



BE NUMBER 1 ON DUNCAN MILL

57,397 SF
Office Space
For Lease

ONE DUNCAN MILL ROAD

Colliers
INTERNATIONAL





1 DUNCAN MILL



CONVENIENT COMMUTE

This 57,397 SF, single storey office building is located just minutes from Highway 401 providing excellent access to all major roadways throughout the GTA. There is a TTC stop at the front of the building creating greater accessibility for all employees. This property is situated in close proximity to ample amenities, including restaurants, grocery stores and banks. An exceptional opportunity for downtown tenants as well as those north of the 401.

OPEN CONCEPT OFFICE WITH POTENTIAL TO BE CREATIVE

The offices are nicely built out with interior meeting rooms and open concept office space. The layout takes advantage of the large exterior windows providing natural light throughout the premises. The existing T-Bar ceiling and carpets can be removed for tenants looking to create a funky, fun environment with high ceilings or polished floors.





LOCATED ON THE SOUTHEAST CORNER OF DUNCAN MILL ROAD AND LESMILL ROAD, TORONTO. EXCEPTIONAL CORNER LOCATION SITUATED IN THE PRESTIGIOUS YORK MILLS OFFICE NODE WITH TWO DRIVEWAY ENTRANCES, TTC AT THE DOOR AND HIGHWAY 401 RAMP ACCESS WITHIN TWO BLOCKS.

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ABOUT THE PROPERTY

1 DUNCAN MILL ROAD TORONTO, ONTARIO

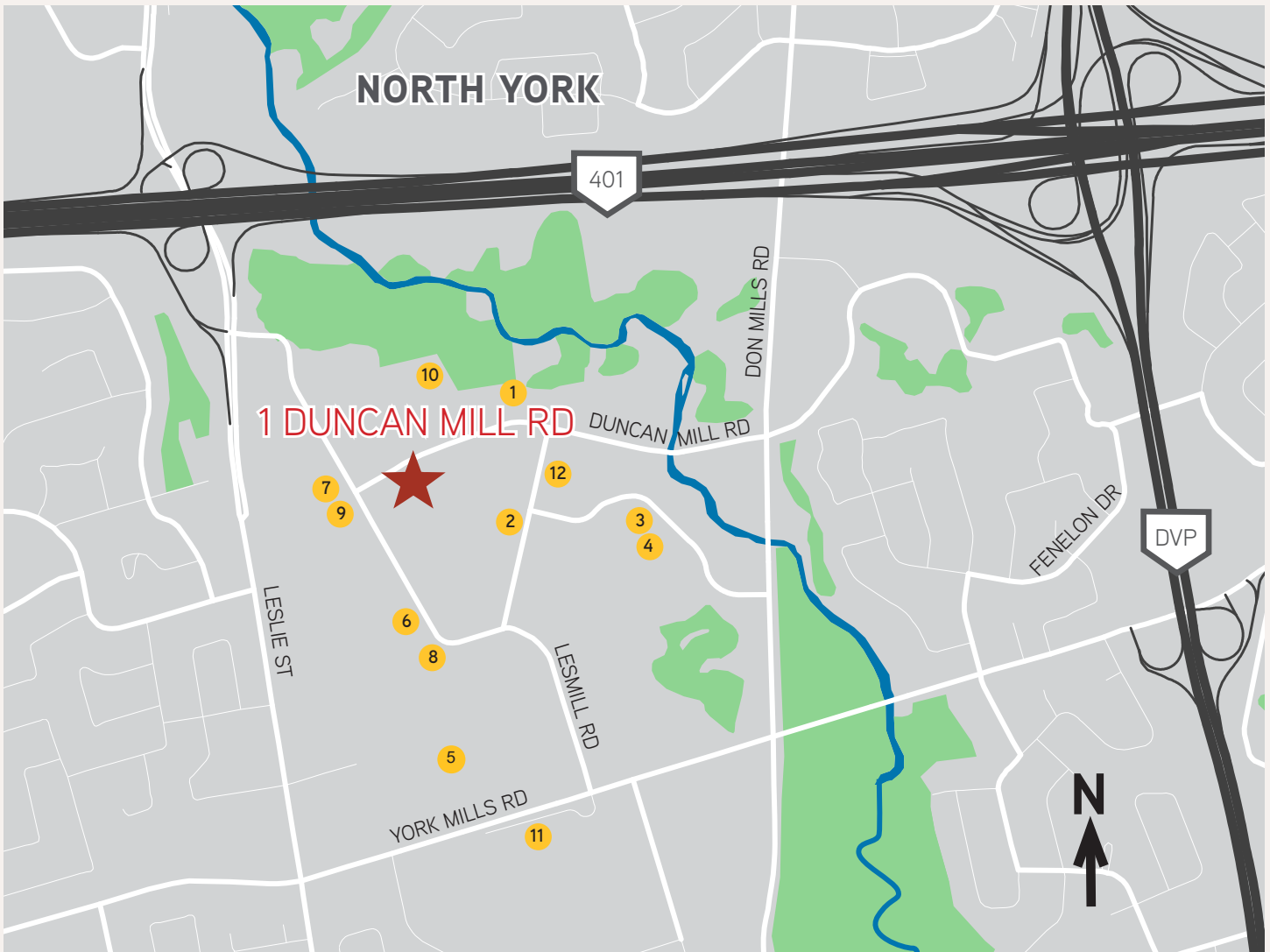
- › Single storey office building of 57,397 square feet approximately
- › Landlord will consider dividing space to 20,000 square feet
- › Surface parking at ratio of approximately 3 spaces / 1000 square feet at no charge
- › Exceptional power 600 Volts, 3,000 Amps - building originally designed as a computer center
- › Back up diesel power on site
- › Three shipping doors for delivery
- › TTC at door, highway 401 less than 5 minutes from door
- › Surrounded by many high profile companies
- › Many nearby amenities
- › Net Rent \$13.50 PSF
- › Additional Rent \$9.00 PSF (Estimate for 2016)
- › Move in condition (furniture possible)



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ABOUT THE AREA

1 DUNCAN MILL



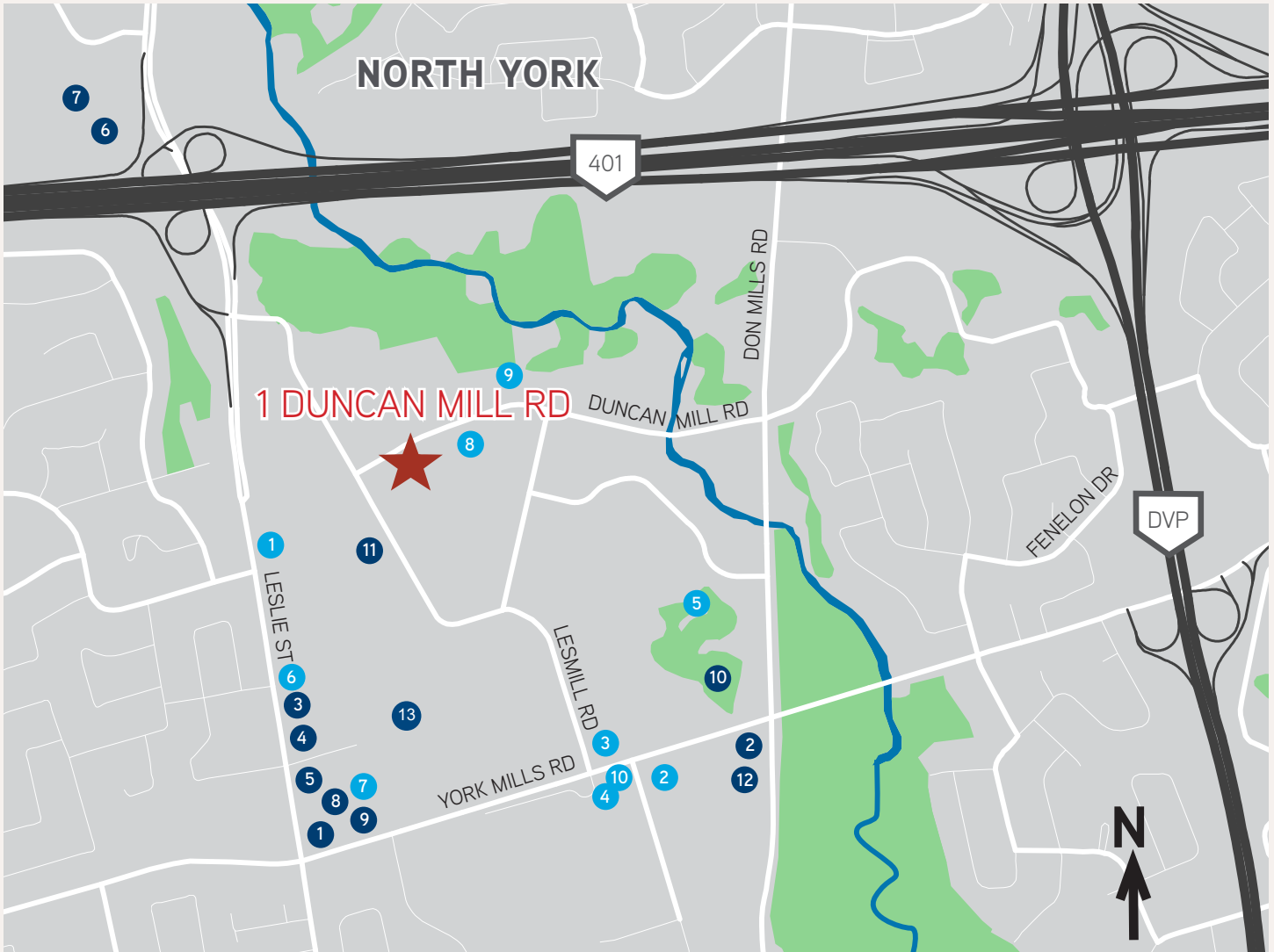
CORPORATE NEIGHBOURS

- | | | | |
|---|------------------------------|----|---------------------------|
| 1 | Noble Corporation | 7 | Collega International Inc |
| 2 | Federal Express Canada Ltd | 8 | George Kelk Corporation |
| 3 | Ontario Telemedicine Network | 9 | Medipac Travel Insurance |
| 4 | Kraft Canada | 10 | The Rose Corporation |
| 5 | Future Walmart | 11 | Rogers Communications |
| 6 | Blake Jarrett & Company Inc. | 12 | Sears Canada |

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AREA AMENITIES

1 DUNCAN MILL



AMENITIES

- | | | | |
|---|---------------------|----|----------------------------|
| 1 | Petro-Canada | 8 | TD Canada Trust |
| 2 | Scotiabank | 9 | LCBO |
| 3 | Dollarama | 10 | The Westin Prince, Toronto |
| 4 | Body & Soul Fitness | 11 | Rev MMA CrossFit & Fitness |
| 5 | Shoppers Drug Mart | 12 | Galleria Supermarket |
| 6 | Ikea North York | 13 | Future Walmart |
| 7 | Canadian Tire | | |

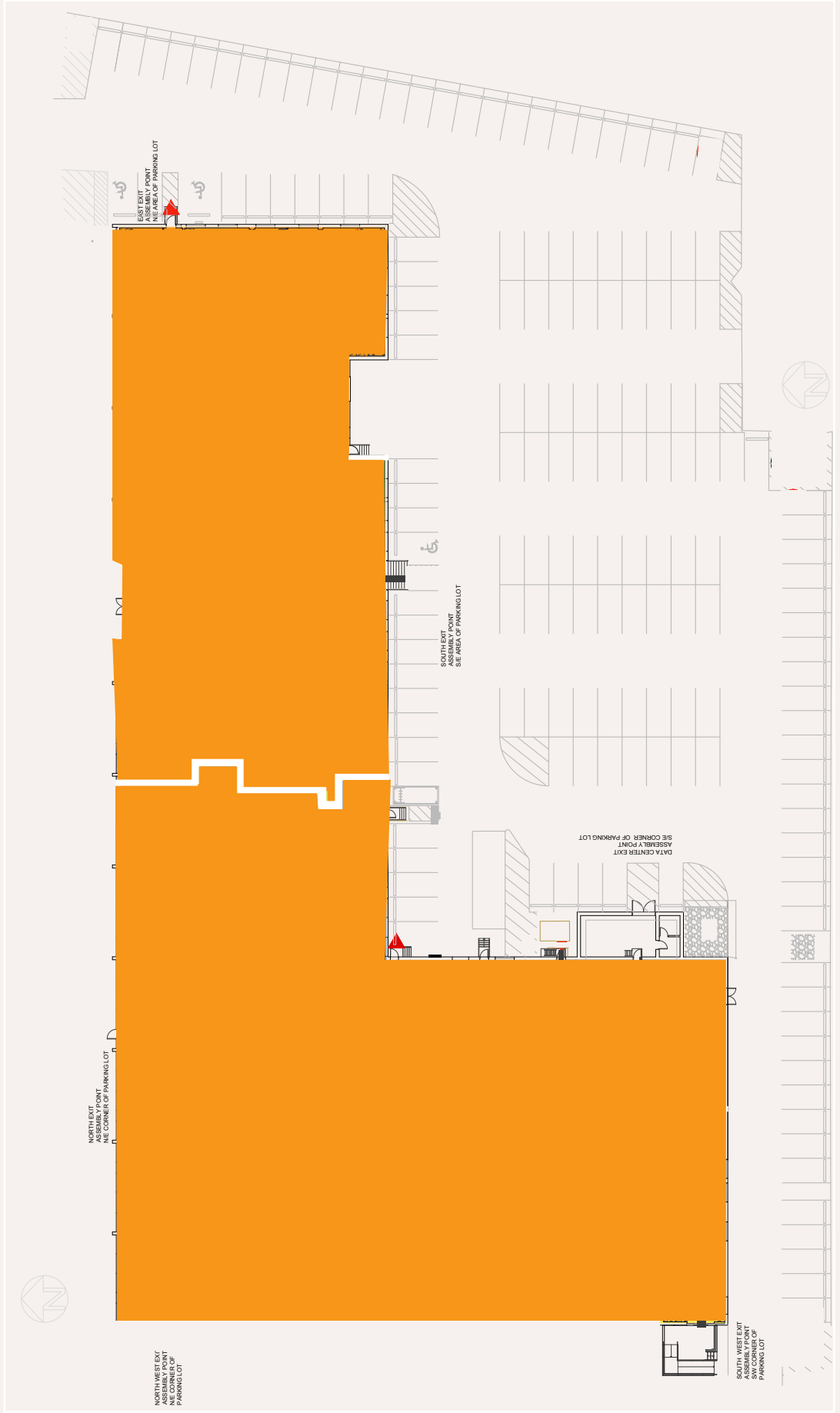
RESTAURANTS / FOOD

- | | | | |
|---|------------------------------------|----|-----------------------|
| 1 | The Keg Steakhouse | 6 | Second Cup |
| 2 | Five Guys Burgers and Fries | 7 | St. Louis Bar & Grill |
| 3 | Tim Hortons | 8 | Lucas Coffee Shop |
| 4 | Cora Breakfast and Lunch | 9 | Delimark Cafe |
| 5 | The David Duncan House Fine Dining | 10 | Starbucks |

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SITE PLAN

1 DUNCAN MILL





FOR MORE INFORMATION OR TO ARRANGE FOR
A PROPERTY TOUR, PLEASE CONTACT:

1 DUNCAN MILL

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BE ONE!

Opportunity for downtown
tenants and tenants north of the
401 to have lots of free parking,
TTC and Highway 401 at your
door in park like, prestigious
setting with large windows, lots
of natural light and design!



Accelerating success.

* Sales Representative

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