

UNIT 1C - 1160 BIRCHMOUNT RD, TORONTO, ON | M1P 2B7

3564 SF OFFICE SPACE AVAILABLE FOR LEASE



Sam Shah
Broker
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Bluetick
REALTY INC., BROKERAGE

OFFICE SPACE FOR LEASE

UNIT DETAILS:

UNIT:	1C
TOTAL AREA:	3,564 SF
BASIC RENT:	\$ 14 PER SF
TMI RATE:	\$6.50 PER SF (\$5 TMI + \$1.50 UTILITY)
AVAILABLE FROM:	IMMEDIATELY
VIEWING TIMINGS:	11AM- 4PM MONDAY-FRIDAY 24 HOURS NOTICE



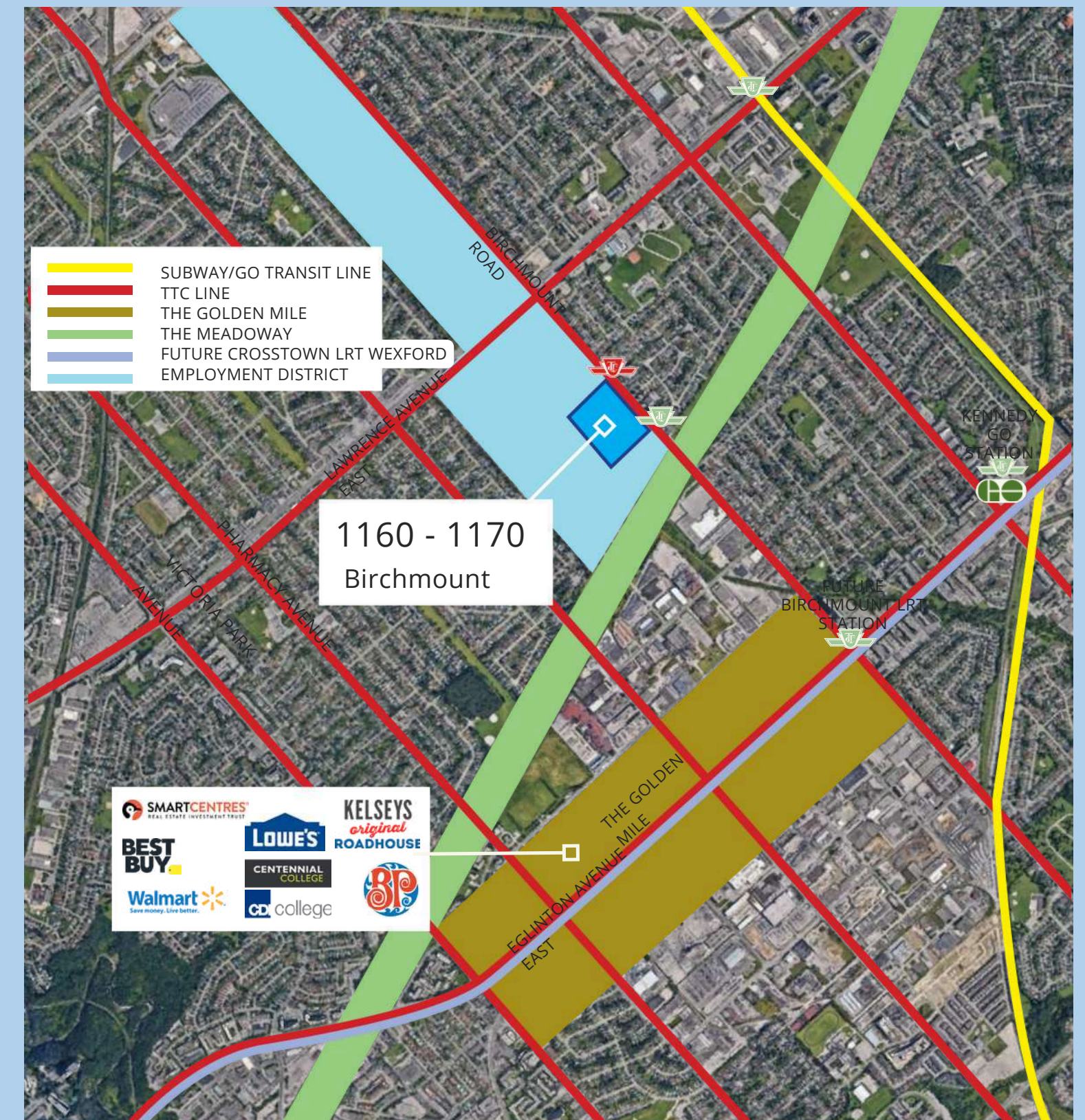
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PROPERTY DETAILS:

1160 Birchmount, Unit 1C spans an impressive **3564 square feet**. This strategically located property provides seamless access to the arterial routes of **Highway 401, 404, and the Don Valley Parkway**, seamlessly blending expansive utility with unparalleled connectivity.



CLOSE TO TTC
AND SUBWAY
STATION



NEAR TO
ABUNDANCE
OF AMENITIES



EASY ACCESS TO HIGHWAY 401,
DON VALLEY PARKWAY, AND
HIGHWAY 404



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ZONING DETAILS:

ZONING: E 1.0

PERMITTED USES:

- EDUCATIONAL ACADEMIES
- MEDICAL TREATMENT
- TRANSPORT SERVICE
- RETAIL STORE
- PET SERVICES
- OFFICE USE
- FINANCIAL INSTITUTION
- ARTIST STUDIO
- PLACE OF WORSHIP
- COLD STORAGE
- WHOLESALING USE
- WAREHOUSE
- POLICE STATION
- AMBULANCE DEPOT
- CARPENTER'S SHOP
- COLD STORAGE
- DRY CLEANING OR LAUNDRY PLANT
- AND MANY MORE



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UNIT PICTURES:



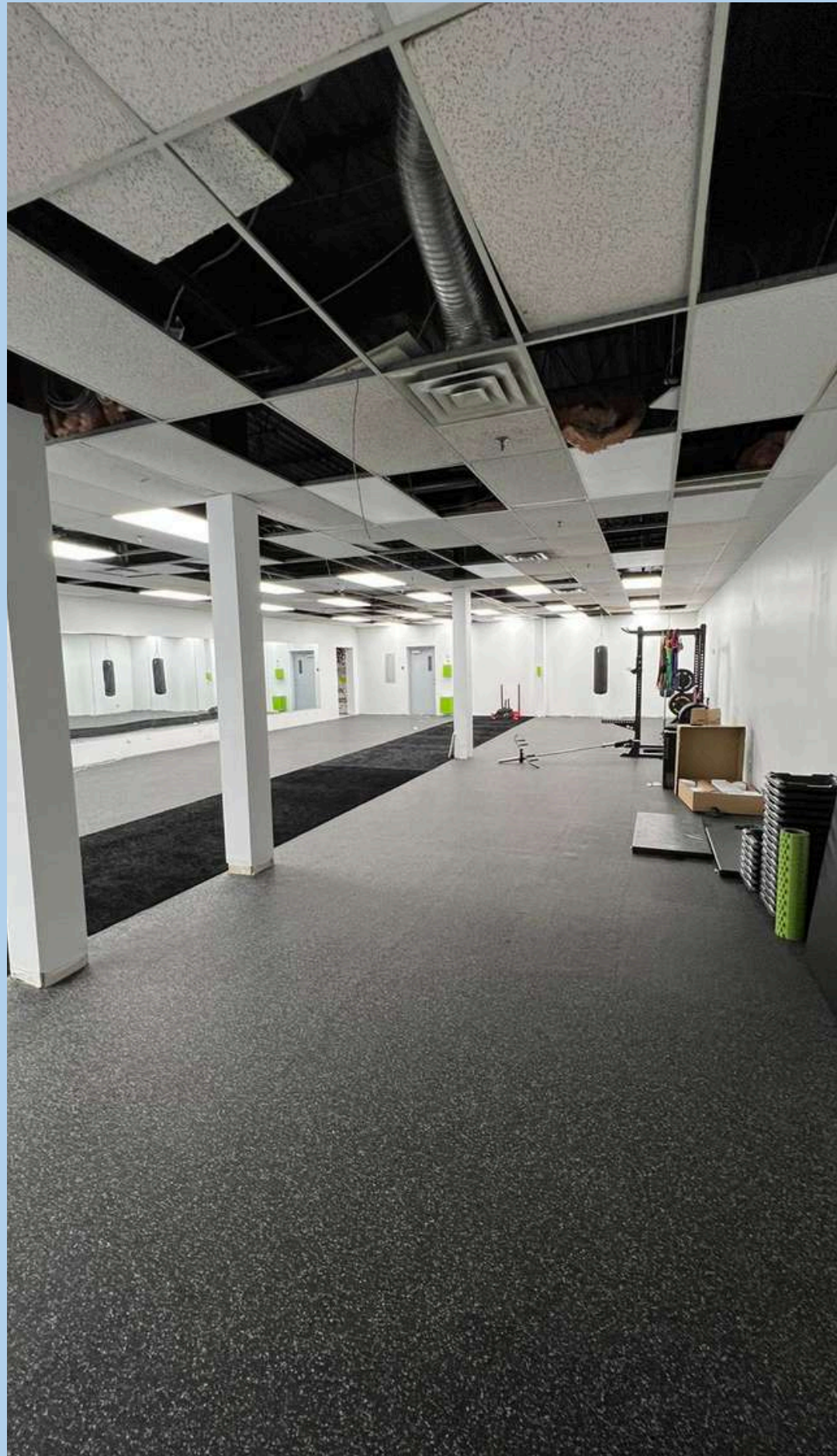
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