



Colliers

777 Warden Avenue, Scarborough | ON

Multiple Configurations of Industrial, Retail, and Office Units Available **for**

Located in the heart of Scarborough, this property offers various retail and office units ranging from 600 SF to 6,000 SF

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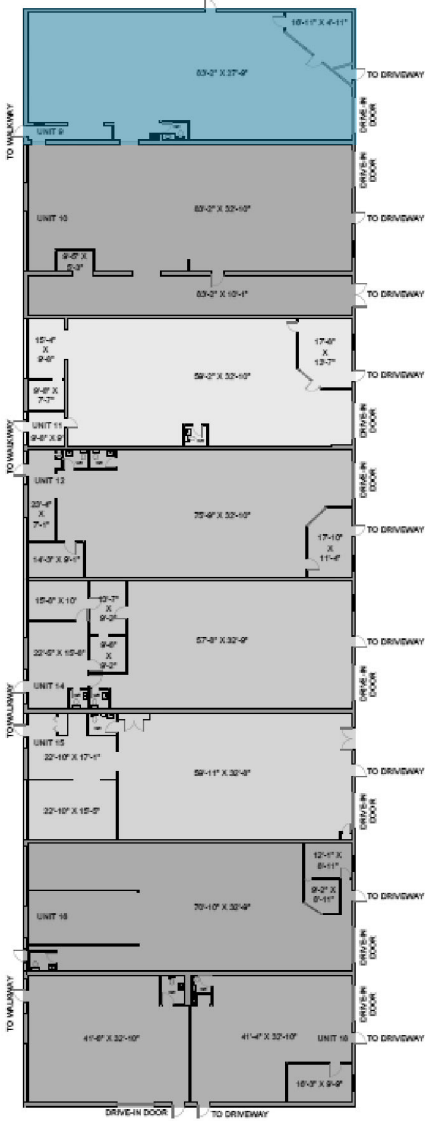
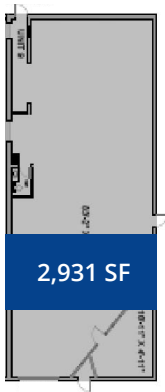
Accelerating success.

Availability Details

Industrial Units

Rentable Area	9,627 SF
Available Unit	IND 9 - 2,931 SF
Clear Height	12'
Shipping	1 Drive-in
Usage	95% Industrial
Net Rent	\$18.00/SF
Estimate TMI (2024)	\$8.19/SF
Availability	May 1, 2024

Current Layout

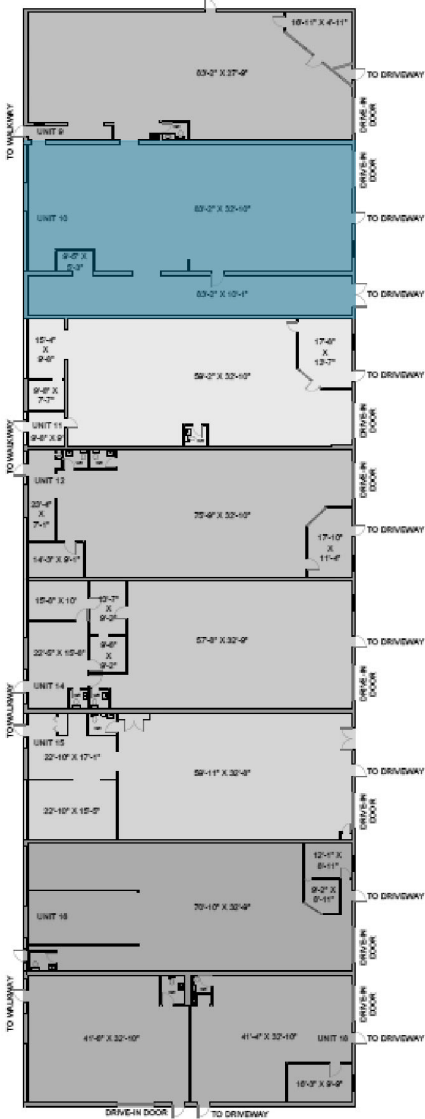
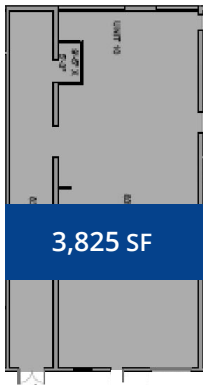


Availability Details

Industrial Units

Rentable Area	9,627 SF
Available Unit	IND 10 - 3,825 SF
Clear Heigh	12'
Shipping	1 Drive-in
Usage	100% Industrial
Net Rent	\$18.00/SF
Estimate TMI (2024)	\$8.19/SF
Availability	May 1, 2024

Current Layout

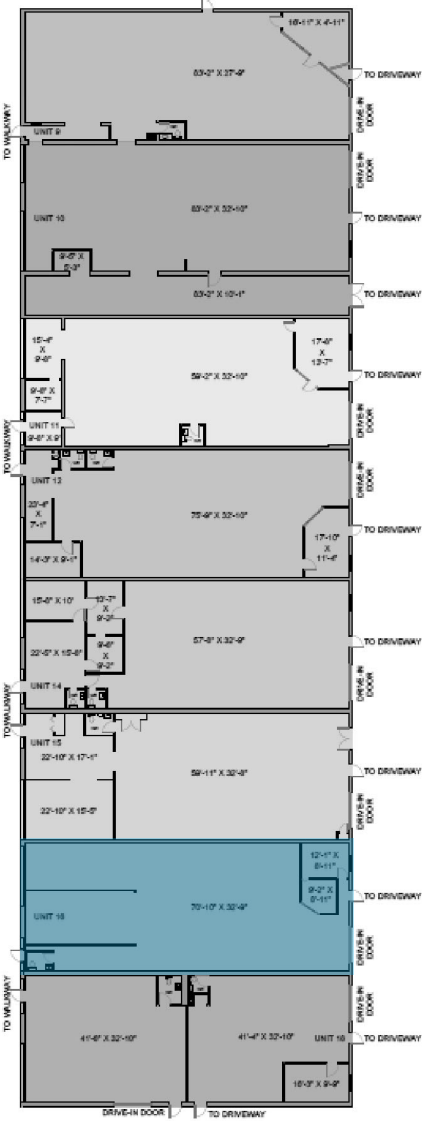
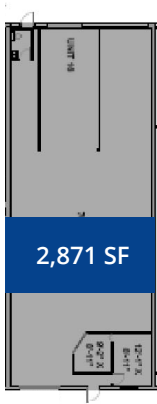


Availability Details

Industrial Units

Rentable Area	9,627 SF
Available Unit	IND 15 - 2,871 SF
Clear Height	13' 5"
Shipping	1 Drive-in
Usage	95% Industrial
Net Rent	\$18.00/SF
Estimate TMI (2024)	\$8.19/SF
Availability	April 1, 2024

Current Layout

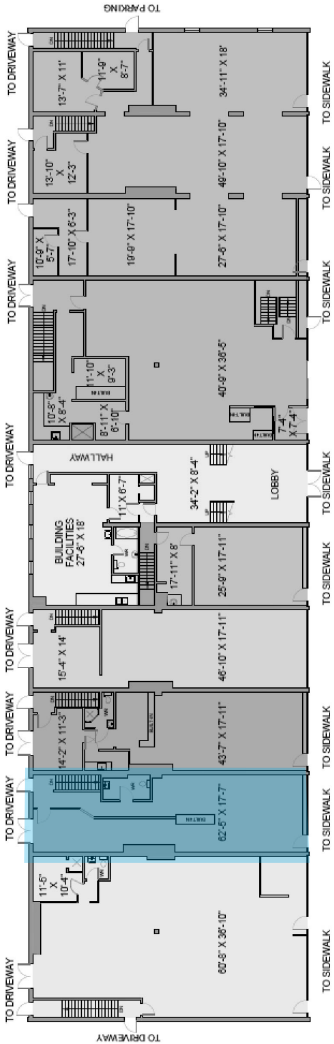
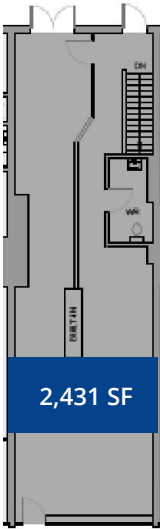


Availability Details

Retail Units

Rentable Area	15,927 SF
Available Unit	Unit 4 - 2,431 SF
Usage	100% Retail
Net Rent	\$15.50/SF
Estimate TMI (2024)	\$8.57/SF
Availability	Possession TBD

Current Layout

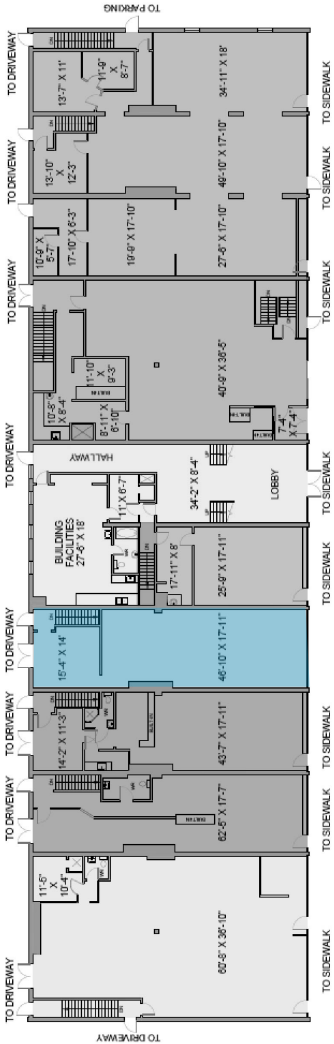
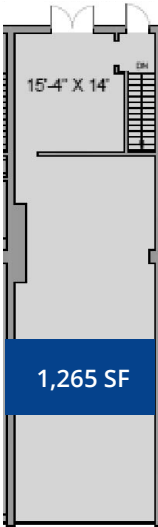


Availability Details

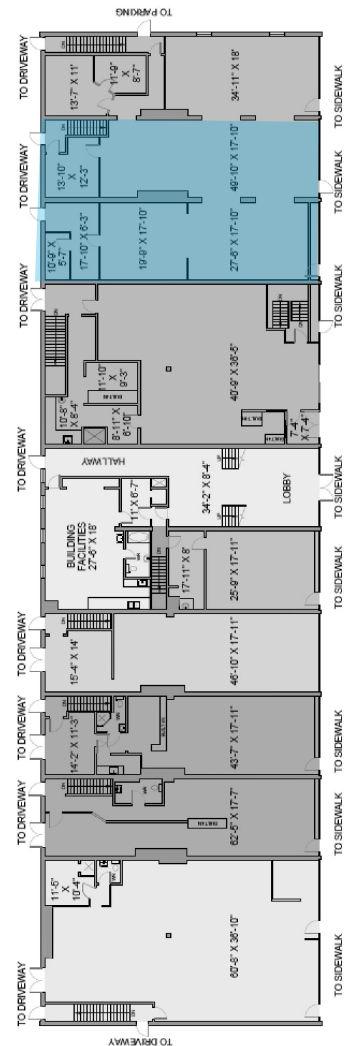
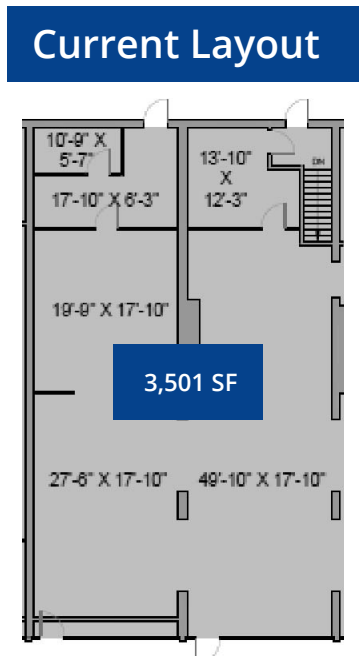
Retail Units

Rentable Area	15,927 SF
Available Unit	Unit 5 - 1,265 SF
Usage	Retail/Industrial
Net Rent	\$15.50/SF
Estimate TMI (2024)	\$8.57/SF
Availability	Immediate

Current Layout



Rentable Area	15,927 SF
Available Unit	Unit 8-9 - 3,501 SF
Usage	100% Retail
Net Rent	\$15.85/SF
Estimate TMI (2024)	\$8.57/SF
Availability	Possession TBD



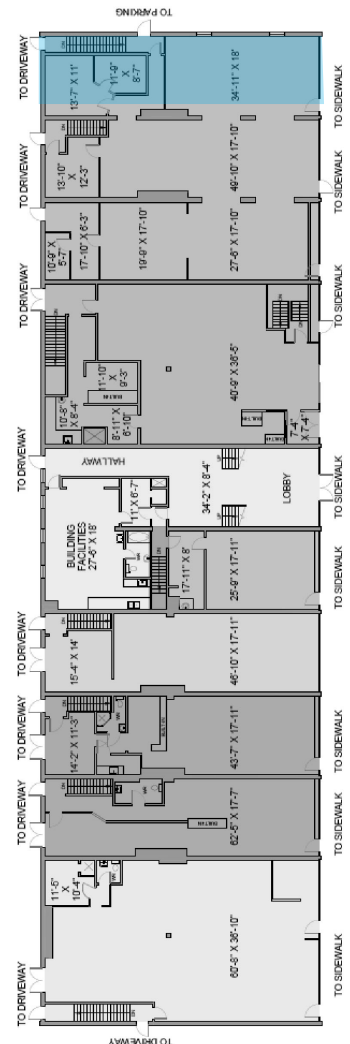
Rentable Area	15,927 SF
Available Unit	Unit 10- 2,327 SF
Usage	100% Retail
Net Rent	\$15.85/SF
Estimate TMI (2024)	\$8.57/SF
Availability	Possession TBD

13'-7" X 11'

11'-9" X 8'-7"

2,327 SF

34'-11" X 18'

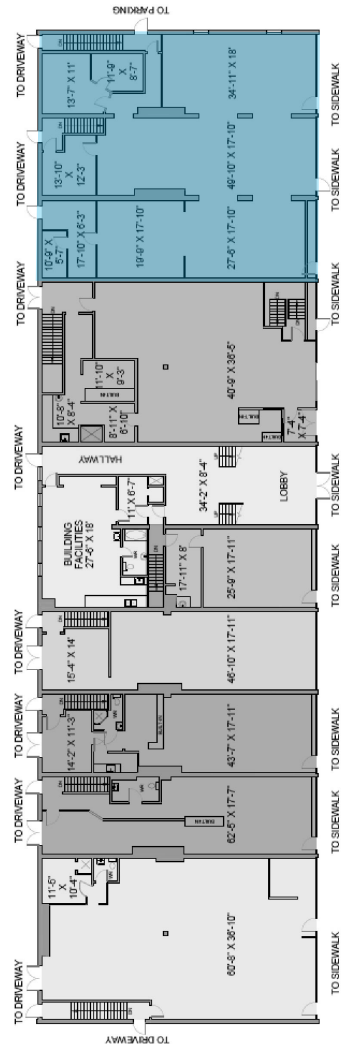
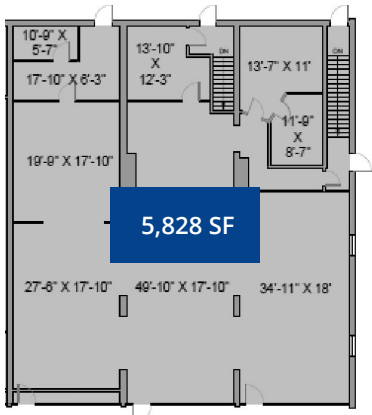


Availability Details

Retail Units

Rentable Area	15,927 SF
Available Unit	Unit 8-10- 5,828 SF
Usage	100% Retail
Net Rent	\$15.85/SF
Estimate TMI (2024)	\$8.57/SF
Availability	Possession TBD

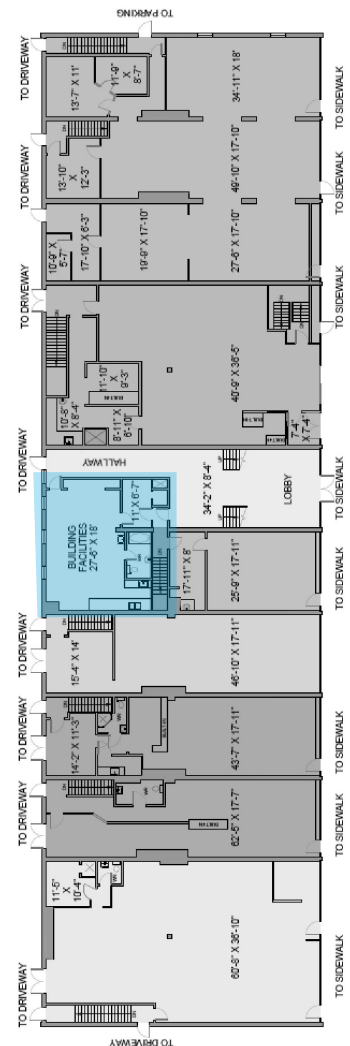
Current Layout



Rentable Area	15,927 SF
Available Unit	Unit 101- 575 SF
Usage	100% Retail
Net Rent	\$25.00/SF
Estimate TMI (2024)	\$8.57/SF
Availability	Immediate

BUILDING FACILITIES

575 SF

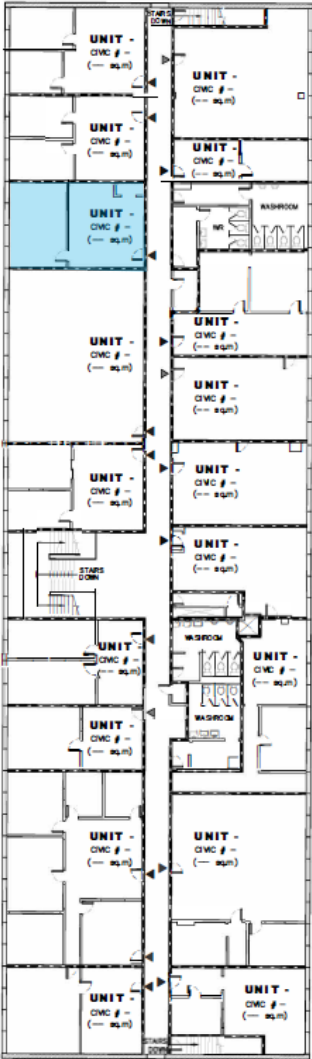
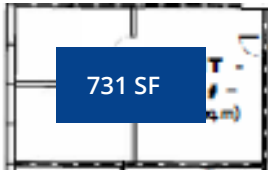


Availability Details

Office Units (Second Floor)

Rentable Area	2,923 SF
Available Unit	Office 204 - 731 SF
Usage	100% Office
Net Rent	\$15.00/SF
Estimate TMI (2024)	\$10.05/SF
Availability	Possession TBD

Current Layout

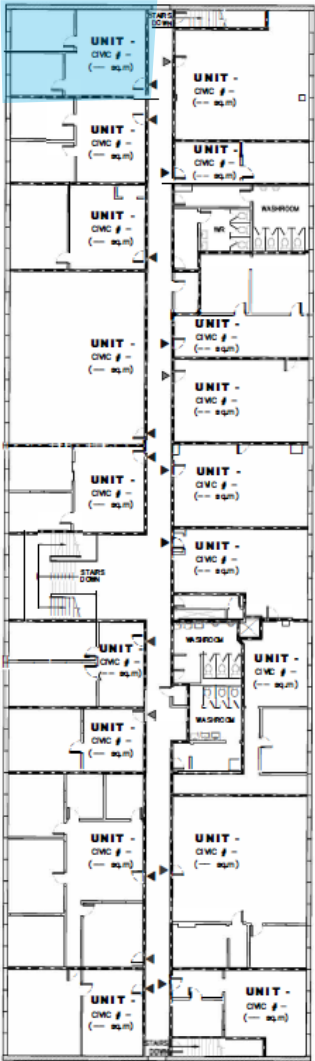


Availability Details

Office Units (Second Floor)

Rentable Area	2,923 SF
Available Unit	Office 206 - 734 SF
Usage	100% Office
Net Rent	\$15.00/SF
Estimate TMI (2024)	\$10.05/SF
Availability	Possession TBD

Current Layout

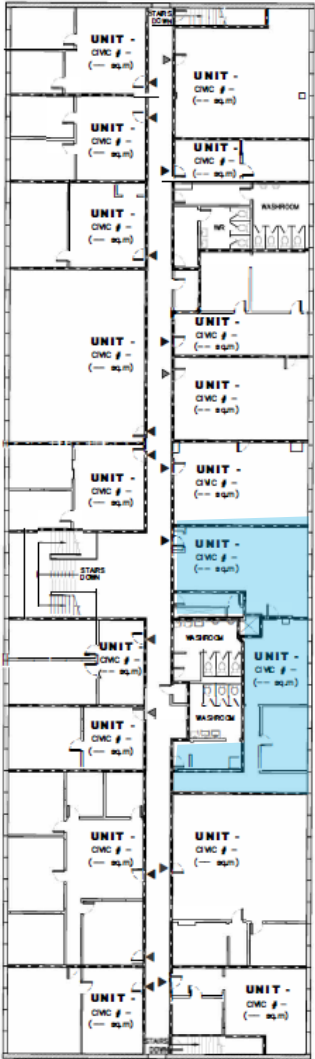
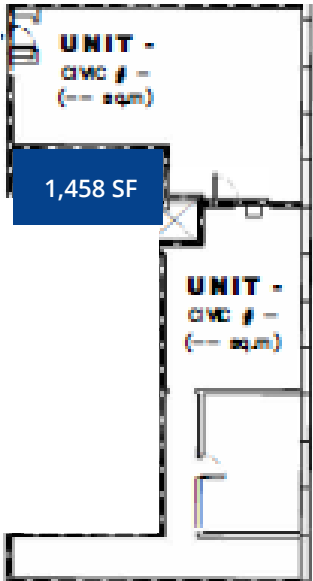


Availability Details

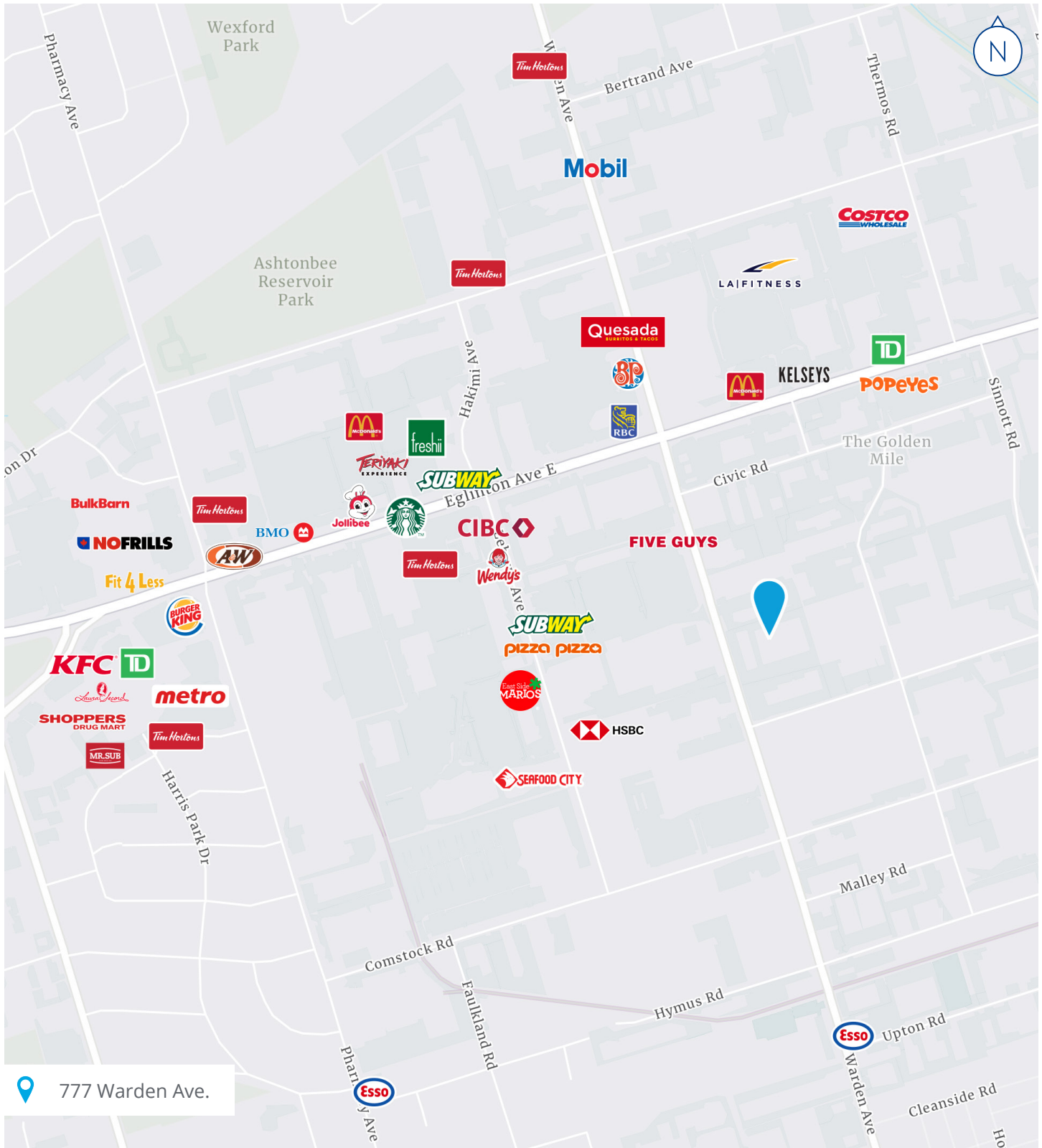
Office Units (Second Floor)

Rentable Area	2,923 SF
Available Unit	Office 212 - 1,458 SF
Usage	100% Office
Net Rent	\$15.00/SF
Estimate TMI (2024)	\$10.05/SF
Availability	Possession TBD

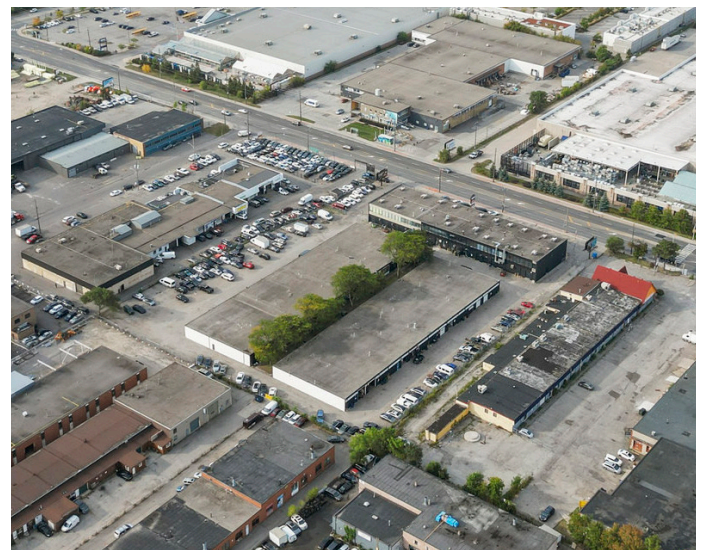
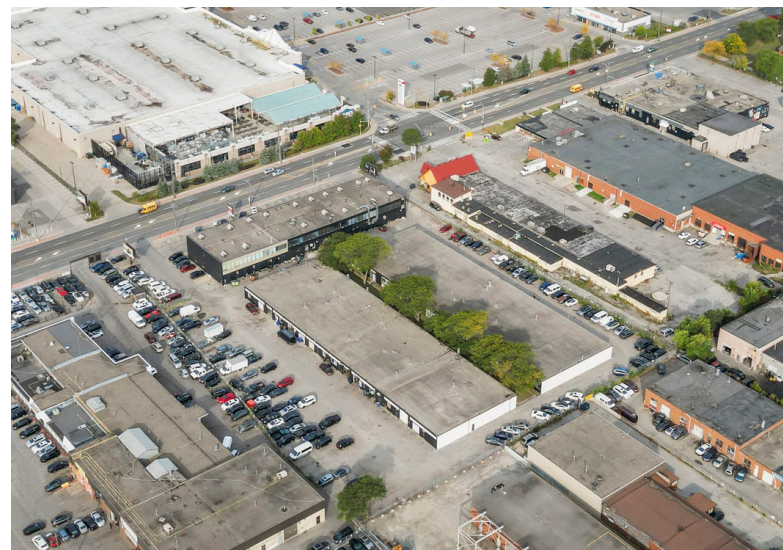
Current Layout



Surrounding Amenities



Photos





Colliers

North Building

South Building

Main Building

Warden Avenue

777 Warden Avenue, Scarborough, ON

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