

**AVISON
YOUNG**



Up to 42,700 sf of office space for lease

MATT GUNNING, SIOR

Principal | Broker

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i80duncanmill.com

THE BUILDING

180 Duncan Mill Road

Conveniently located at Don Mills Road and Duncan Mill Road. Minutes to Don Mills Subway, Highway 401, Fairview Shopping Centre, Oriole GO station. Shuttle bus to Leslie and York Mills subway station and GO bus. Among the most energy efficient buildings in Toronto. Leading edge building design and infrastructure.

Building Specifications

SIZE	145,037 sf
BUILDING CLASS	A
NUMBER OF FLOORS	7
TYPICAL FLOOR	20,720 sf
PARKING RATIO	2.50/1,000 sf

Highlights

- Scenic ravine views
- Leading edge building design and infrastructure
- 10+ ft floor to ceiling glass with operable windows
- Highly efficient space utilization
- Plug and play in-floor voice, data, power flex cable
- Energy efficient indirect non-glare lighting fixture
- Raised floor HVAC system providing superior indoor air quality with individual occupant control of temperature





Leasing Opportunity

Availability

5th Floor 21,350 sf - full floor

6th Floor 21,350 sf - full floor

*42,700 sf contiguous

Asking Net Rent

\$19.50 psf

Additional Rent (2024)

\$15.25 psf

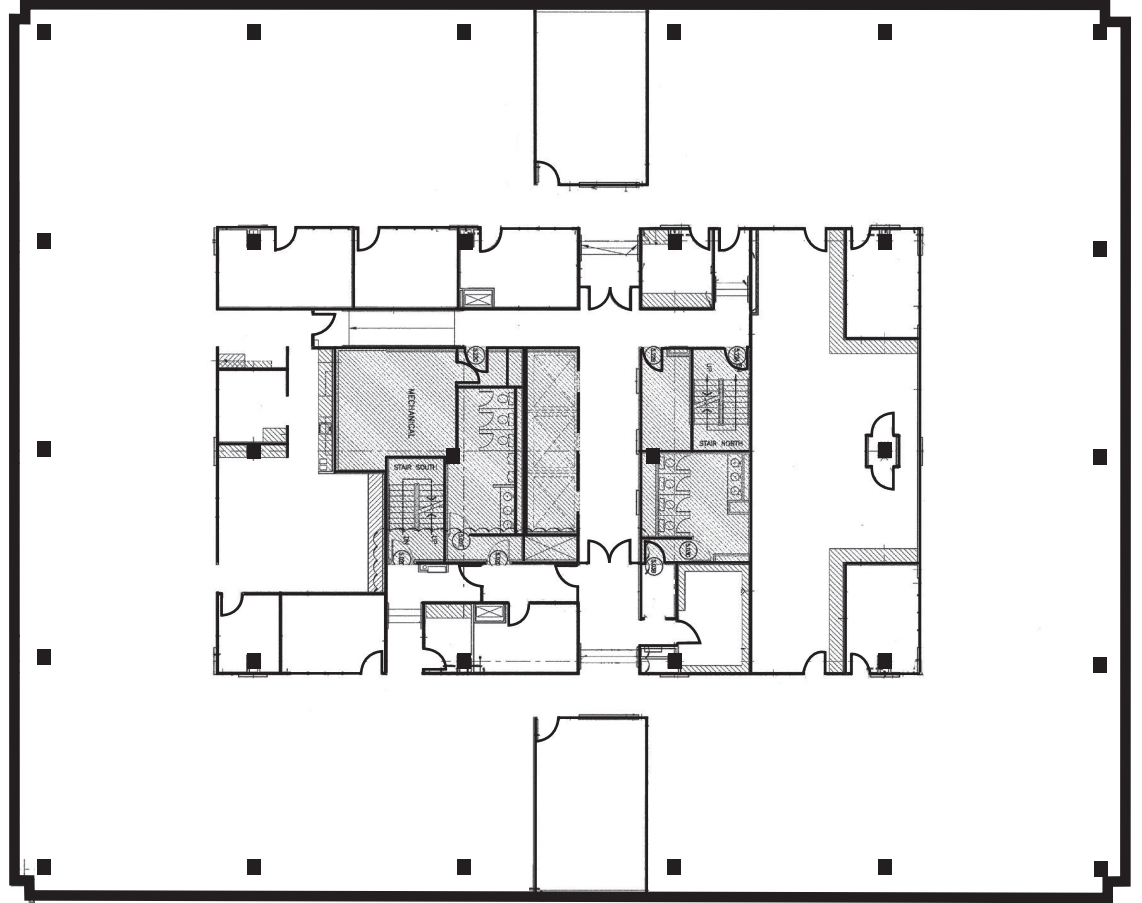




THE OFFICE

5th Floor - 21,350 sf

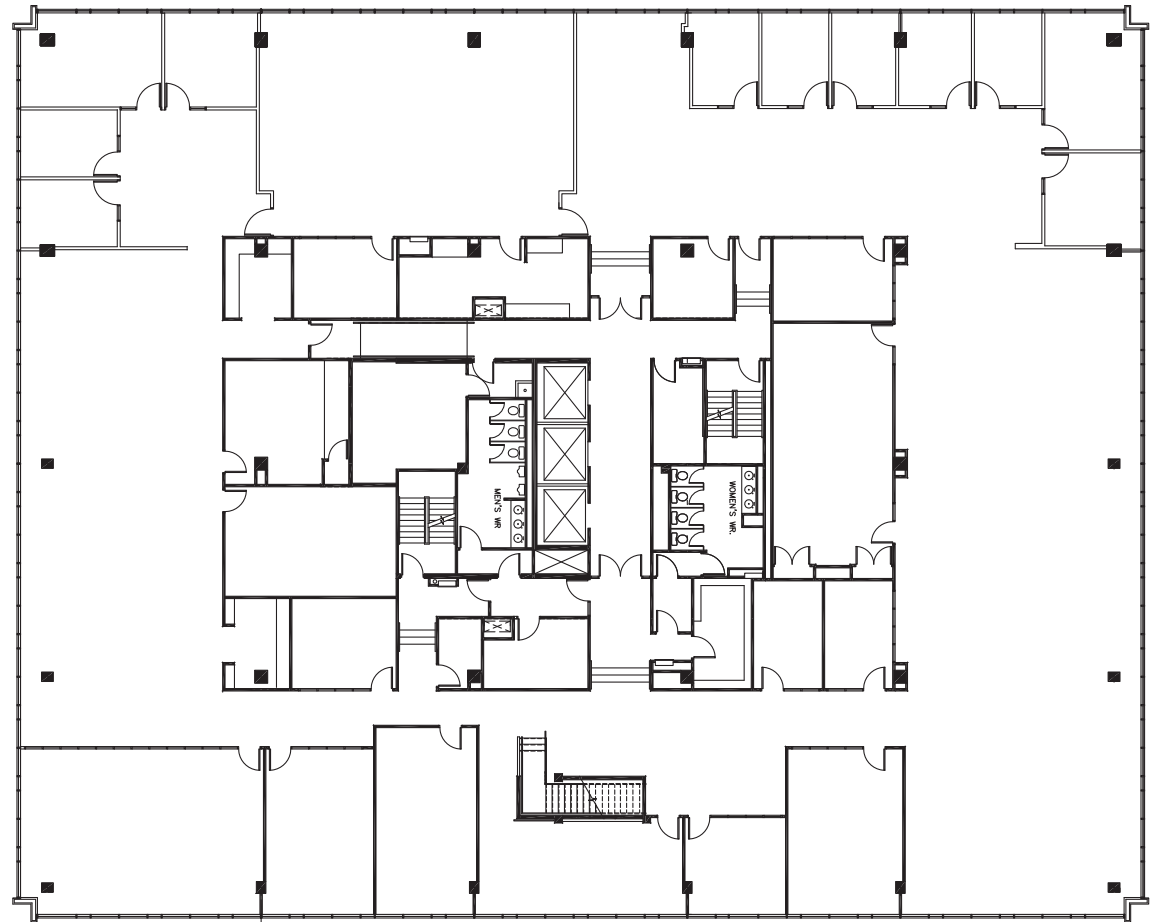
Full floor suite



THE OFFICE

6th Floor - 21,350 sf

Full floor suite





Abundant natural lighting with floor to ceiling glass



Indirect lighting



Healthier and comfortable floor air supply



Subway & GO Station shuttle bus



Don Valley hiking and biking trails



Refurbished underground parking



the
features
you want

the
features
you want



Touchless washrooms



Operable windows



Touchless motion sensors



Plug & play floor for all voice, data and power



Spacious patio overlooking the ravine



Individual air/temperature control to each occupant



THE LOCATION

Area Amenities

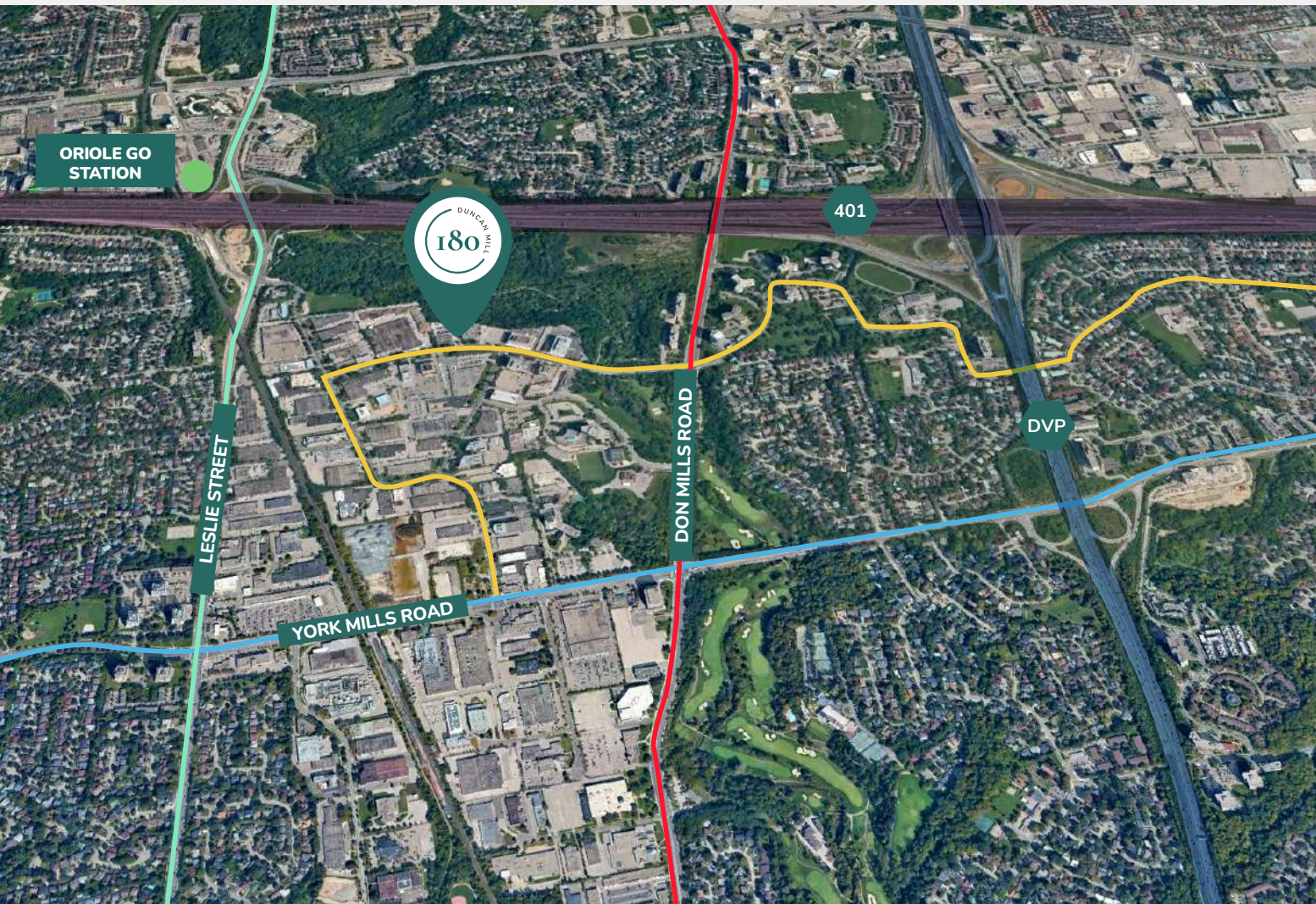
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THE LOCATION









Area transit



DRIVE TIMES

- 5 mins to Fairview Mall
- 8 mins to Shops at Don Mills
- 10 mins to Bayview Village
- 20 mins to Pearson Airport
- 22 mins to Union Station

TRANSIT

-   Graydon Hall
-   York Mills
-   Silver Mills
-   Don Mills

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Let's connect

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