Step 01 — GIFT CARDS FOR NEW LEASES

1,000 – 10,000 sf	$1,000
10,001 – 30,000 sf	$5,000
30,001 – 100,000 sf	$10,000

Step 02 — GIFT CARDS VALUE MULTIPLIER FOR MULTIPLE LEASES

1st Deal	x 100%
2nd Deal	x 125%
3rd Deal or more	x 150%

FOR LEASES EXECUTED BY MARCH 31, 2026 FOR A LEASE COMMENCEMENT DATE BY JUNE 30, 2026

Office For Lease

1120 BIRCHMOUNT ROAD

SCARBOROUGH, ON

UP TO 60,848 SF

PURE INDUSTRIAL

AVISON YOUNG

PROPERTY PROFILE

Specifications

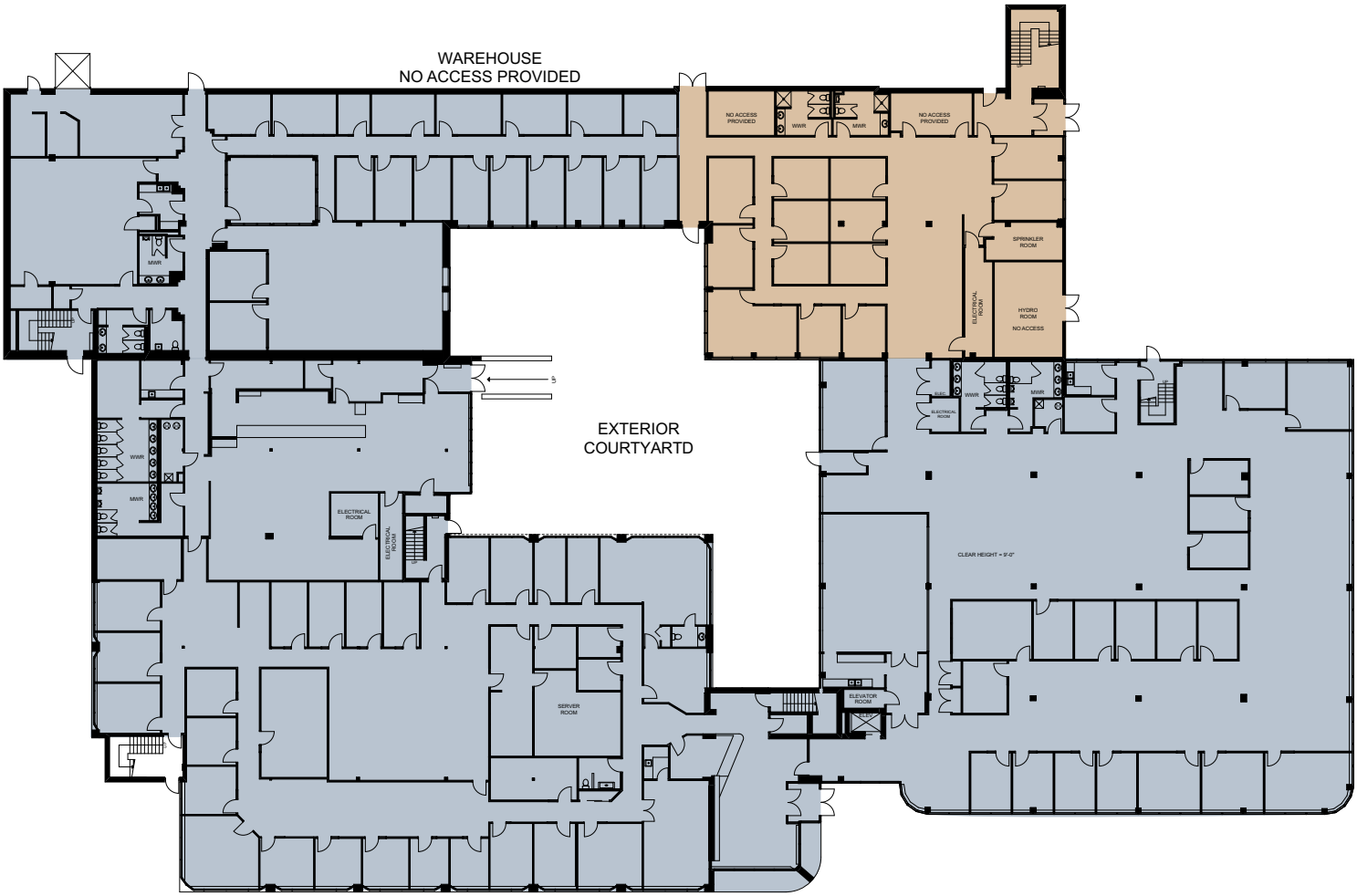
Size	**Unit 4 (Ground floor): 34,626 SF** **Unit 7 (Second floor): 26,222 SF** **Total: 60,848 SF**
Asking Rate	**$12.00 psf net (Year 1)**
T.M.I.	**$3.59 psf (2026)** (15% management fee and utilities not included)
Occupancy	**Immediate**

PROPERTY HIGHLIGHTS

- Available immediately
- Office over two floors with ability to be demised
- Elevator access to second floor
- Excellent parking ratio
- Public transit at doorstep
- 757 ft of exposure along Birchmount Rd
- Well located in the Golden Mile
- Close proximity to a variety of amenities
- Minutes to Highway 401

FLOOR PLAN

Unit 4 (Ground Floor) – 34,626 sf

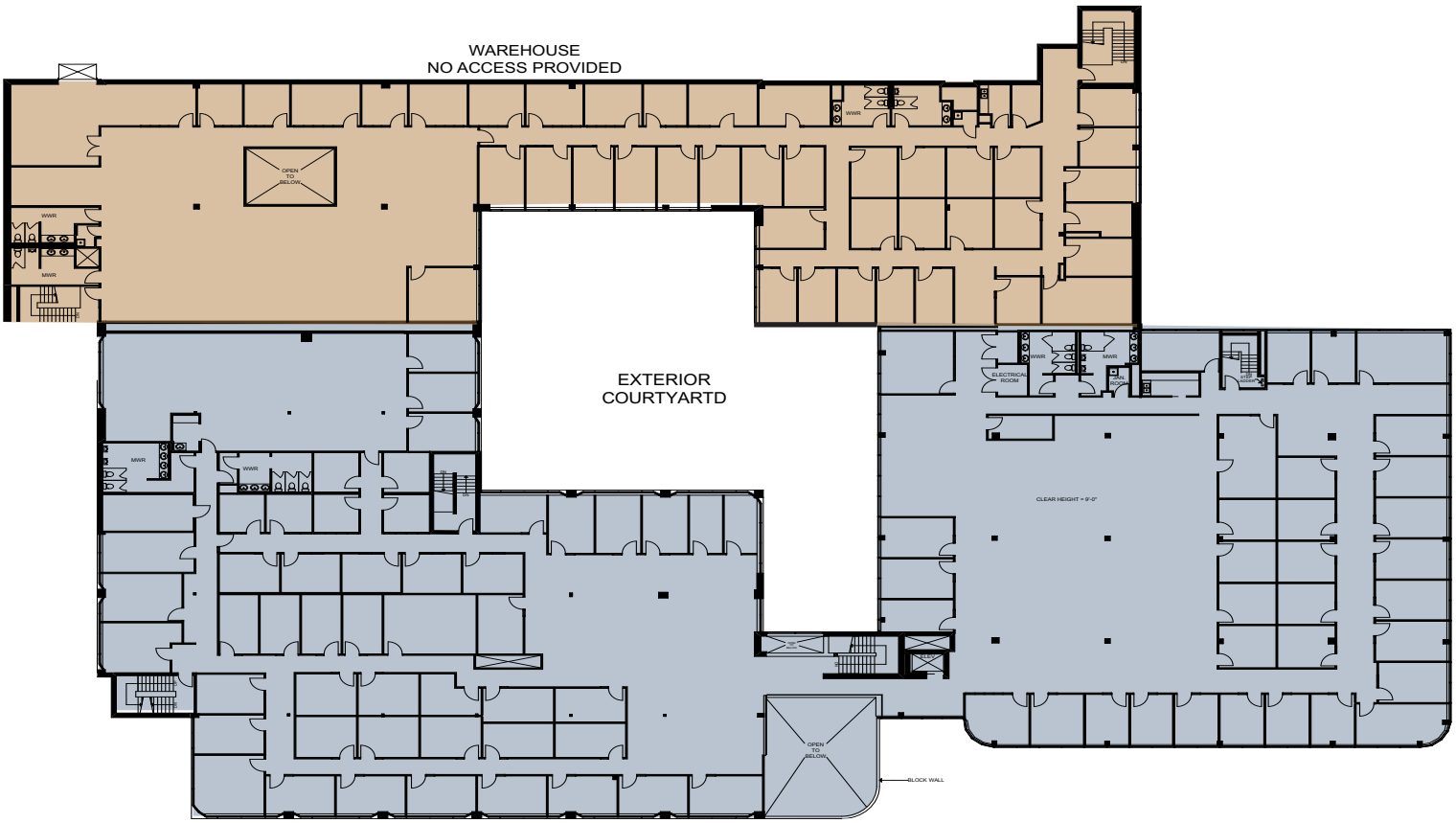


Leased

Available

FLOOR PLAN

Unit 7 (Second Floor) – 26,222 sf

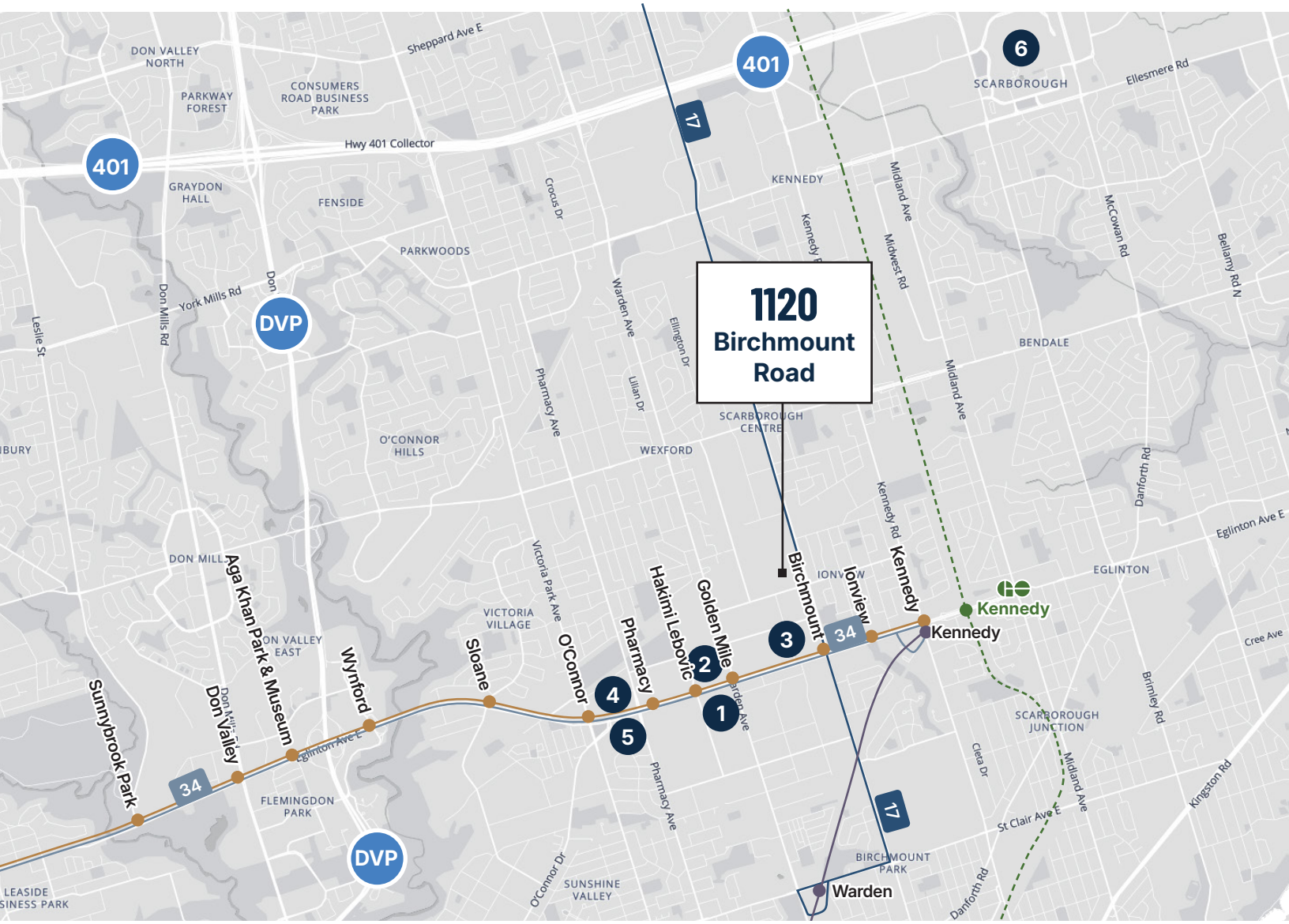


Leased

Available

PHOTOS

AMENITIES + TRANSIT



TRAIN

- 34 Eglinton East
- 17 Birchmount
- Line 2 - Bloor
- Line 5 - Eglinton Crosstown

1
- RONA
- Canadian Tire
- CIBC
- East Side Mario's
- Healthy Planet
- Marshall's
- Michaels
- Seafood City Supermarket
- Wendy's
- Tim Hortons

2
- Adonis
- BMO
- LCBO
- Walmart
- Best Buy
- Jollibee
- Home Sense
- RBC
- Starbucks
- Winners

3
- Costco Business Centre
- Staples
- AI Premium
- LA Fitness
- Kelseys Original Roadhouse
- McDonald's
- Popeyes Louisana Kitchen
- TD Canada Trust

4
- Loblaws
- Scotiabank

5 **Eglinton Square Shopping Centre**

6 **Scarborough Town Centre**

OUR TEAM

PURE INDUSTRIAL

Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

pureindustrial.ca

AVISON YOUNG

Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

avisonyoung.ca

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*Sales Representative

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Platinum member