

# TORONTO'S NEWEST WORLD-CLASS HEALTHCARE FACILITY

240 DUNCAN MILL  
ROAD, TORONTO

*A REDEVELOPMENT PROJECT  
BY FOREST RIDGE INC.*



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## BUILDING SPECS / AMENITIES



OVER 20  
MEDICAL  
PROFESSIONALS  
CURRENTLY IN  
BUILDING



ZONED FOR  
OVERNIGHT  
PATIENTS AND  
GUESTS



DRIVE-UP  
ENTRANCE  
AND AODA  
ENHANCEMENTS



CLOSE TO NORTH  
YORK GENERAL  
HOSPITAL,  
HWY 401 AND  
404/DVP



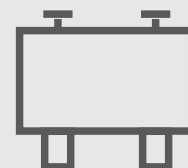
24/7  
CONTROLLED  
ACCESS AND  
CAMERAS



ON-SITE  
SECURITY



UNDERGROUND,  
SURFACE AND  
BICYCLE PARKING




ROOFTOP  
SIGNAGE  
OPPORTUNITY

Forest Ridge Health has renovated and created a progressive healthcare building that serves the needs of medical and wellness practitioners, in caring for their patients. Forest Ridge Health is surrounded by the lush Duncan Mill Greenbelt offering a comfortable working environment that you will be proud to bring your patients.

- Typical floor size: 23,500 RSF
- Total Building Rentable Area: 195,840 RSF (BOMA)
- Immediate availability
- Rental Rate: Contact agents
- Additional Rent: \$15.24 RSF (estimated for 2021)

Contact agent for more information.

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- 23,500 RSF floor plates
  - Wrap around windows with views of the lush natural greenbelt
  - New bipolarization HVAC that is 98% cleaner than regular buildings
  - Tenants control their own airflow
  - New natural gas back-up generator with 300 kw of sustainable power
  - New thermo double paned windows allowing for quiet interiors; perfect for overnight patient care
  - New sophisticated two-stage fire alarm system
  - Solid infrastructure to support advanced medical technologies
  - Unique ground floor space with 15ft ceilings and floor to ceiling windows
  - Competitive rental rates & tenant allowances

**Suites from 900 RSF to 23,500 RSF (full floor).  
Multiple floors available and can be combined,  
demised, and customized to suit your  
specialized medical needs**

## AVAILABLE SPACES

| SUITE           | SIZE      |
|-----------------|-----------|
| Suite 107       | 5,244 SF  |
| Suite 200       | 18,497 SF |
| Suite 201       | 5,096     |
| Suite 301       | 1,810 SF  |
| Suite 302       | 6,805 SF  |
| Suite 304       | 1,798 SF  |
| Suite 306       | 4,309 SF  |
| Suite 403       | 4,741 SF  |
| Suite 405 & 406 | 7,573 SF  |
| Suite 409       | 1,754 SF  |
| Suite 500       | 1,126 SF  |
| Suite 501       | 6,052 SF  |
| Suite 502       | 7,480 SF  |
| Suite 503       | 2,962 SF  |
| Suite 505       | 3,291 SF  |
| Suite 510       | 2,586 SF  |
| Suite 601       | 6,144 SF  |
| Suite 602       | 1,719 SF  |
| Suite 605       | 1,070 SF  |
| Suite 604       | 3,300 SF  |

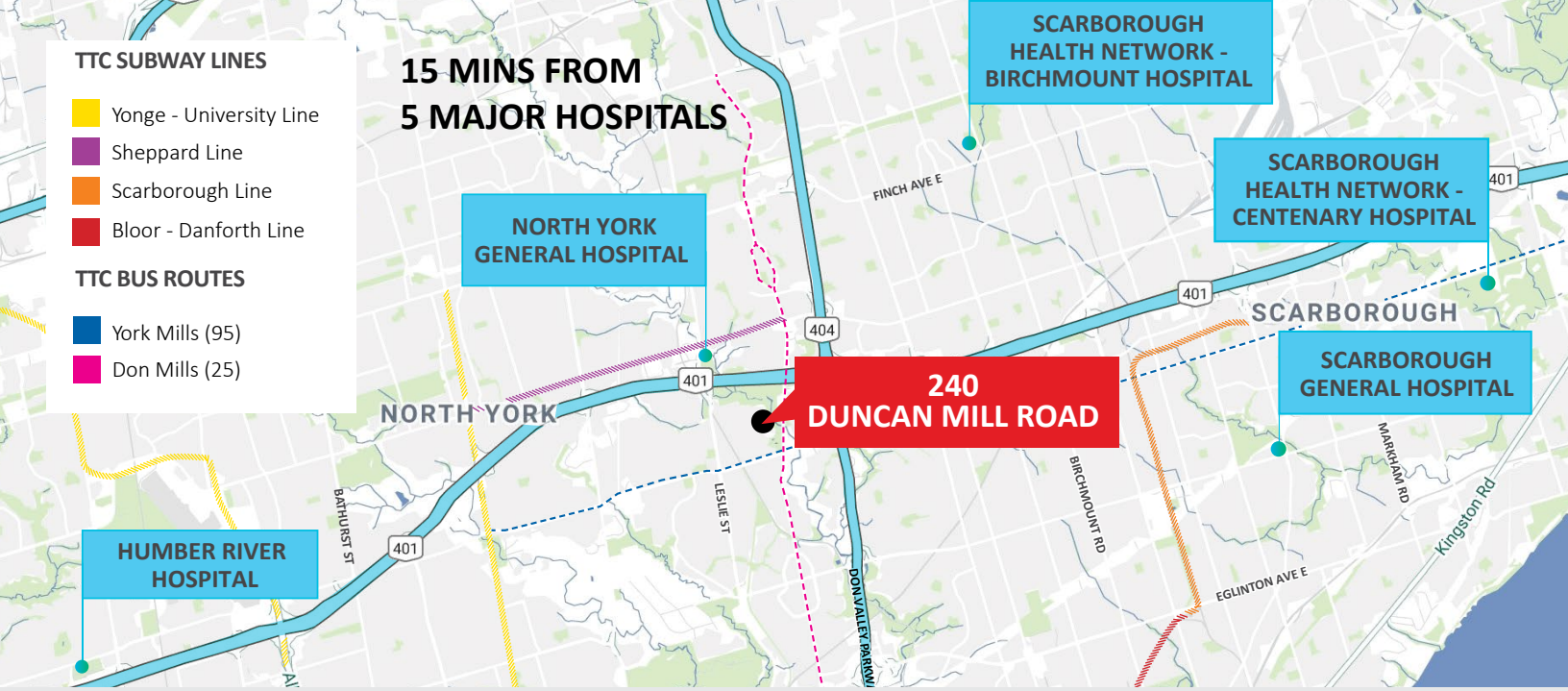
**TTC SUBWAY LINES**

- Yonge - University Line
- Sheppard Line
- Scarborough Line
- Bloor - Danforth Line

**TTC BUS ROUTES**

- York Mills (95)
- Don Mills (25)

**15 MINS FROM  
5 MAJOR HOSPITALS**



**RETAIL & GROCERY**

- 1 Fairview Mall | 4 min. drive
- 2 Shops at Don Mills | 6 min. drive
- 3 Bayview Village | 6 min. drive
- 4 IKEA
- 5 Galleria Supermarket
- 6 Longo's York Mills
- 7 LCBO
- 8 Loblaws
- 9 Pusateri's Fine Foods
- 10 Food Basics
- 11 Metro
- 12 McEwan Gourmet Grocery

- 19 Me Va Me
- 20 Cora
- 21 Starbucks
- 22 California Sandwiches
- 23 Five Guys
- 24 Big Smoke Burger
- 25 Second Cup
- 26 McDonald's

**BANKS & SERVICES**

- 27 TD Canada Trust
- 28 Bank of Montreal
- 29 Royal Bank

**TRANSPORTATION**

- 30 Oriole GO  
6 min. drive
- 31 Old Cummer GO  
8 min. drive
- 32 Don Mills TTC Station  
5 min. drive
- 33 Leslie TTC Station  
6 min. drive
- 34 Bessarion TTC Station  
7 min. drive

**RESTAURANTS**

- 13 Oliver & Bonacini Café Grill
- 14 The Keg Steakhouse & Bar
- 15 David Duncan House
- 16 Katsura Japanese
- 17 Tim Hortons
- 18 Mr. Sub

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