



**225**

# Duncan Mill Rd

Toronto, ON

**Over 90,000 sq. ft. available**

**Professional office and medical office  
space for lease**

**Co-op broker fee: \$1.50 per sq. ft. per annum**

**CBRE**

# Property Details

## 225 Duncan Mill Road

**Suite 200** 15,000 sq. ft. Full Floor

Full length windows and existing improvements in place

**Suite 300** 4,176.25 sq. ft. Built Out

A mix of private offices, meeting rooms, kitchenette and open area with a stunning double door entrance.

**Suite 301** 2,808 sq. ft. Base Building

**Suite 302** 1,071 sq. ft.

**Suite 304** 1,430 sq. ft.

**Suite 500** 18,625 sq. ft. Full Floor

**Suite 600** 18,627 sq. ft. Full Floor

**Suite 700** 18,625 sq. ft. Full Floor

**Suite 800** 18,624 sq. ft. Full Floor

**Suite 900** 18,625 sq. ft. Full Floor

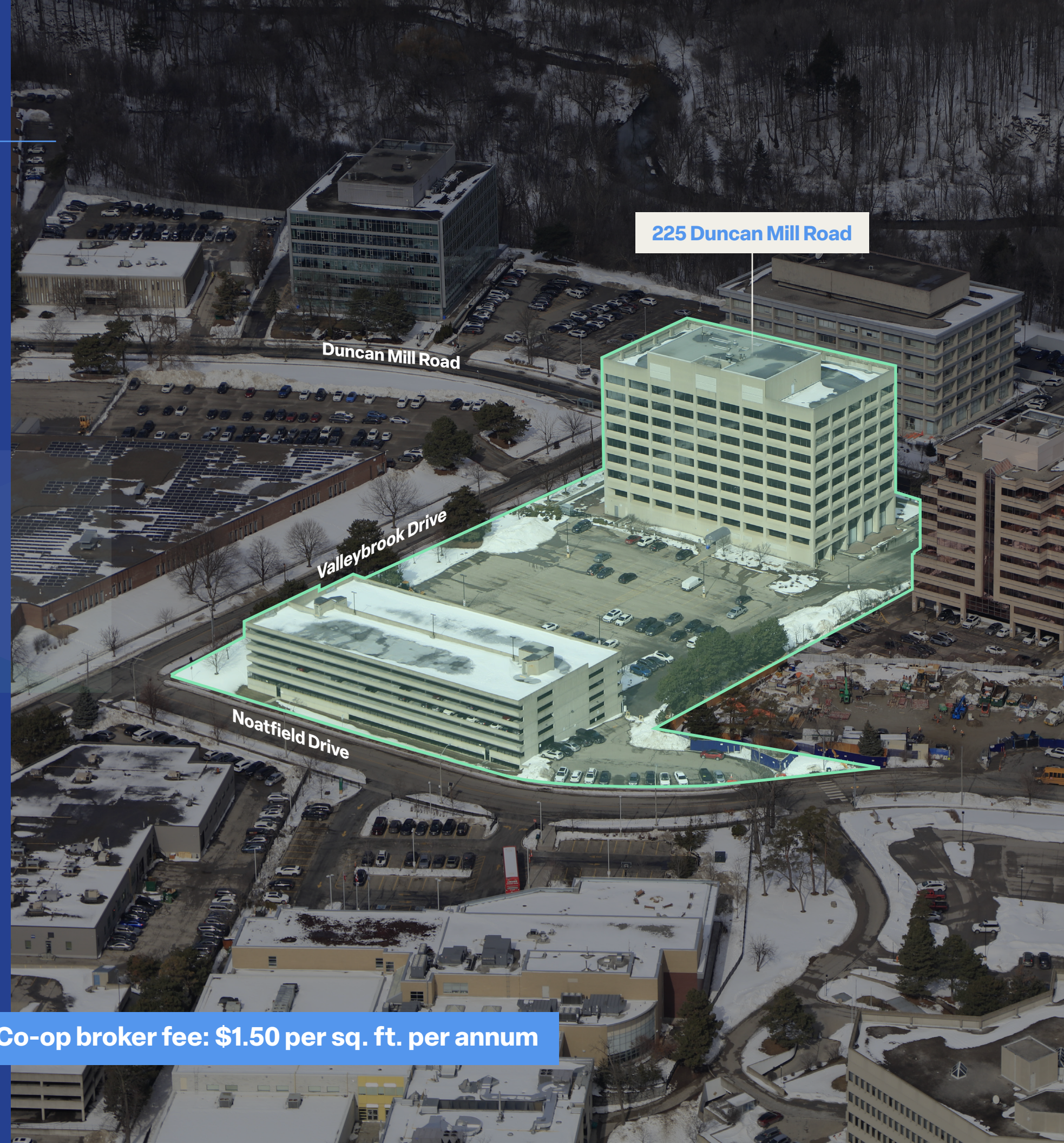
93,126 sq. ft.

**Net Rent** \$ 16.00 per sq. ft. per annum

**Additional Rent** \$15.56 per sq. ft. per annum (2023 estimate)

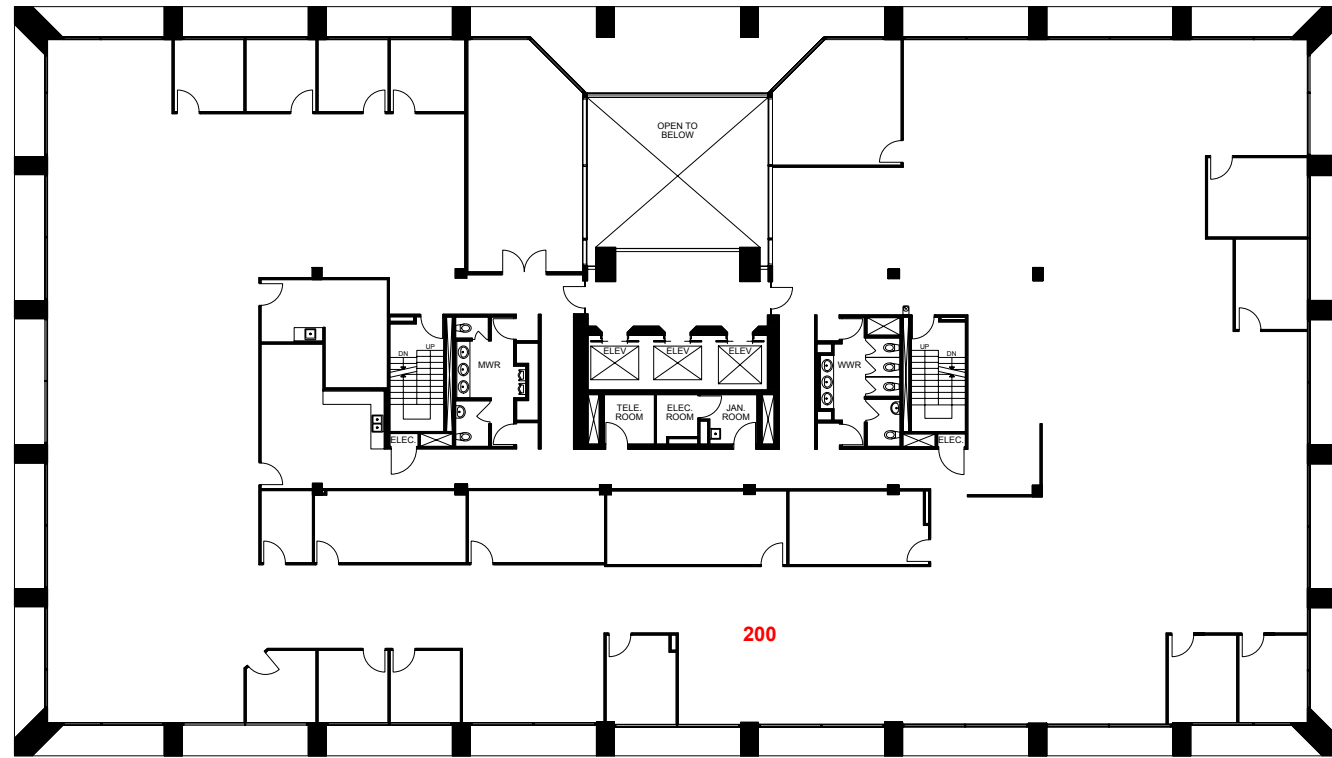
- + Well-managed office building offering professional office and medical opportunities
- + Ample surface, parkade and underground parking available
- + Contact listing agents to discuss requirements that need high parking ratios
- + Beautiful renovated lobby
- + Easy access to Highway 401, Don Valley Parkway and Highway 404
- + Suitable for a variety of uses
- + Over 100,000 square feet of contiguous space available

**Co-op broker fee: \$1.50 per sq. ft. per annum**

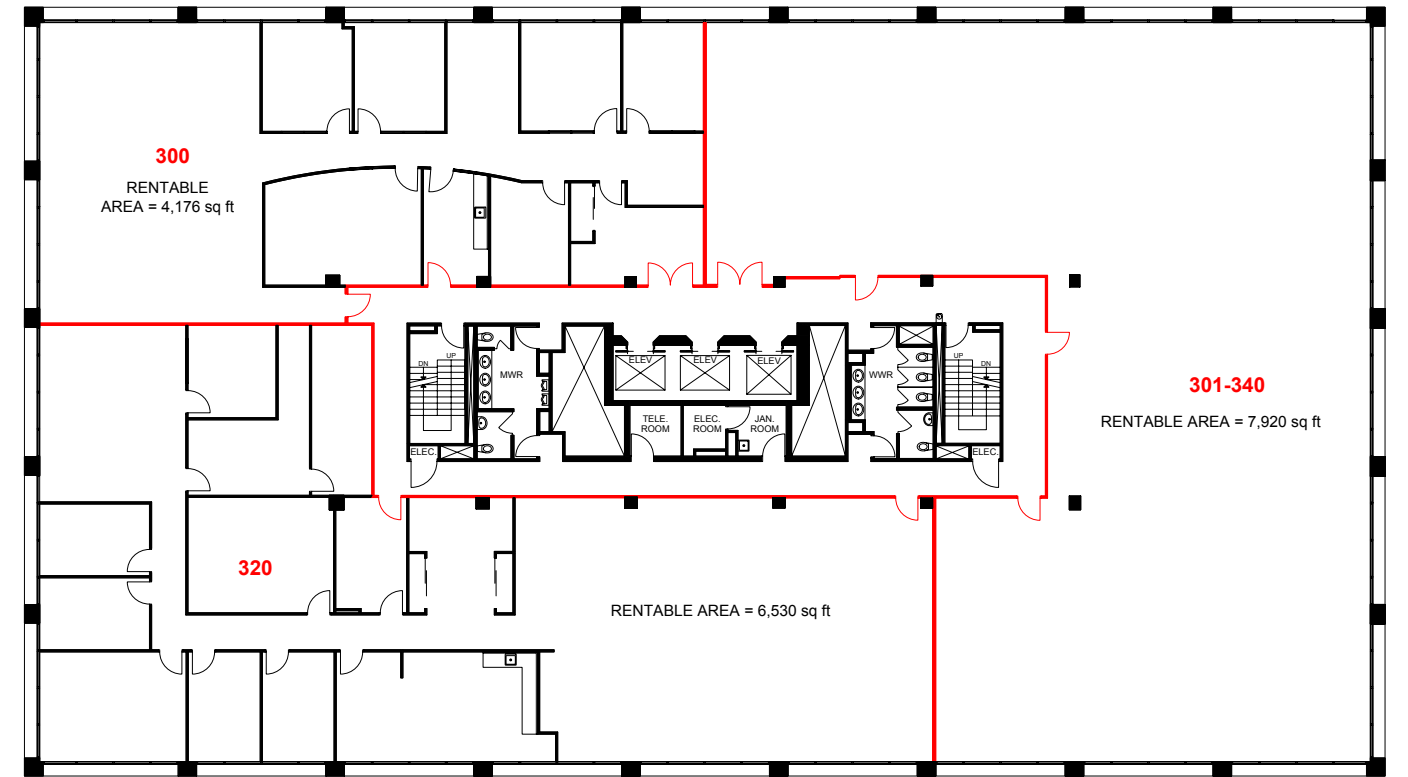


# Floor Plans

## Suite 200 - Full Floor

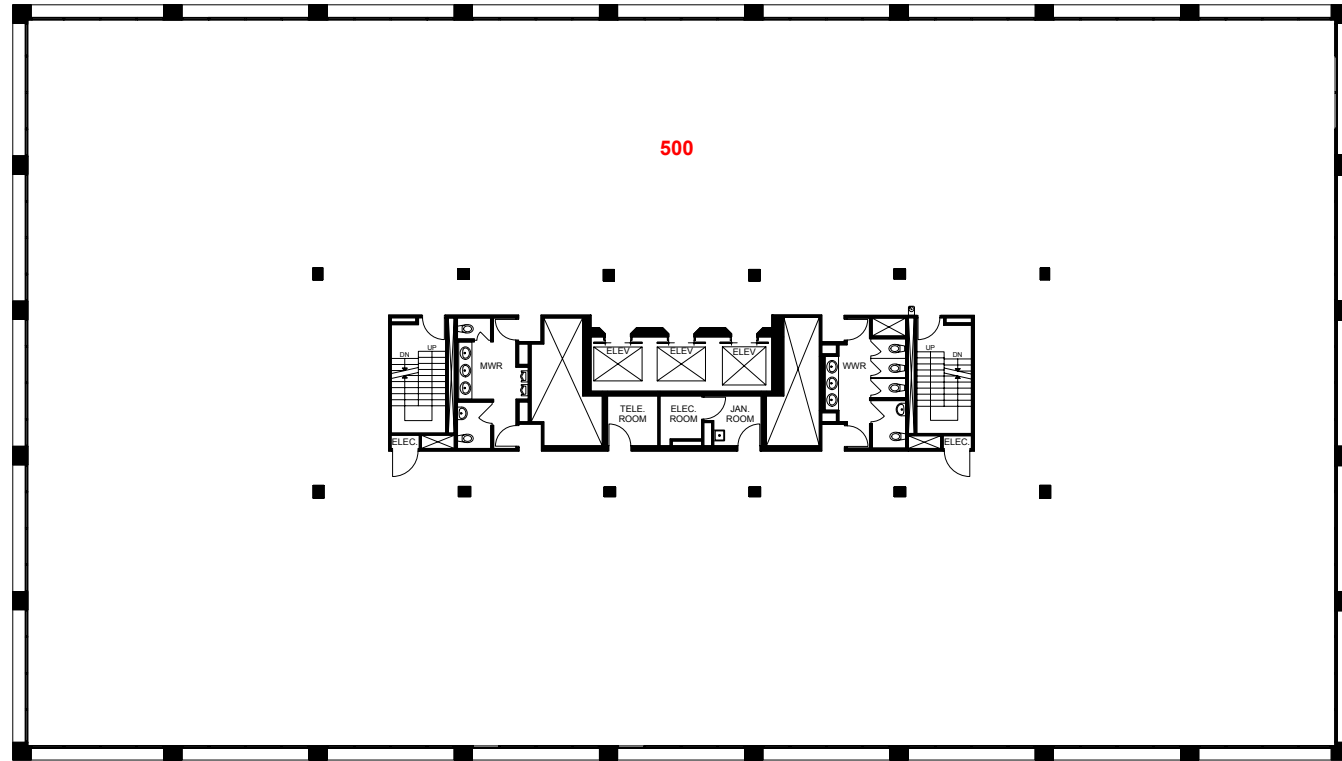


## Suite 300, 301, 302, 304

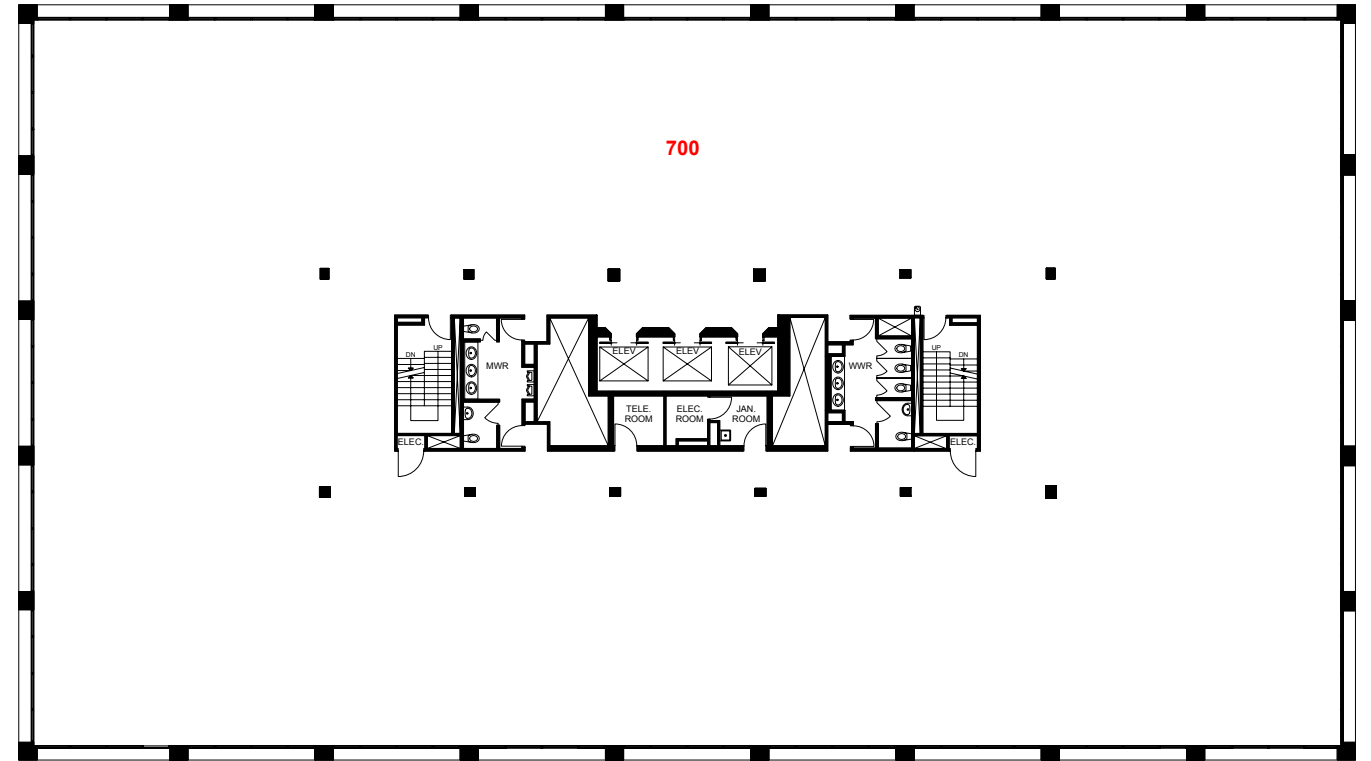


# Floor Plans

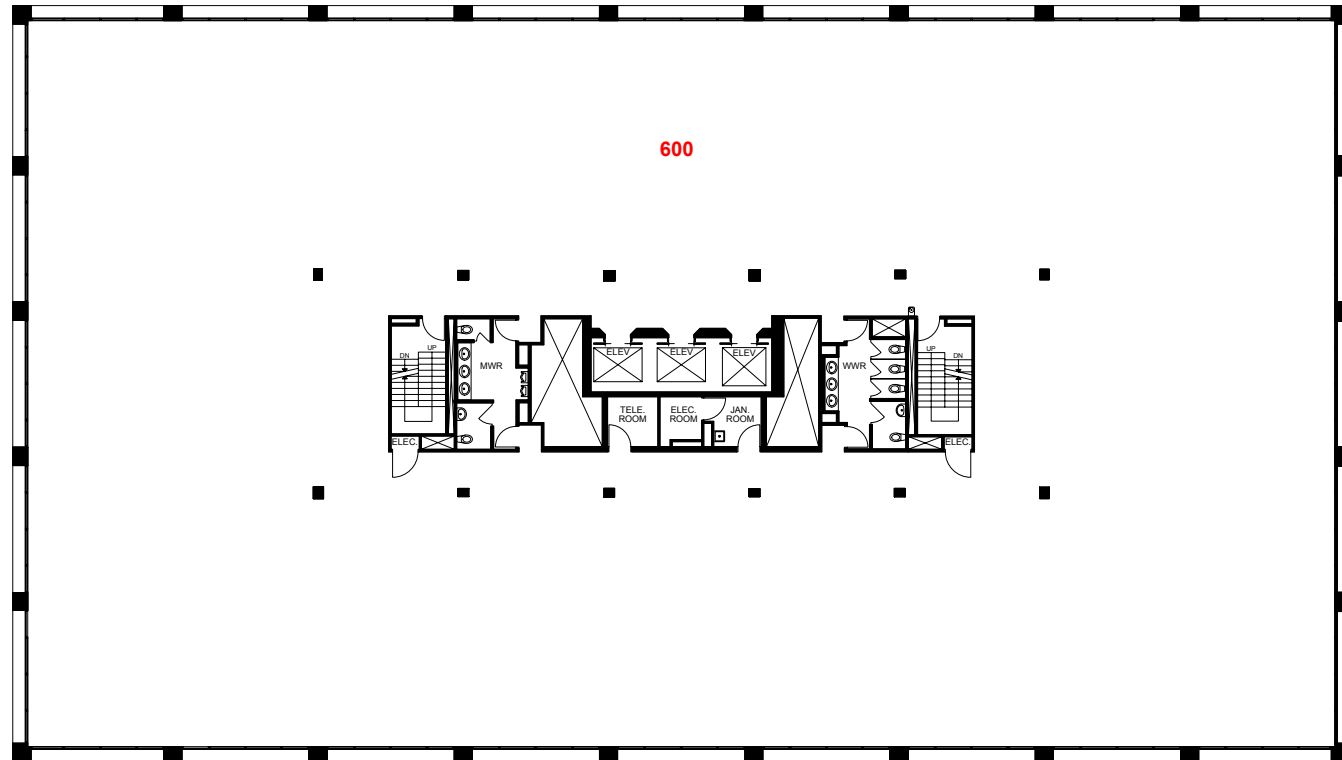
Suite 500 - Full Floor



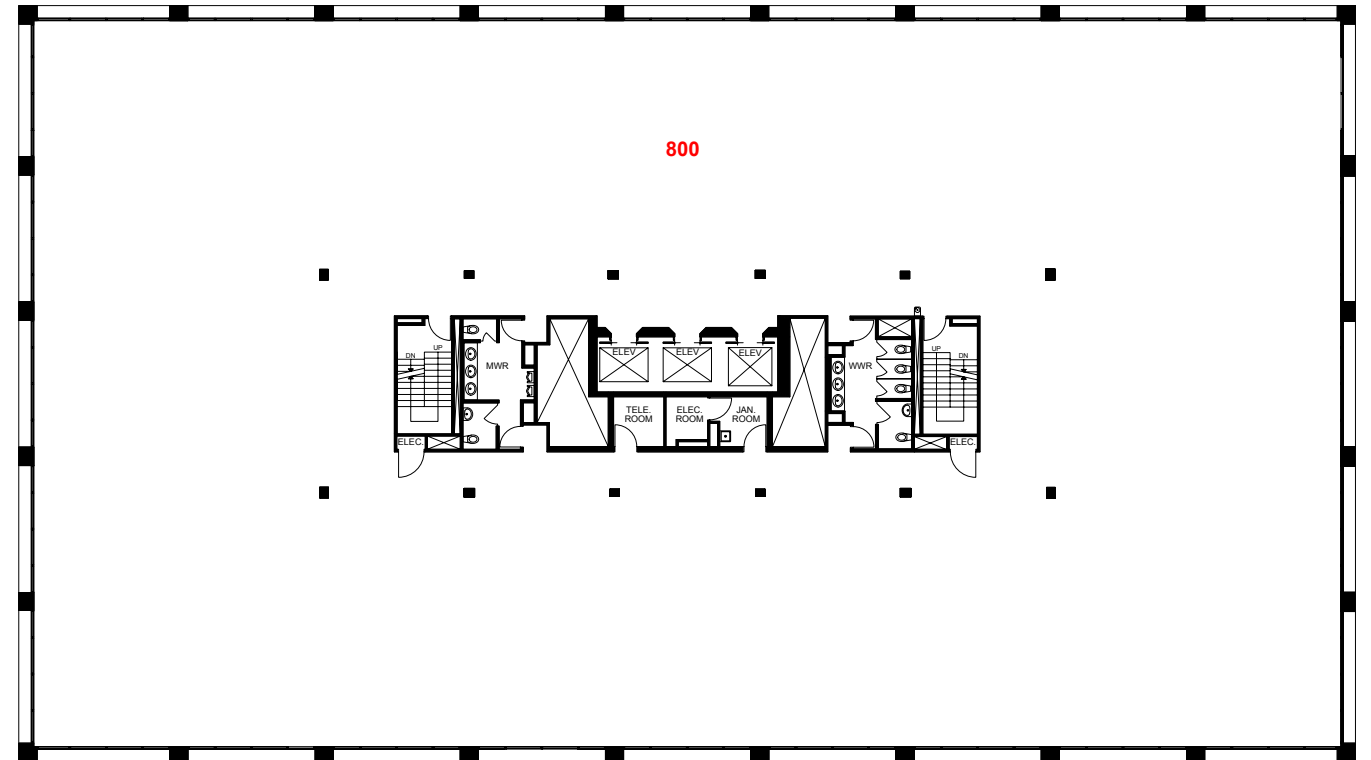
Suite 700 - Full Floor



Suite 600 - Full Floor

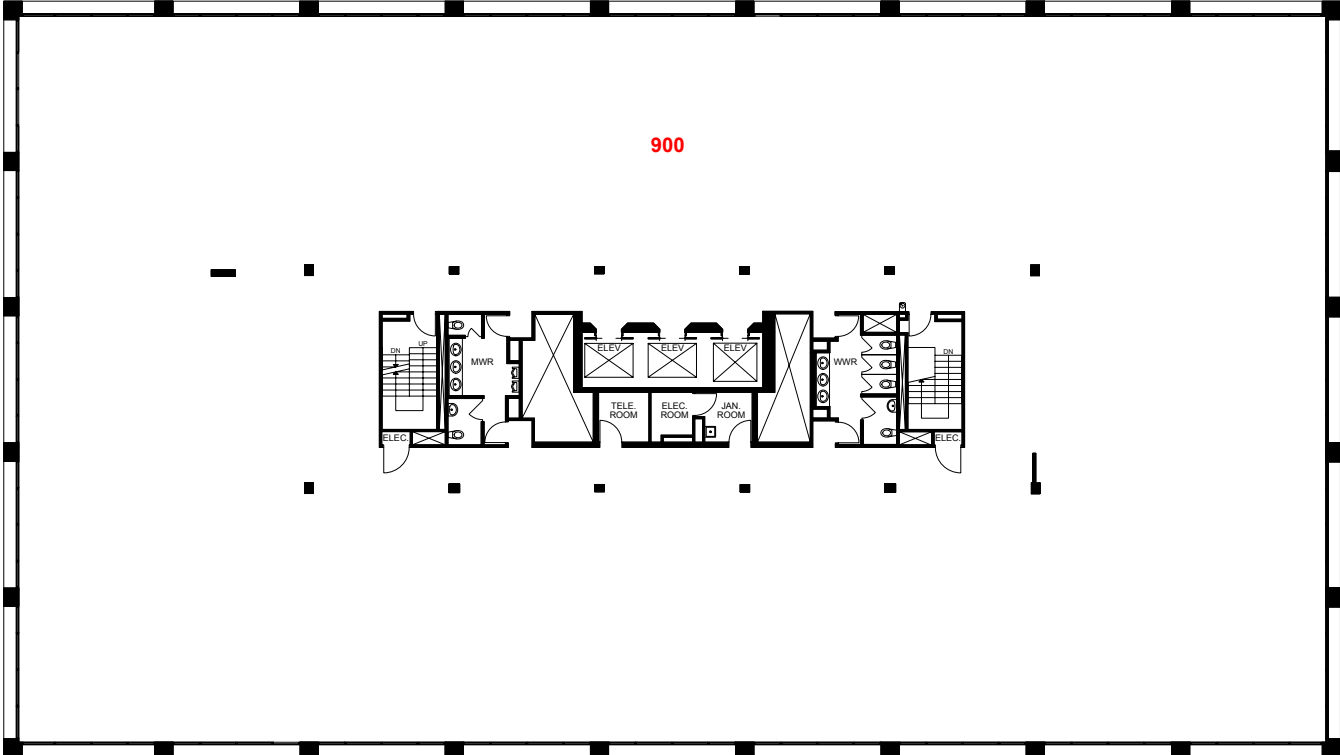


Suite 800 - Full Floor



# Floor Plans

Suite 900 - Full Floor



# Property Photos



225 Duncan Mill Road | For Lease


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# Amenities



- 1 CF Fairview Mall
- 2 The Keg Steakhouse + Bar
- 3 Body + Soul Fitness
- 4 Hamaru Sushi
- 5 Shoppers Drug Mart
- 6 McDonald's
- 7 Longo's
- 8 Starbucks
- 9 Cora
- 10 Dragon Pearl Buffet
- 11 Galleria Supermarket
- 12 Tim Hortons
- 13 Fox and Fiddle
- 14 CF Shops at Don Mills
- 15 IKEA
- 16 Canadian Tire

**H** North York General Hospital



225 Duncan Mill Road

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For more information, please contact:

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