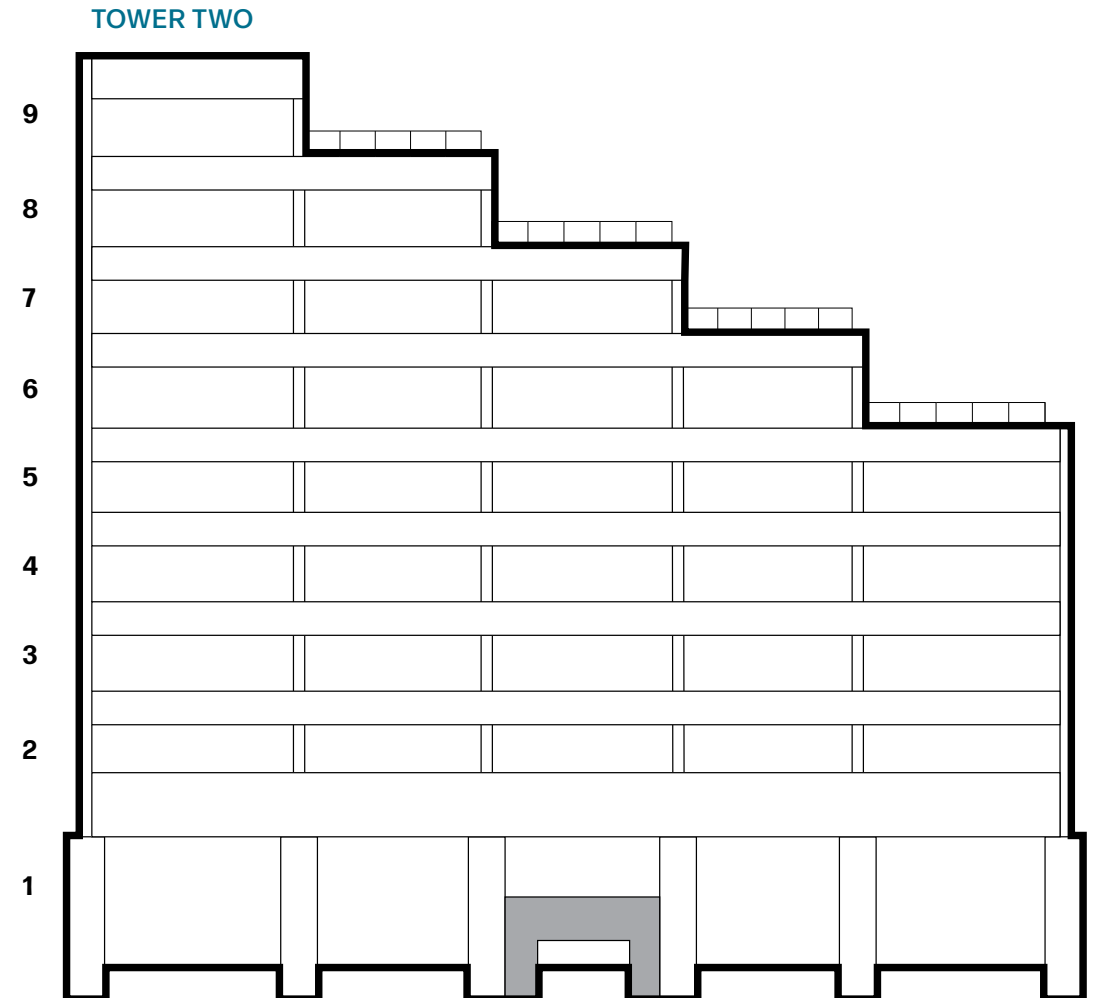
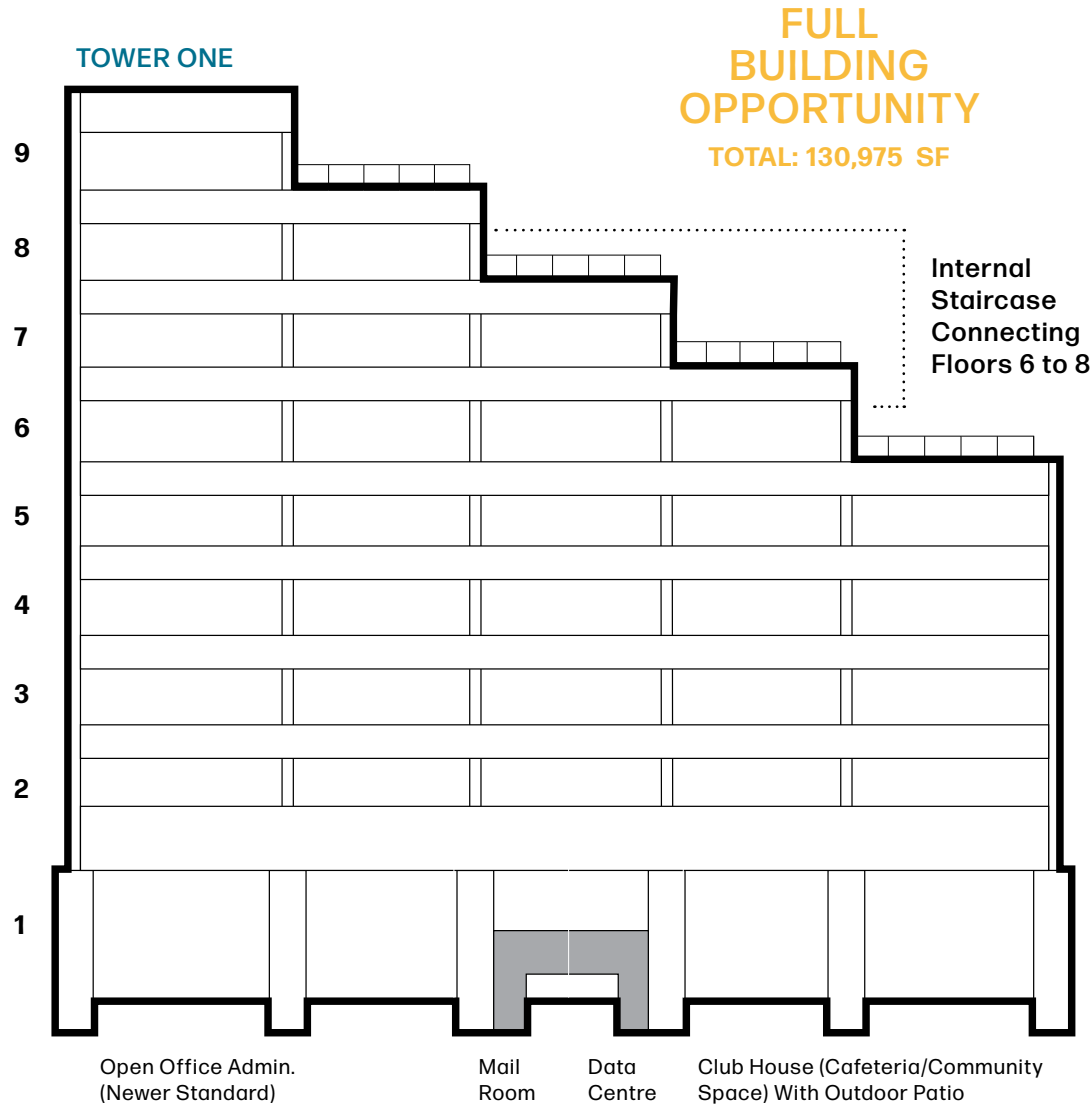
Up to 10 terraces available



THE RIGHT SPACE AVAILABLE

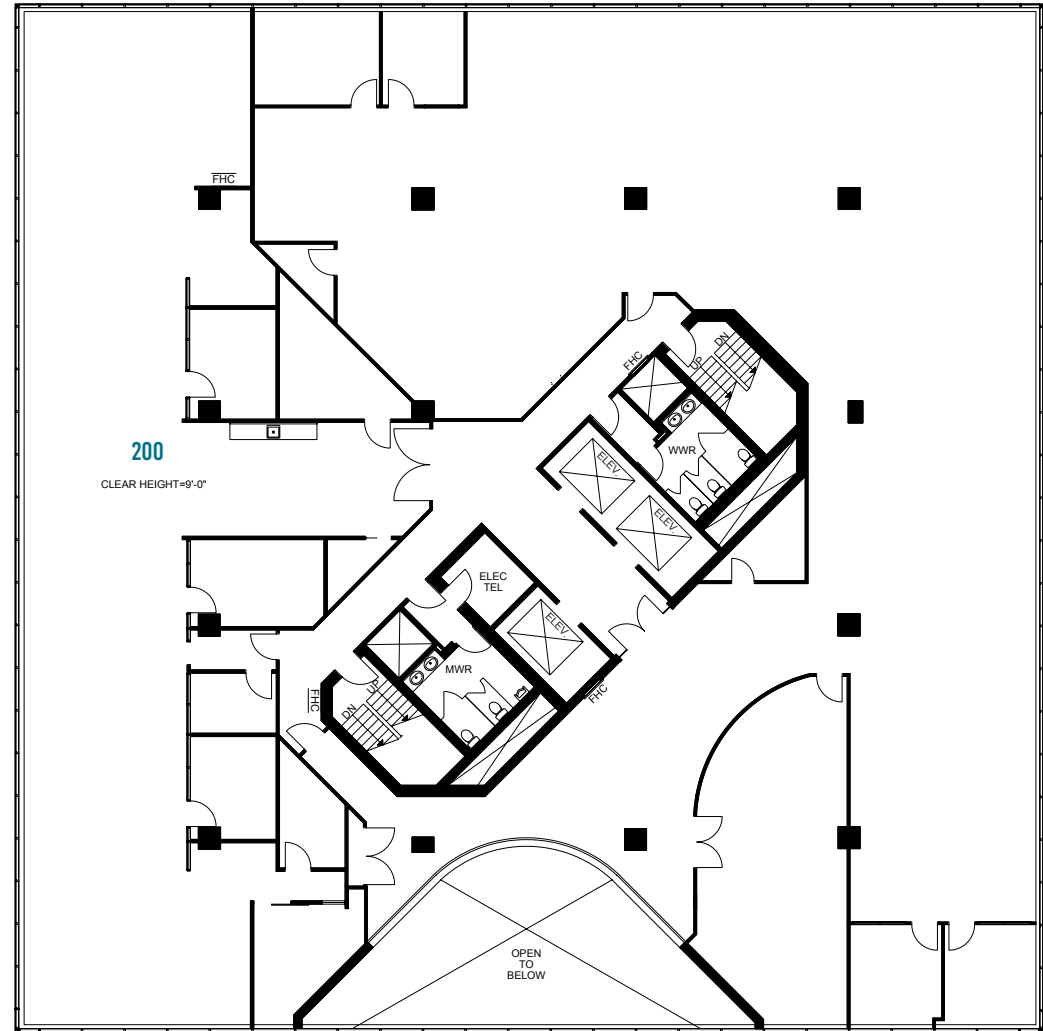
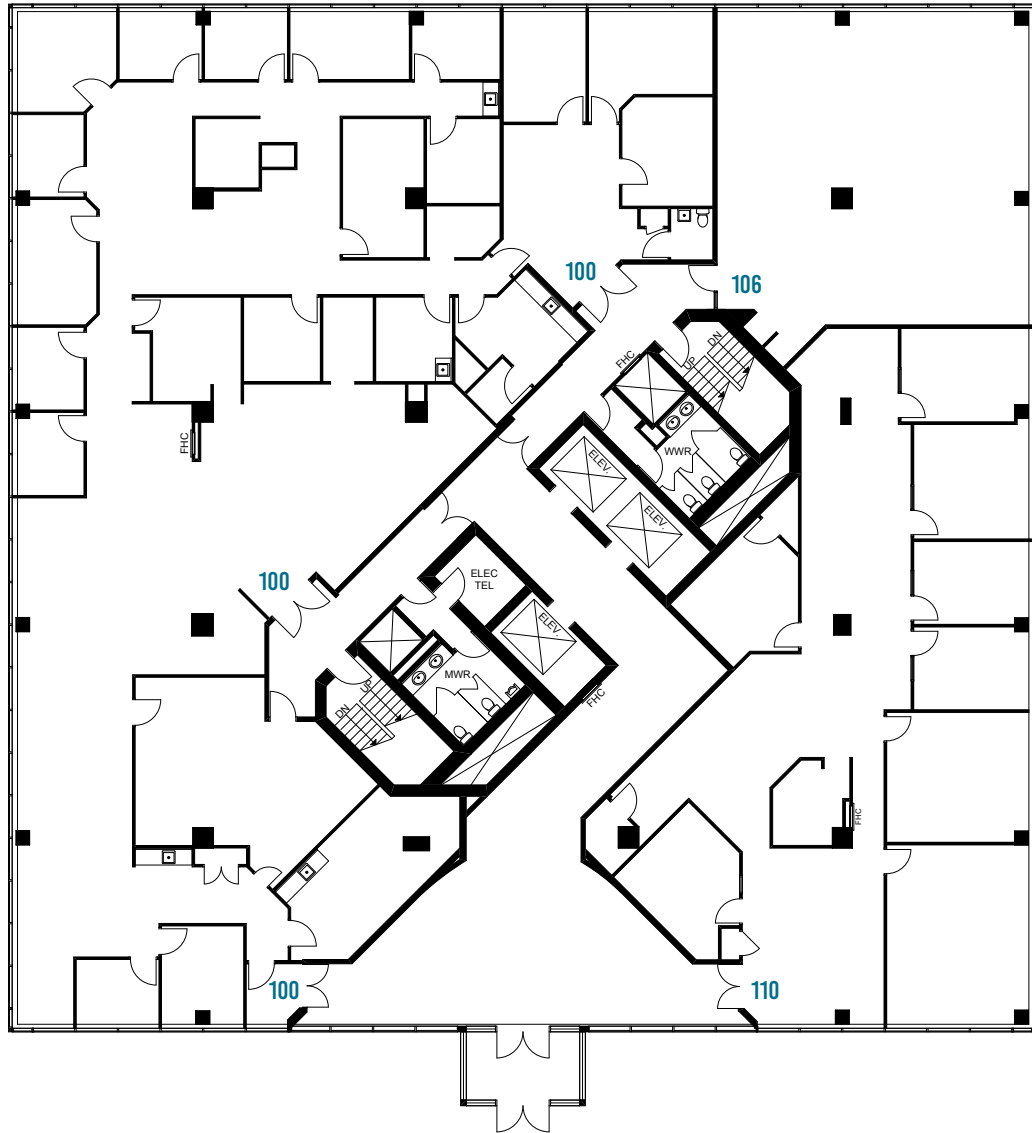
Tower One & Two Stacking Plans

Click on floors to view floorplan



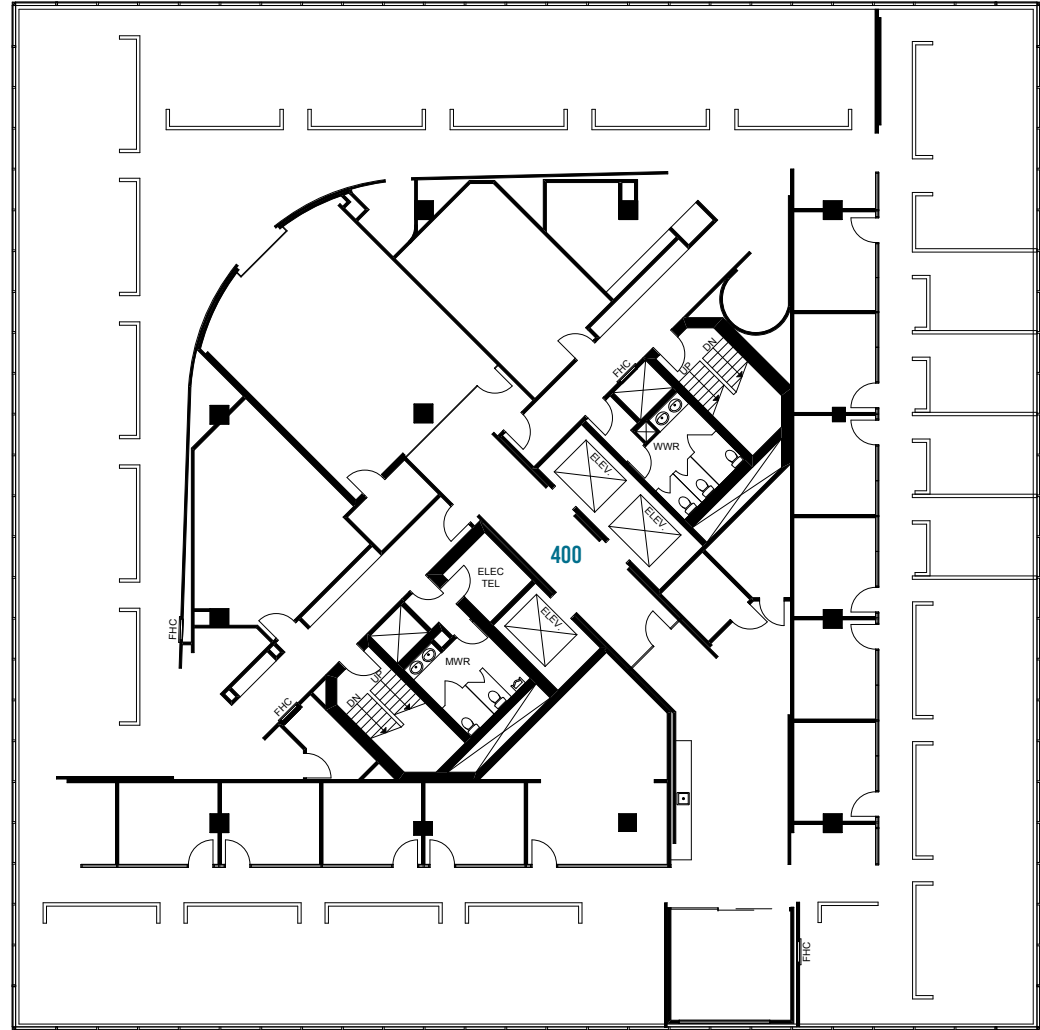
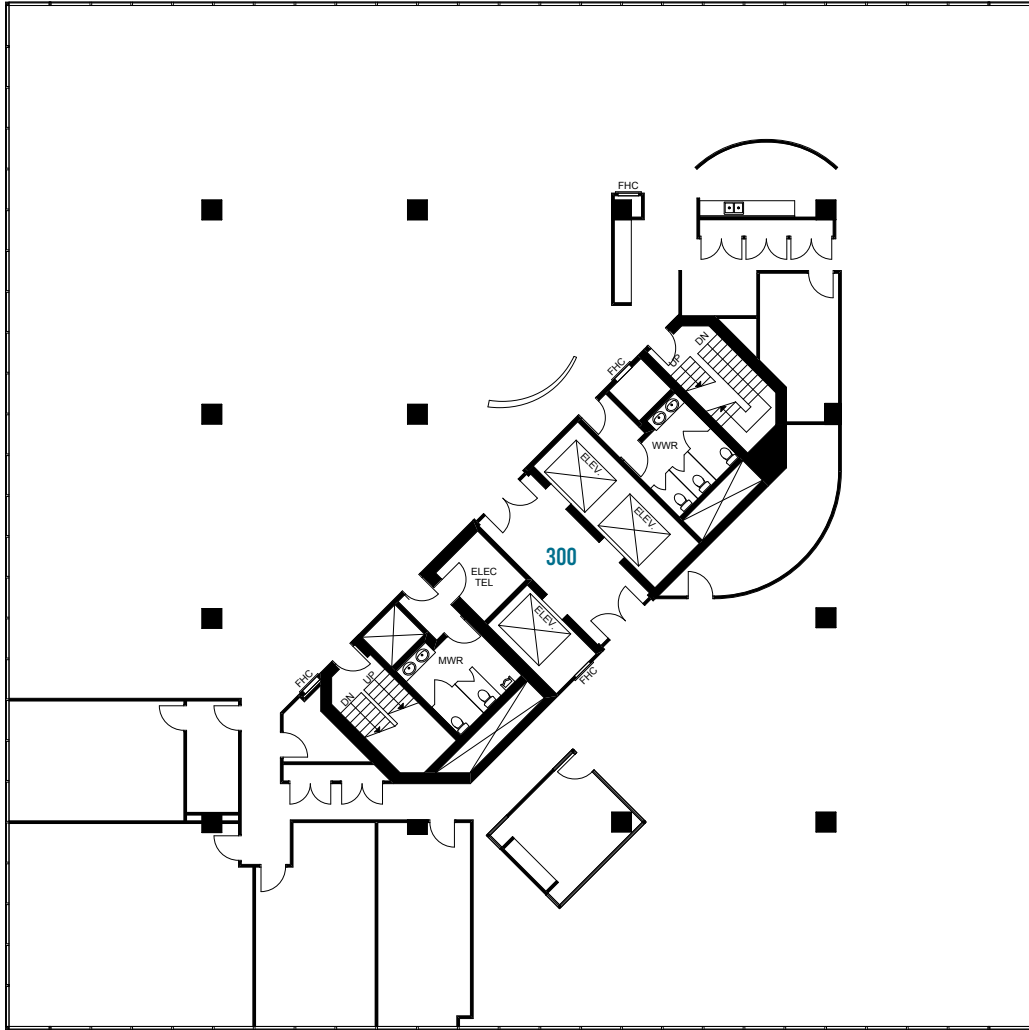
Tower One

FLOORS 1 & 2



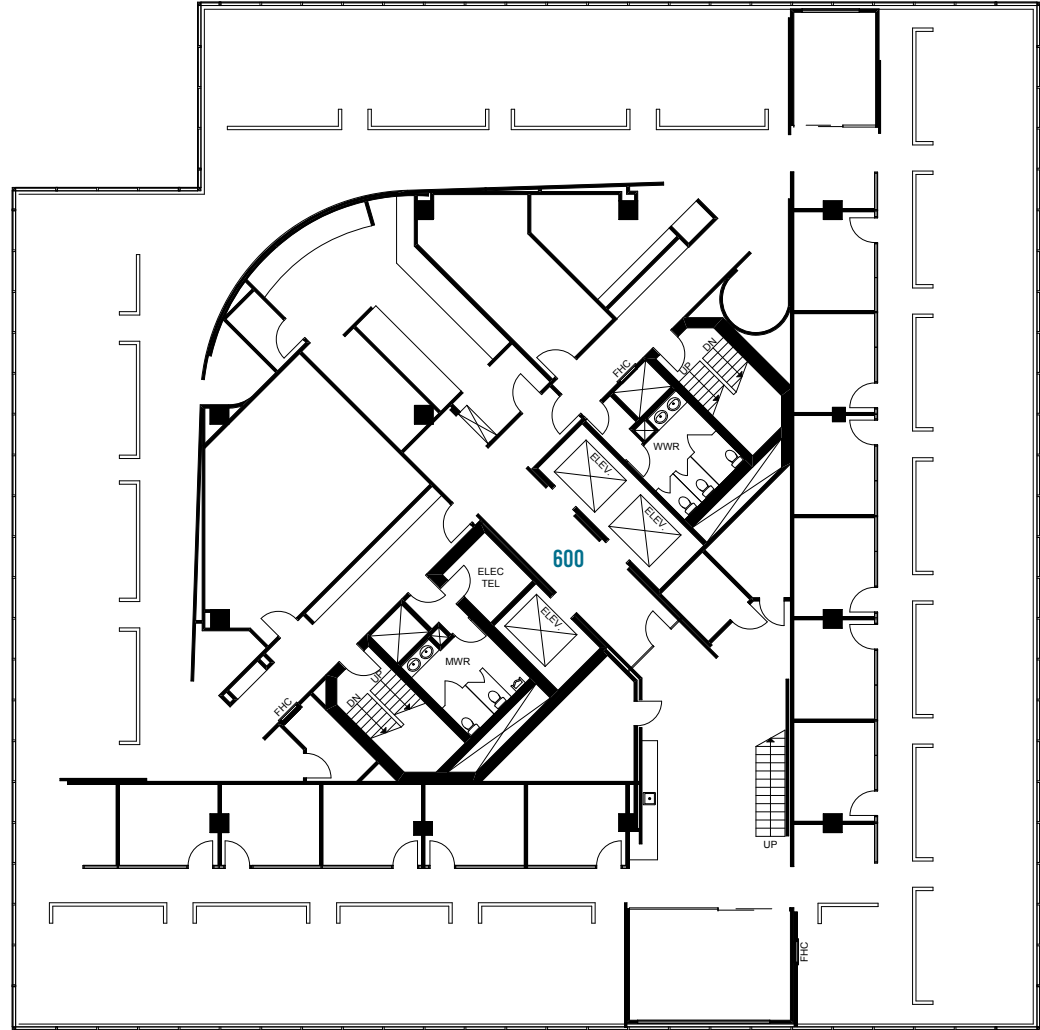
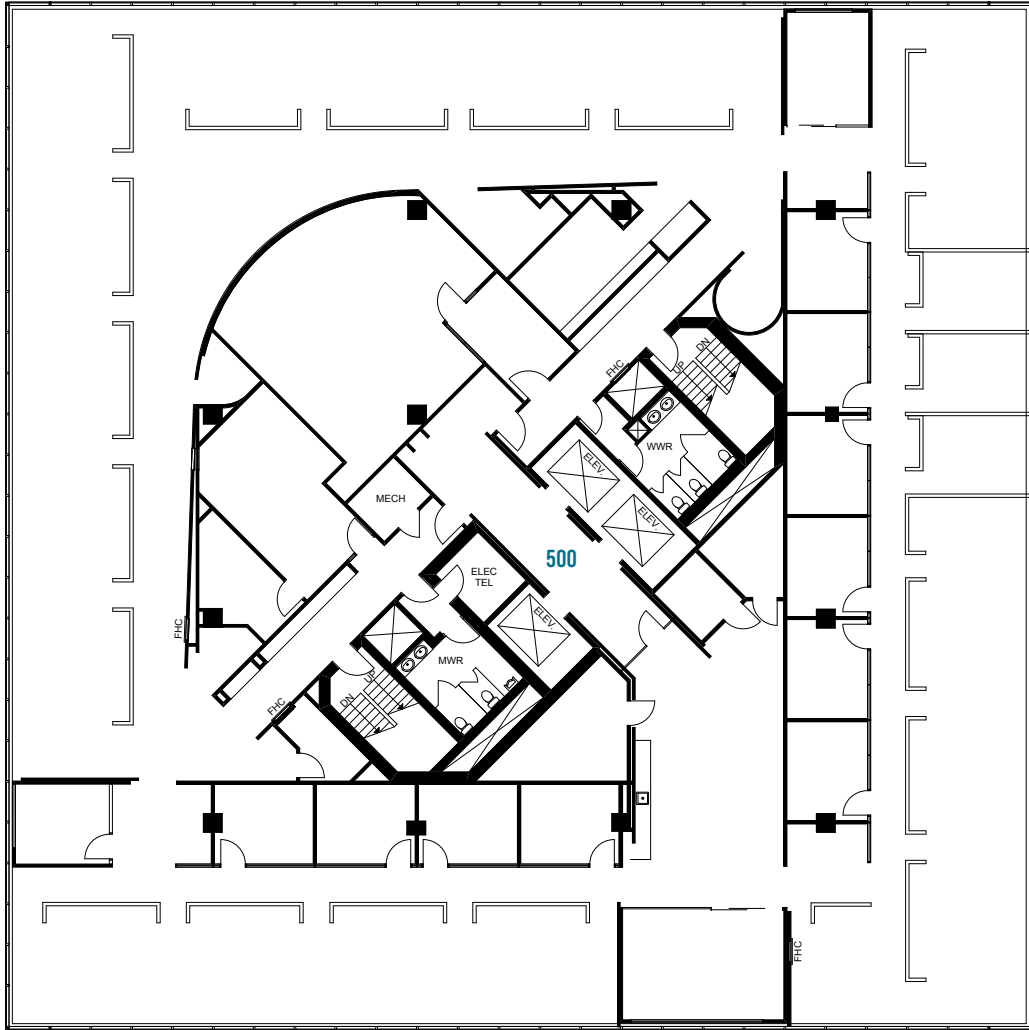
Tower One

FLOORS 3 & 4



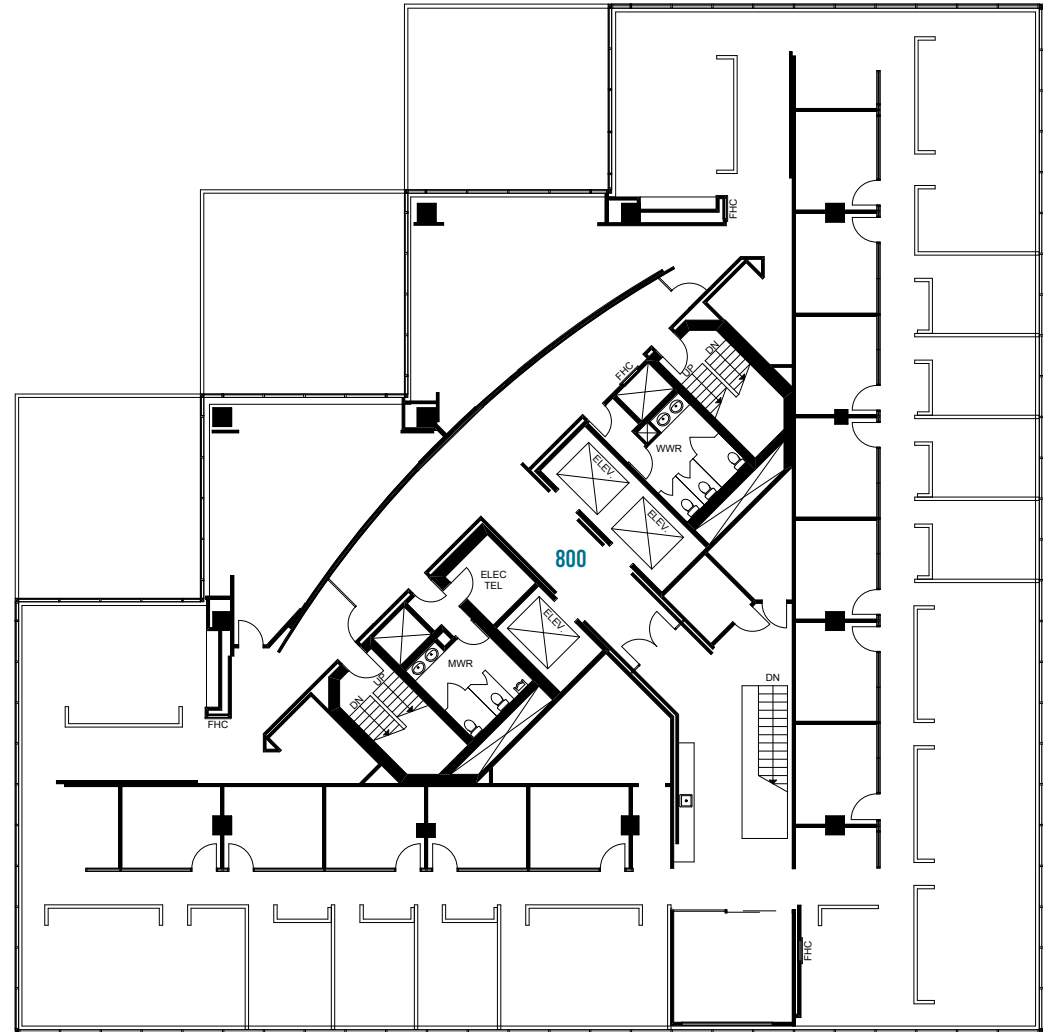
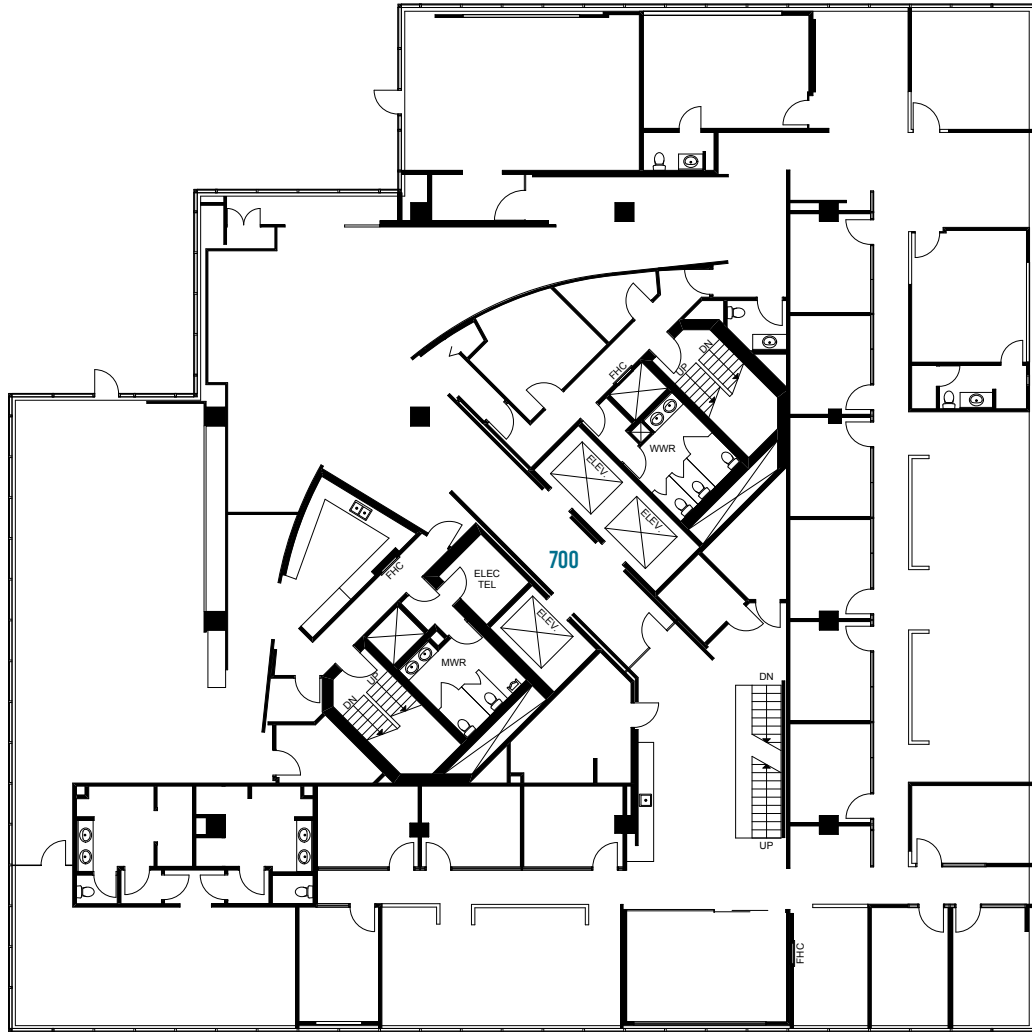
Tower One

FLOORS 5 & 6

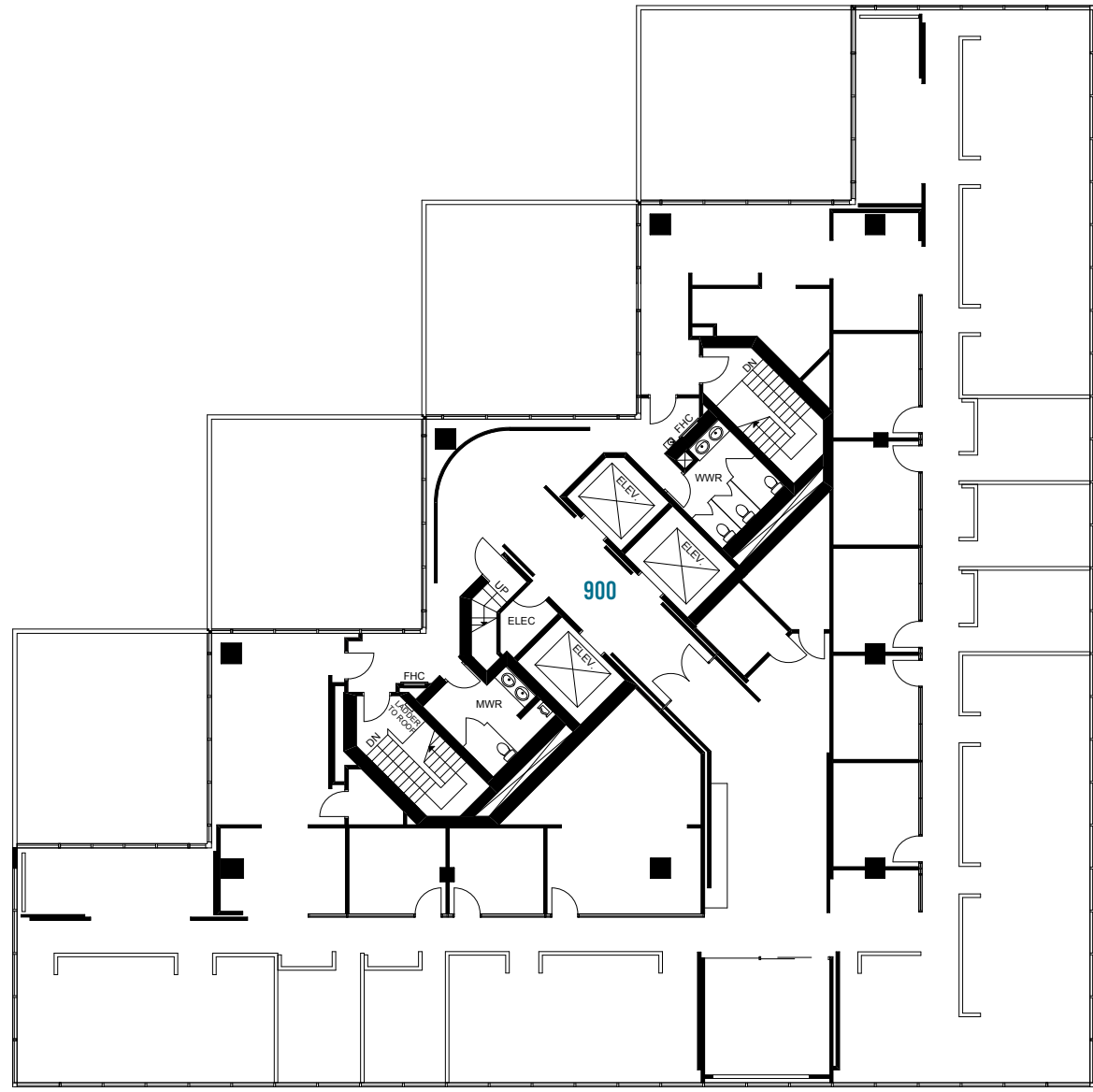


Tower One

FLOORS 7 & 8



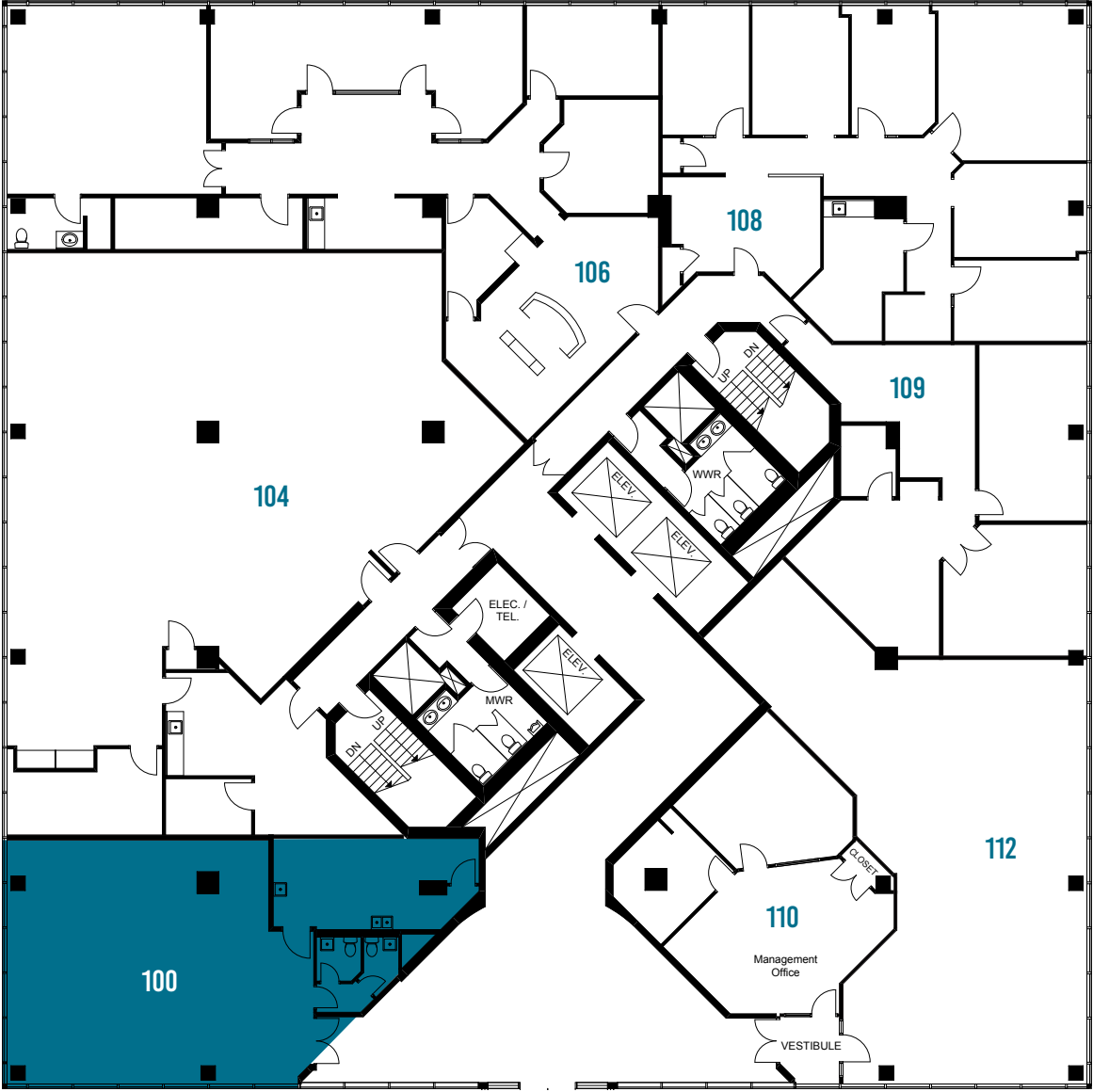
Tower One
FLOOR 9





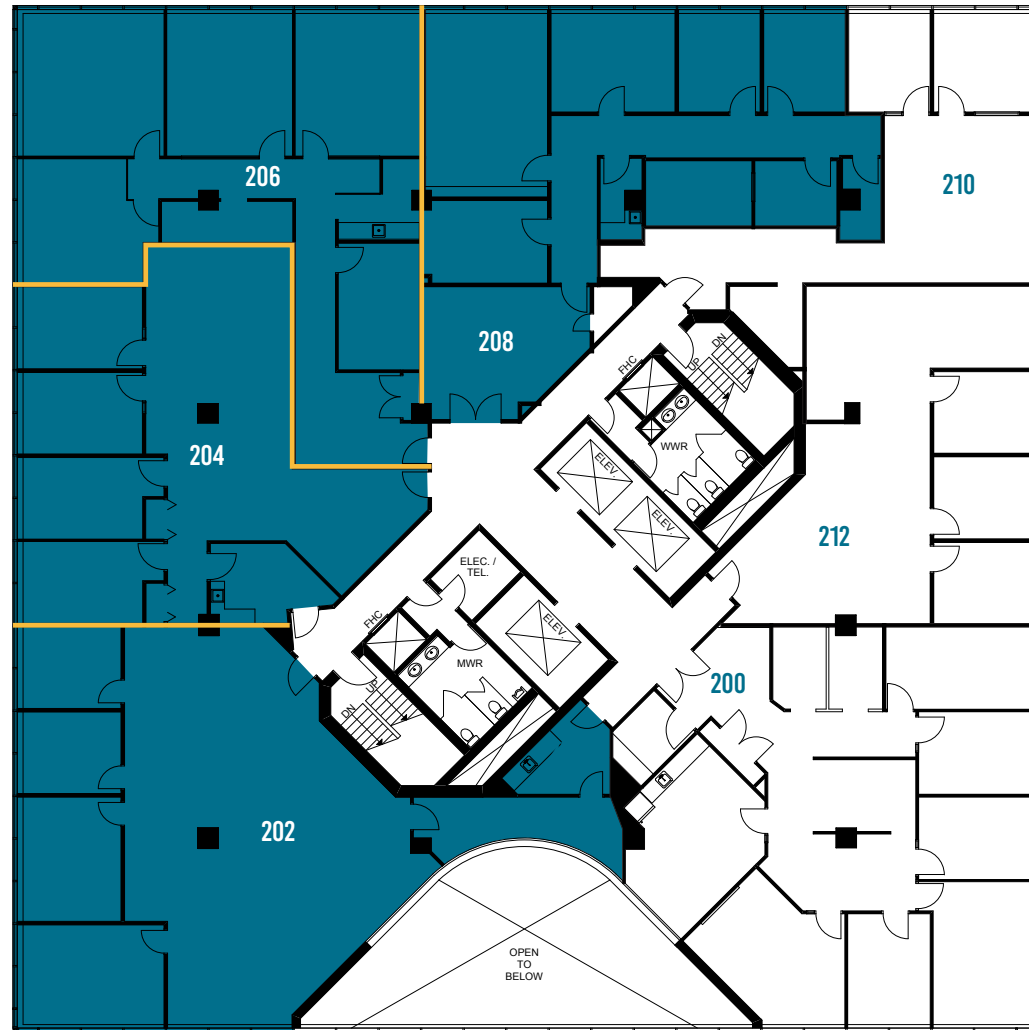
Tower Two

SUITE 100



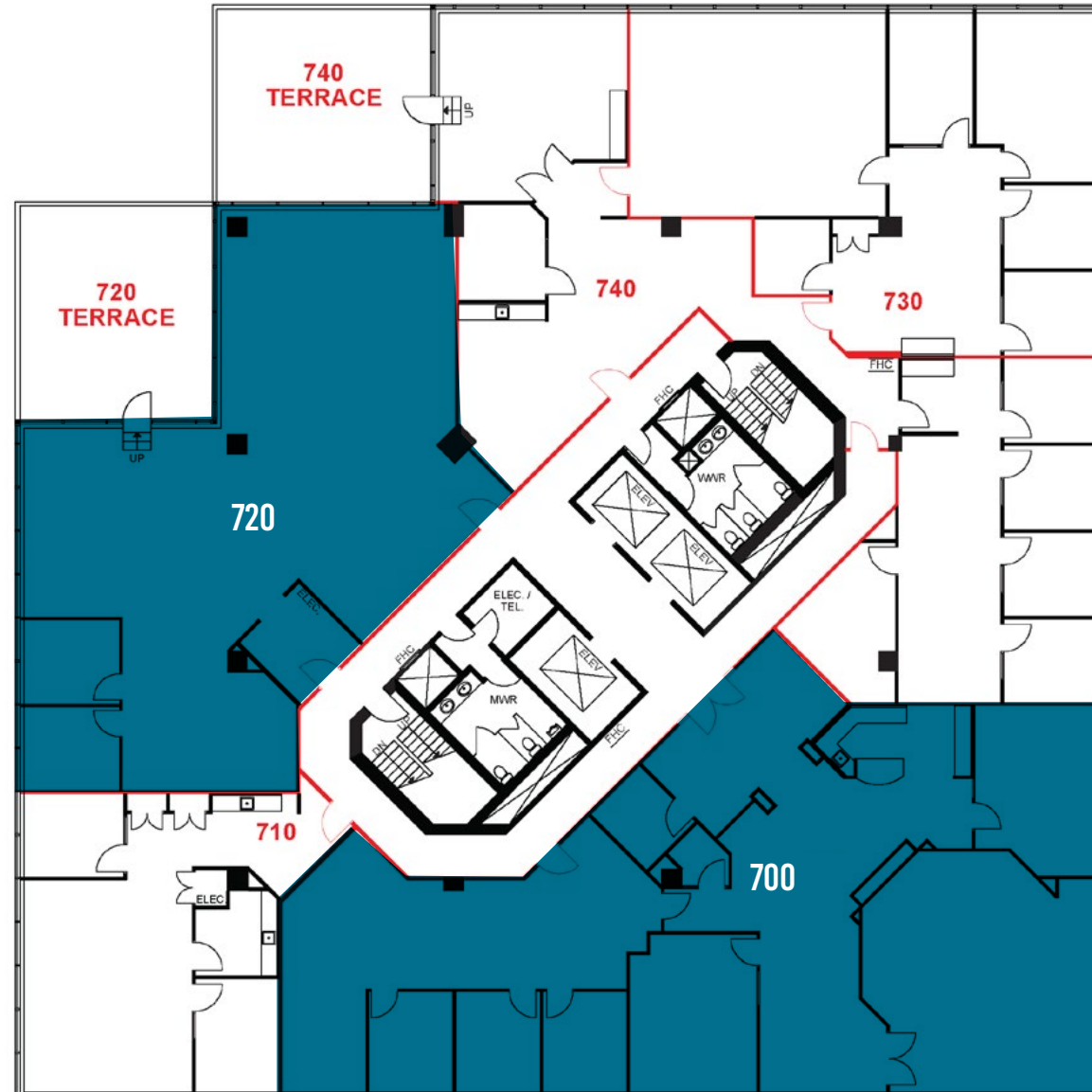
Tower Two

SUITE 202, 204, 206, 208



Tower Two

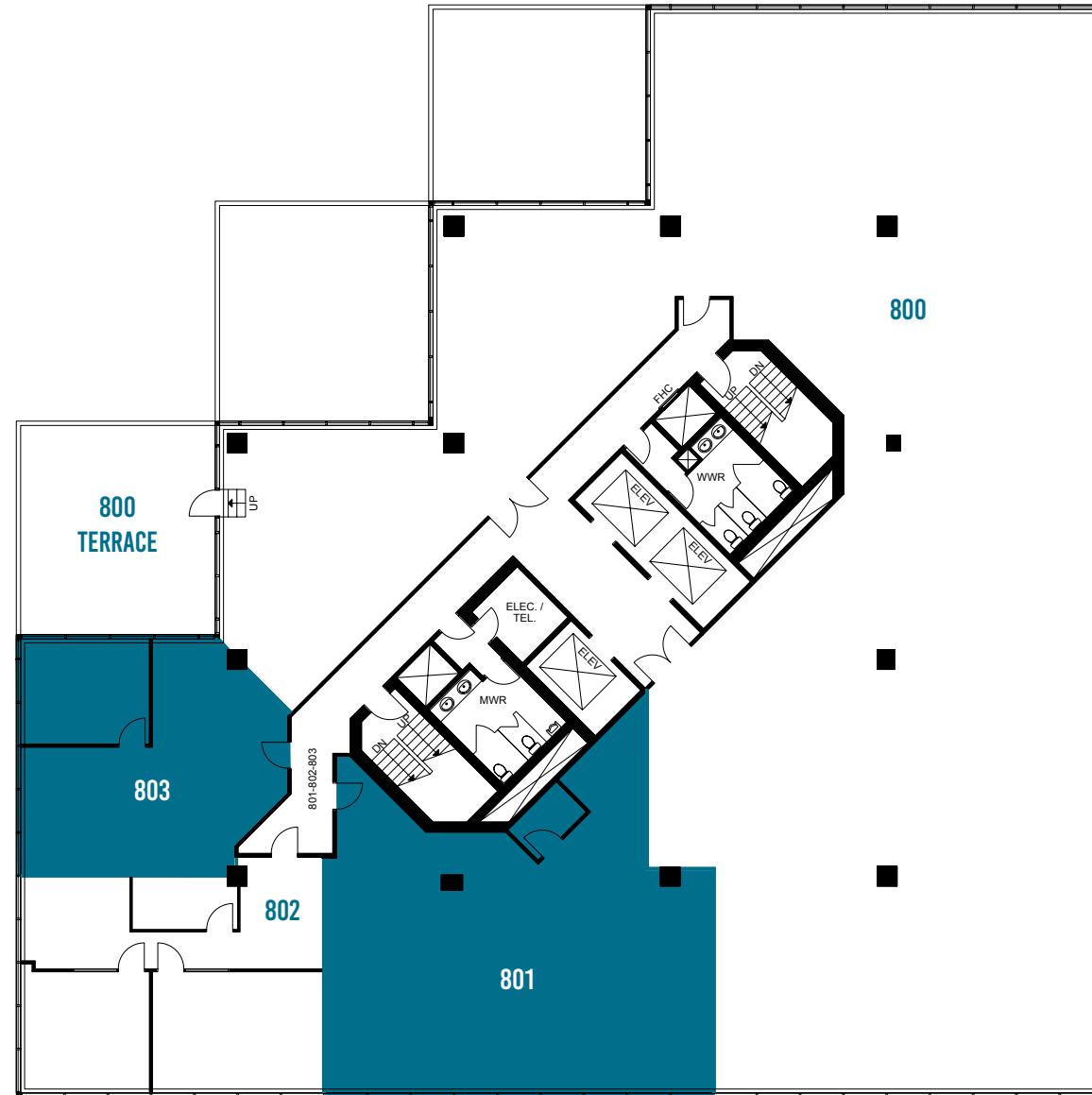
SUITE 700, 720



Preliminary floorplan drawing for 7th Floor. Final plans to be updated once available.

Tower Two

SUITE 801, 803



895 DON MILLS

THE RIGHT PARTNERS



Fana Group of Companies is a privately owned real estate investment and development company with a diversified portfolio in the United States, Canada, and the Caribbean. We currently own and operate in excess of 1.5 million square feet of commercial and hospitality properties, and have over 2 million square feet of development in progress.

fanagroup.com

CBRE

CBRE Group, Inc., a Fortune 500 and S&P 500 company headquartered in Dallas, is the world's largest commercial real estate services and investment firm.

With a presence in more than 100 countries and a strength of more than 100,000 dedicated real estate professionals operating out of 500 offices globally, we have broader and deeper capability than any other real estate provider. We offer befitting solutions to overcome your most complex real estate challenges, delivering to you exceptional outcomes.

In Canada, CBRE has 23 offices with 2,500 professionals to serve your requirements.

cbre.ca

THE RIGHT OFFICE STARTS HERE. CONTACT US TO LEARN MORE ABOUT THIS LANDMARK OPPORTUNITY.

TONY GILL*

Executive Vice President
416 495 6261
tony.gill@cbre.com

BRYANT WILSON*

Vice President
416 495 6278
bryant.wilson@cbre.com

MICHELLE SABERON*

Senior Transaction Manager
416 495 6318
michelle.saberon@cbre.com

CBRE Ltd, Brokerage Services

2005 Sheppard Ave E, Suite 800
Toronto, Ontario M2J 5B4
416 494 0600 | cbre.ca

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. All outlines are approximate.

*Sales Representative