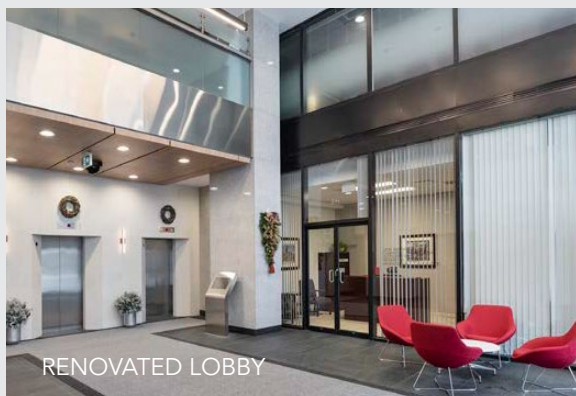


PREMIUM OFFICE SPACE FOR LEASE

225 DUNCAN
MILL ROAD
TORONTO



RENOVATED LOBBY



REAR LOBBY

PROFESSIONAL OFFICES 1800 SF – 158,769 SF available

Massive wraparound windows with views of the lush Don Valley Greenbelt. High ceilings and bright open floors, high tech internal operating efficiencies and temperature controls. Adjacent to 401, 404, TTC and a ton of local amenities; on-site fitness and security, ample parking opportunities & stunning renovated lobby. A variety of spaces available to customize to your unique specifications on our spacious

18,000 sq + ft floor plate.

Building signage and branding available with stand-out visibility.



Daniel Gangbar *
Vice President,
Commercial Sales and Leasing
416 230 0269
dgangbar@thebehargroup.com

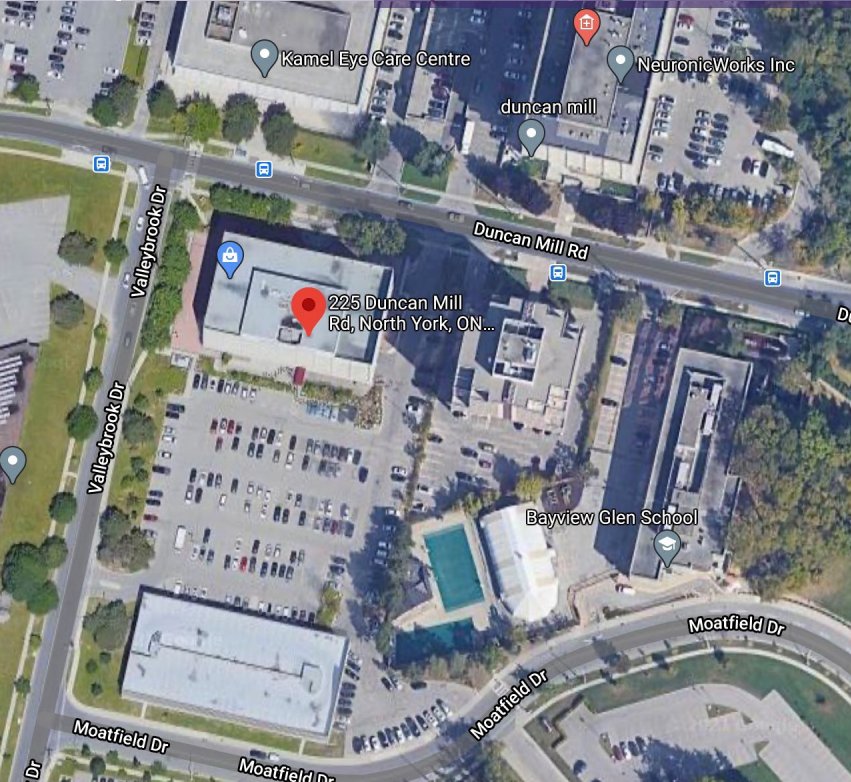
The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24,
Toronto, ON M3K 2A3
Tel: 416.636.8898 / Fax: 416.636.8890
www.thebehargroup.com
**Sales Representative*

FROM THIS...



...TO THIS





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
- 30 North York General Hospital

RESTAURANTS

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

TRANSPORTATION

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

- York Mills/Lesmill Food Campus, 1.1km
- Bayview Village, 3.5 km, with over 100 Upscale Shops & Places to Dine
- Shops at Don Mills, 3.5 km, with over 70 Premiere Shops and Restaurants
- Fairview Mall, 2.1 km, with over 150 Shops and a Delicious Food Court

Local Eating and Shopping

- Fairview Mall
- Shops at Don Mills

Commuter Train

- Oriole Go Station (*Richmond Hill Line*)
- Old Cummer Go Station (*Richmond Hill Line*)



FREE FITNESS CENTER
AVAILABLE TO ALL TENANTS



BUILDING AMENITIES

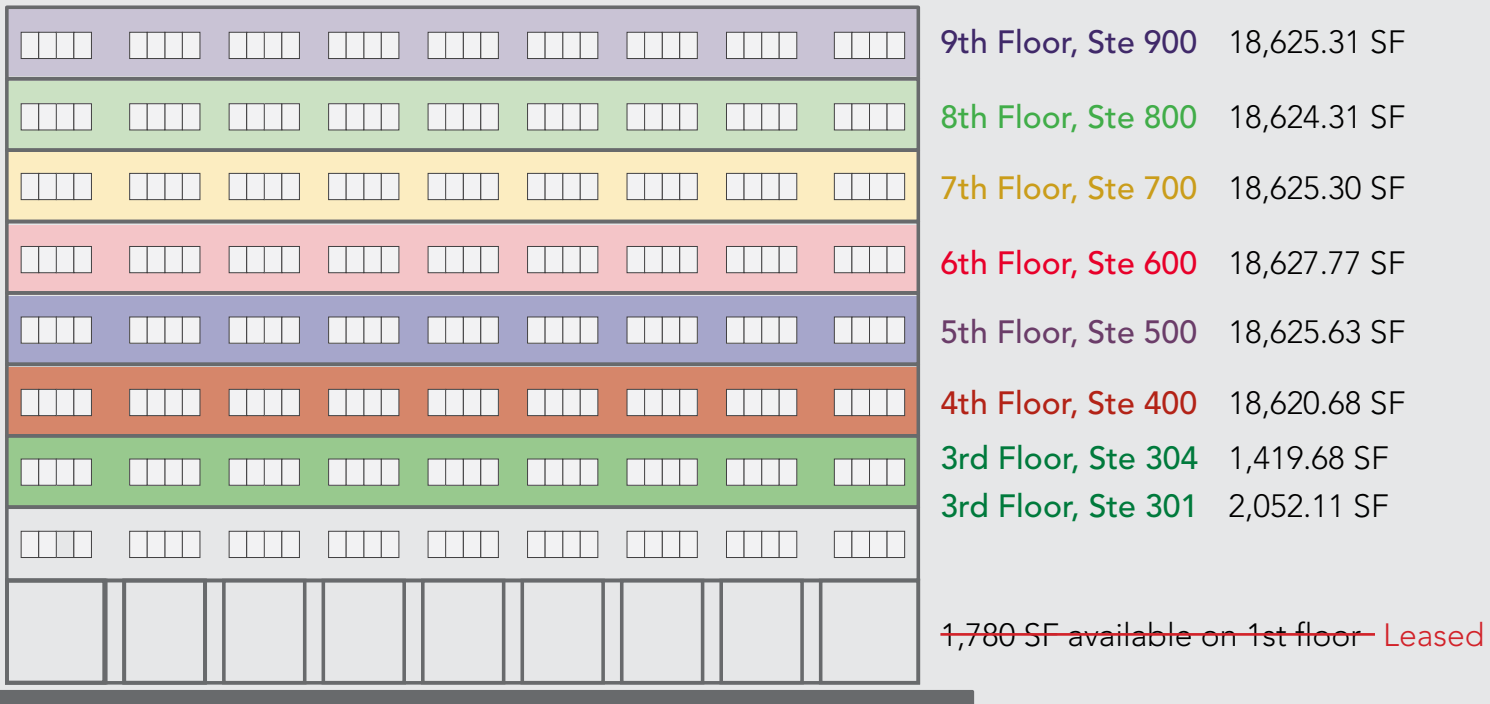
- Underground, surface and multi-level Parkade Parking
- Newly renovated lobby and refreshed elevators
- High tech temperature controls
- On-site Security
- Superb infrastructure and operating efficiencies
- Back-up power with a 300 KVA natural gas generator
- Cooling and fire protection is standard for office but we can incorporate customized units and designs
- 110 pounds per square foot of load bearing floors on open floor plates with high ceilings.
- Loading docks and elevators to accommodate transportation of specialized equipment.
- Excellent security features – 24/7 controlled access and cameras
- Fibre optic cabling in a safe, elevated, technologically accessible commercial area
- Fitness Center
- Bicycle Racks and Daily Storage
- Rooftop Signage available
- Access to TTC, GO station, Fairview Mall, and North York General Hospital

The Landlord is interested in and willing to work to accommodate tenants seeking data storage, server farms, bitcoin mining, call centers, etc.

Additional Rent: \$15.56/RSF (estimated 2021)
Contact agents for more information.

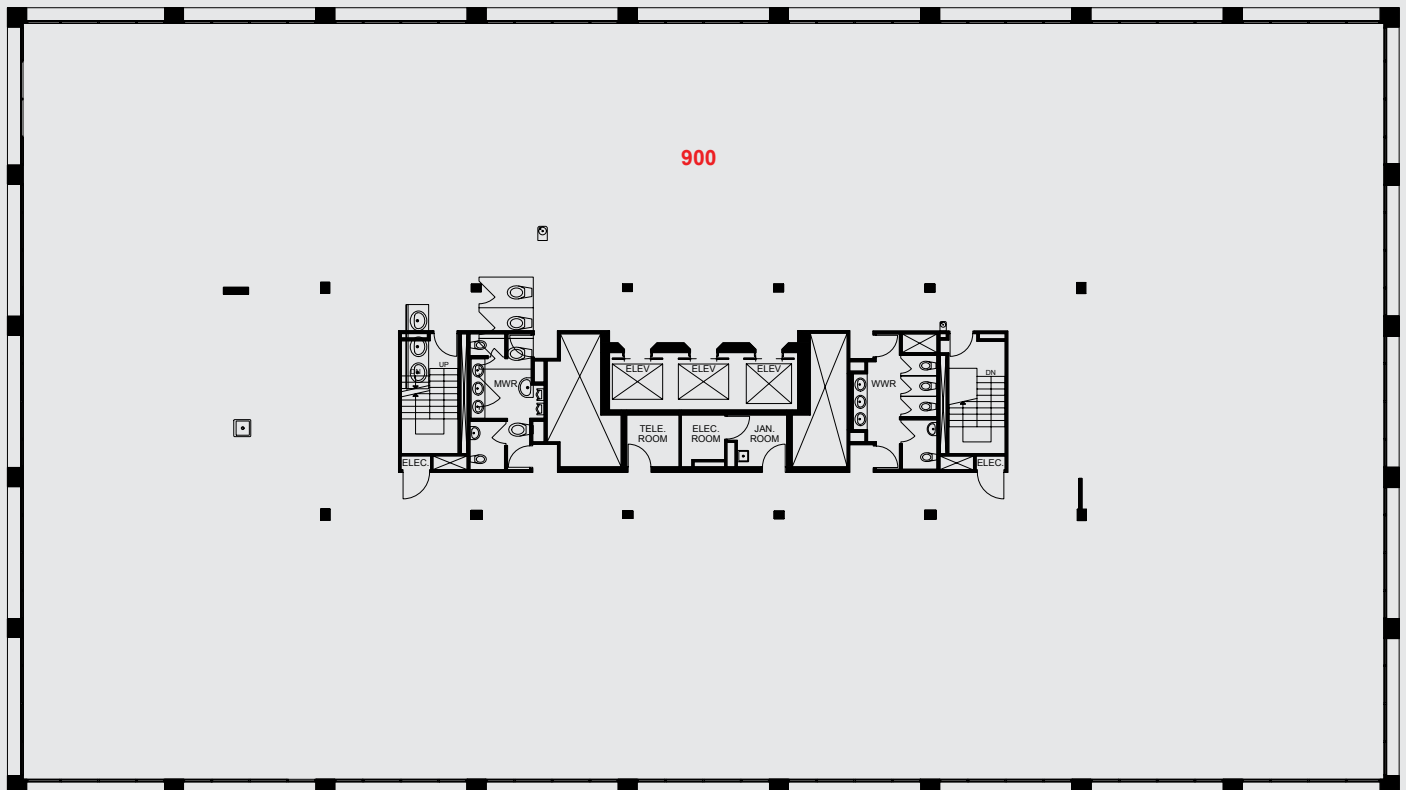


LEASED SPACE AVAILABILITY



Leasing opportunity for Food Service Operator on the ground floor (Kiosk or QSR)

FLOOR PLAN – 09: 18,625 RSF



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LANDLORD SERVICES

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