

**AVISON
YOUNG**

OFFICE SPACE FOR LEASE

THE BEST VALUE IN DUNCAN MILL



101 | **DUNCAN MILL ROAD**
TORONTO, ONTARIO

Partnership. Performance.

SUITES FROM 1,500 SF TO 2,500 SF

NEW! Built-out flexible-sized show suite available

On-site building management

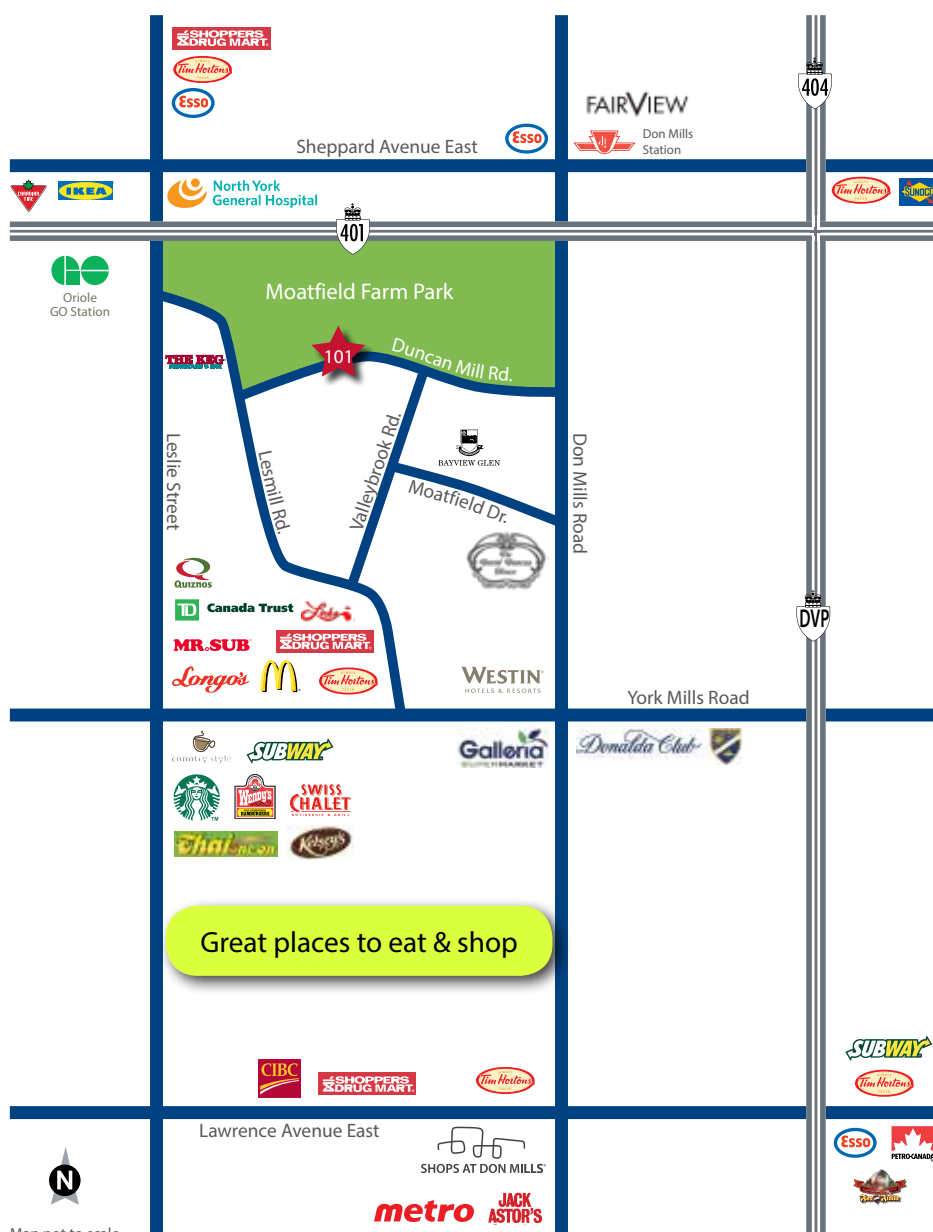
Abundant surface parking available



Mark Avison Sales Representative
905.968.8009
mark.avison@avisonyoung.com

OVER 50,000 SF NOW LEASED

ONLY A FEW SUITES REMAINING



Location

Conveniently located south of Highway 401 between Leslie Street and Don Mills Road.

Opportunities

| | | |
|----------------------|----------------------|---------------|
| Suite G7 | 1,504 sf | |
| Suite G10 | 1,500 sf | |
| Suite 102 | 2,280 sf | LEASED |
| Suite 220 | 2,500 sf (Built out) | |
| Suite 300 | 2,029 sf | LEASED |
| Suite 301 | 2,052 sf | LEASED |

Asking Rate

\$12.00 psf per annum

Additional Rent

\$13.19 psf per annum

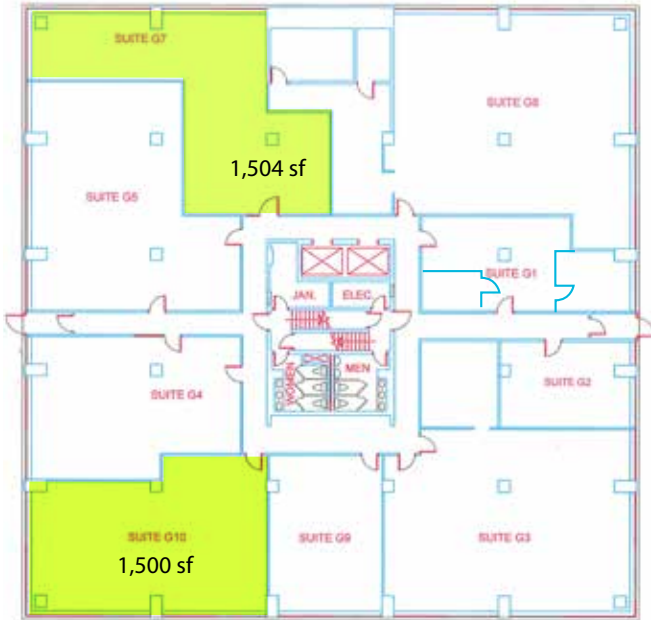
Parking

\$60.00 per month

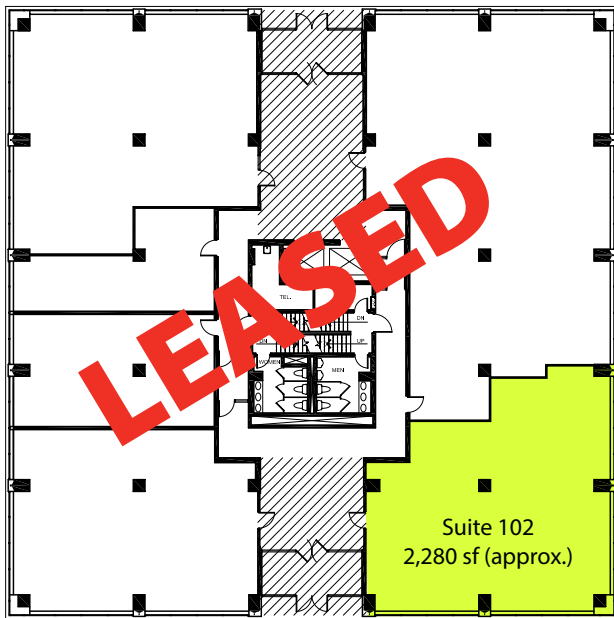
Highlights

- On-site building management
- Abundant surface parking available
- Recent building upgrades: parking lot, entranceway, landscaping
- Corporate neighbours include: Kraft Canada, Thales Group, Carl Zeiss Canada, and Harlequin Canada

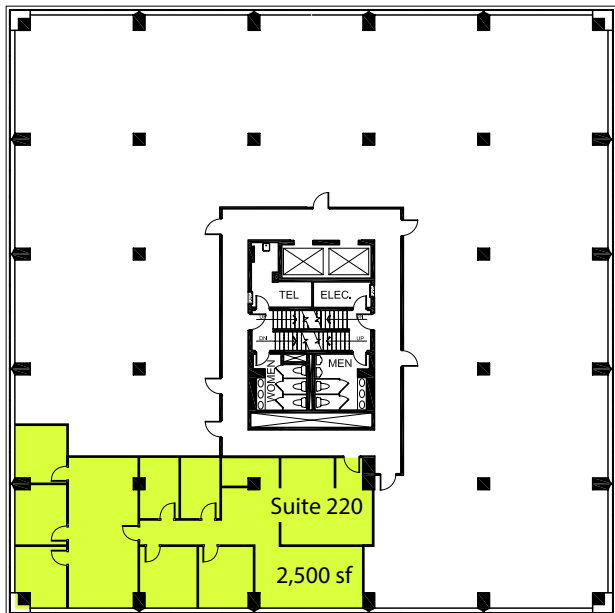
Floor Plan | Ground Floor



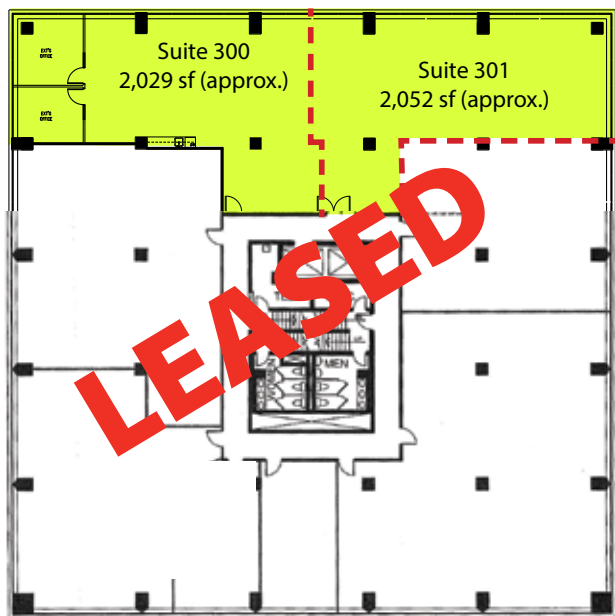
Floor Plan | First Floor



Floor Plan | Second Floor



Floor Plan | Third Floor



**BUILT OUT FLEXIBLE
OPTIONS RANGING
FROM 1,500 SF TO 2,500 SF
IMPROVED SPACE**

**(LANDLORD WILL TURNKEY
AS REQUIRED)**

--- temporary wall

Partnership. Performance.

Avison Young
Commercial Real Estate (Ontario) Inc., Brokerage
55 Commerce Valley Drive West, Suite 501, Mailbox #8, Markham, ON L3T 7V9
T 905.474.1155 F 905.886.5744 www.avisonyoung.com

Contact

Mark Avison, Sales Representative
905.968.8009
mark.avison@avisonyoung.com