



777 Warden Avenue, Scarborough | ON

Colliers

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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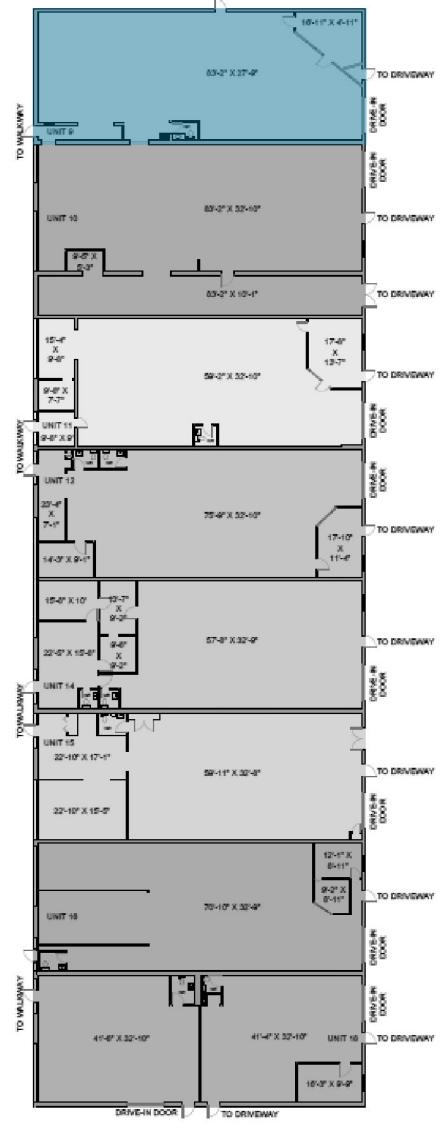
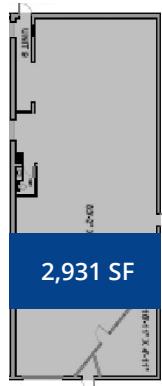
Accelerating success.

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

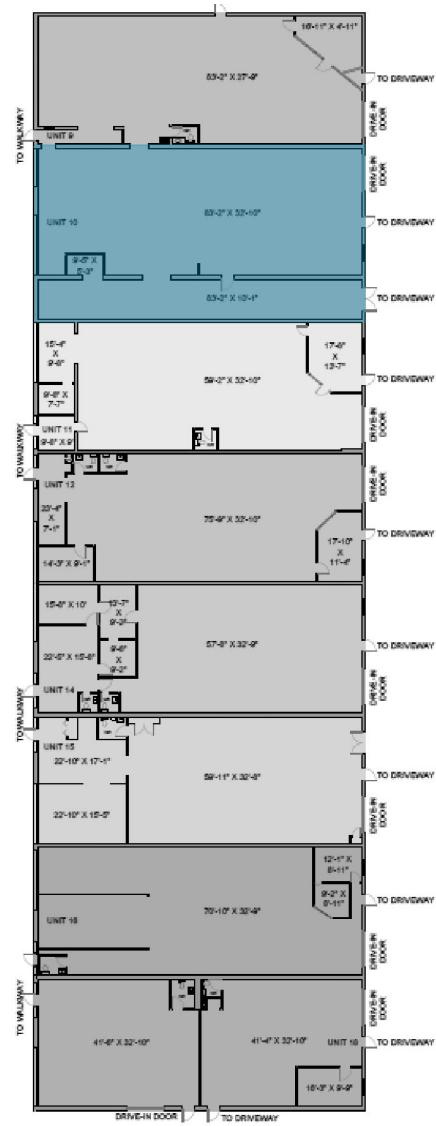
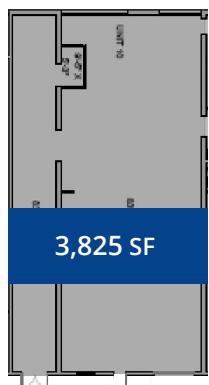


Availability Details

Industrial Units

Rentable Area	9,627 SF
Available Unit	IND 10 - 3,825 SF
Clear Height	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

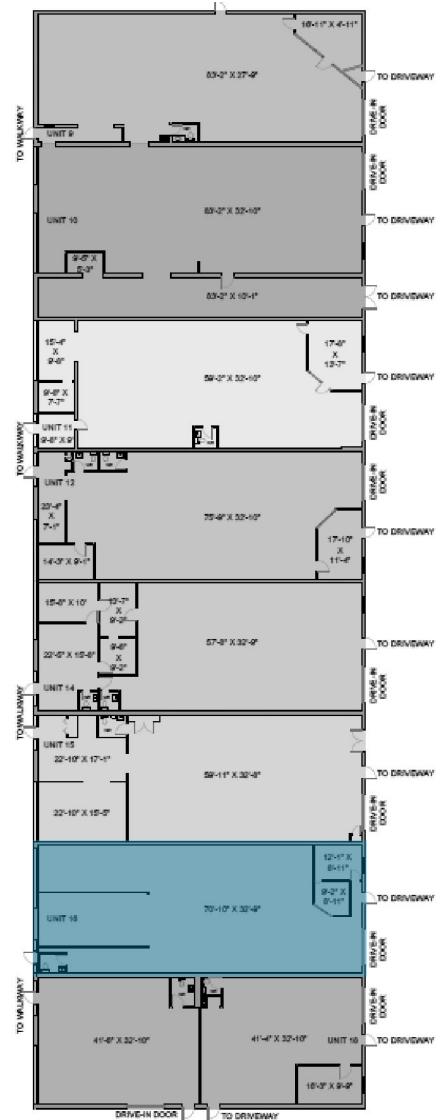
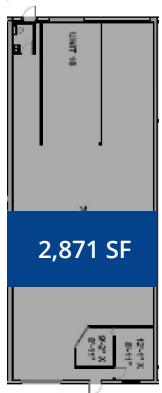


Availability Details

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**

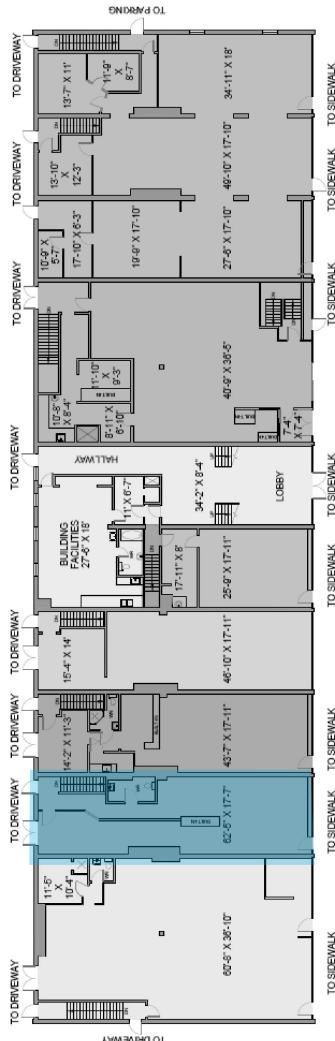
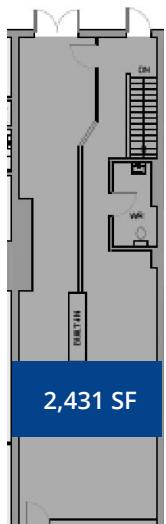
Usage **100% Retail**

Net Rent **\$15.50/SF**

Estimate TMI (2024) **\$8.57/SF**

Availability **Possession TBD**

Current Layout



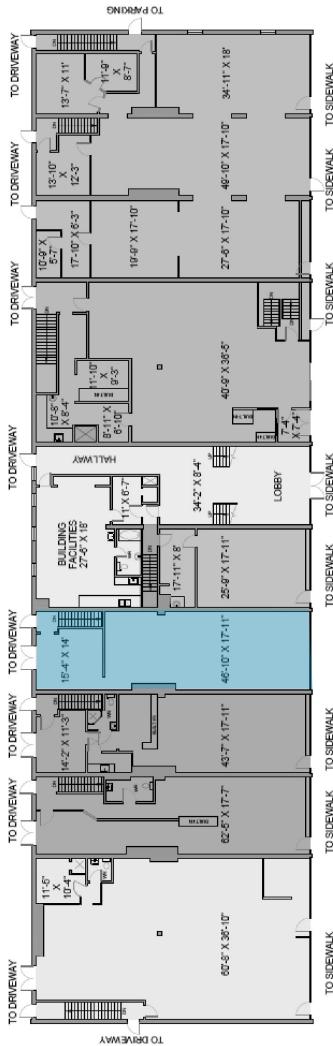
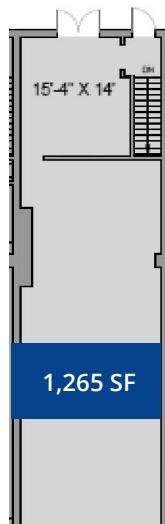
Availability Details

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



Availability Details

Retail Units

Rentable Area **15,927 SF**

Available Unit **Unit 8-9 - 3,501 SF**

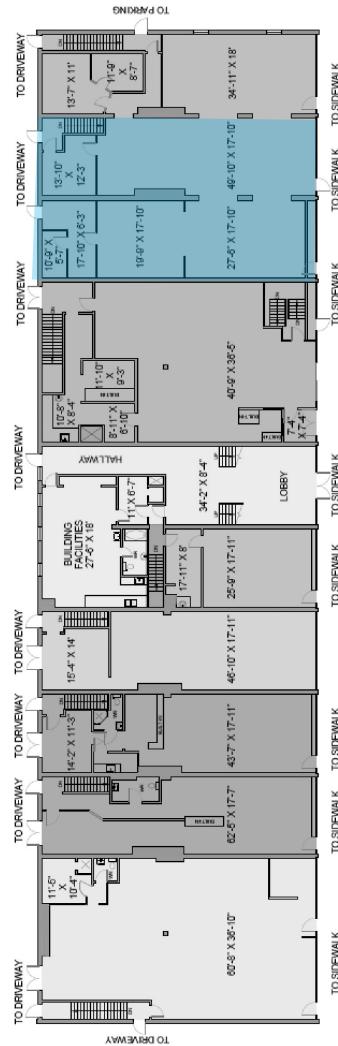
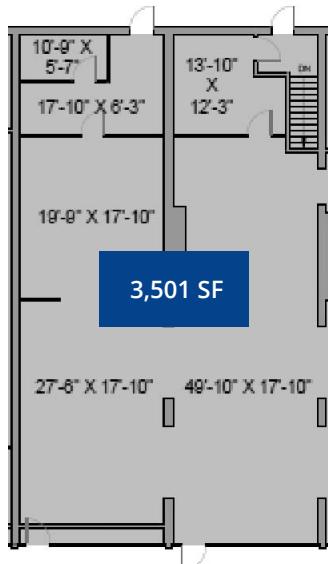
Usage **100% Retail**

Net Rent **\$15.85/SF**

Estimate TMI (2024) **\$8.57/SF**

Availability **Possession TBD**

Current Layout



Availability Details

Retail Units

Rentable Area **15,927 SF**

Available Unit **Unit 10- 2,327 SF**

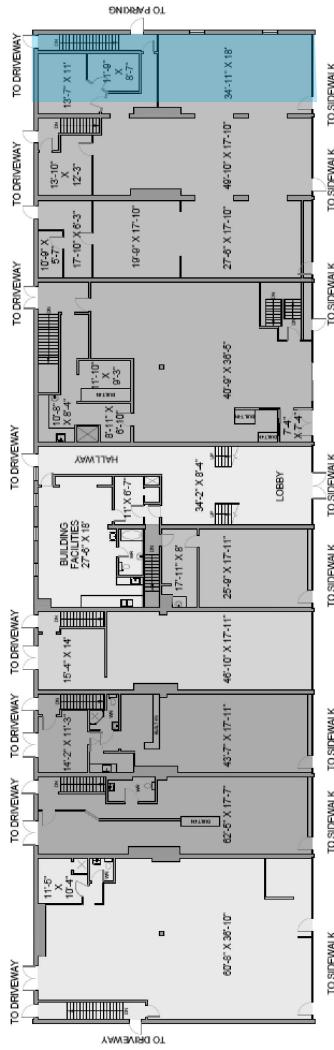
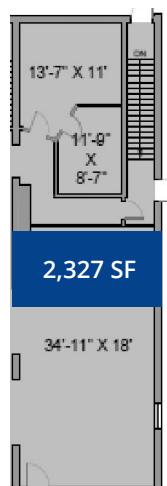
Usage **100% Retail**

Net Rent **\$15.85/SF**

Estimate TMI (2024) **\$8.57/SF**

Availability **Possession TBD**

Current Layout



Availability Details

Retail Units

Rentable Area **15,927 SF**

Available Unit **Unit 8-10- 5,828 SF**

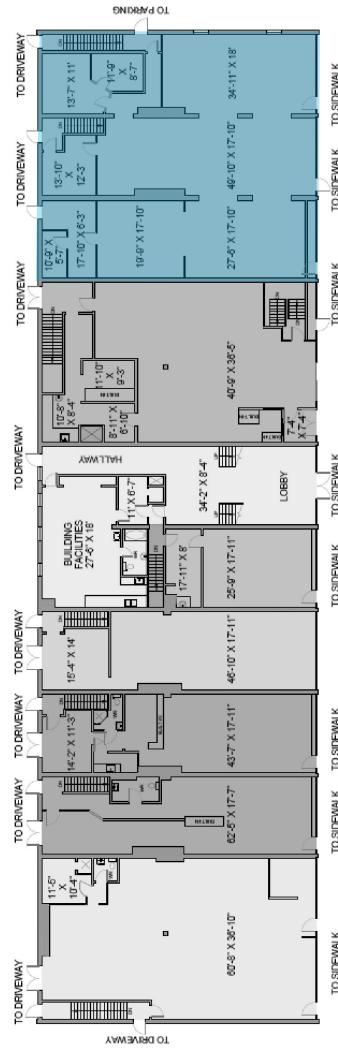
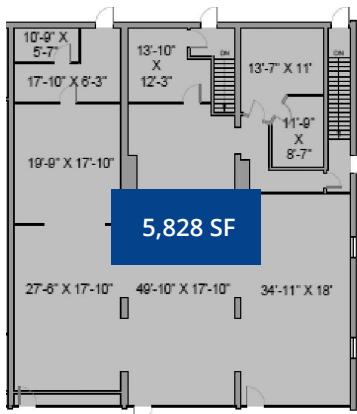
Usage **100% Retail**

Net Rent **\$15.85/SF**

Estimate TMI (2024) **\$8.57/SF**

Availability **Possession TBD**

Current Layout



Availability Details

Retail Units

Rentable Area **15,927 SF**

Available Unit **Unit 101- 575 SF**

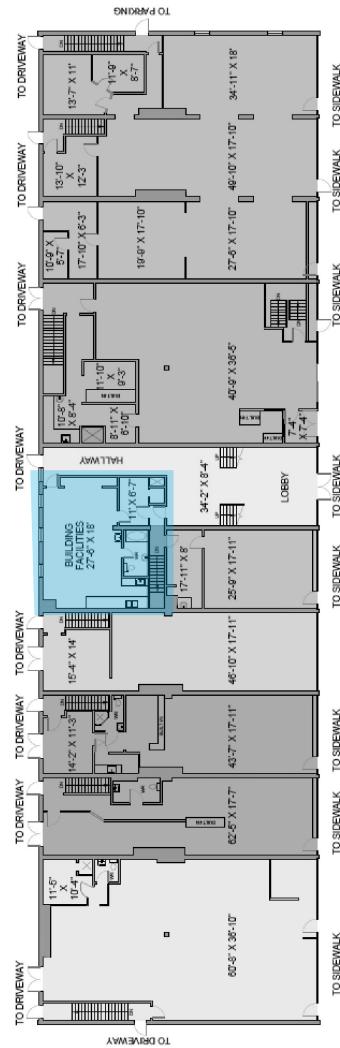
Usage **100% Retail**

Net Rent **\$25.00/SF**

Estimate TMI (2024) **\$8.57/SF**

Availability **Immediate**

Current Layout



Availability Details

Office Units (Second Floor)

Rentable Area **2,923 SF**

Available Unit **Office 204 - 731 SF**

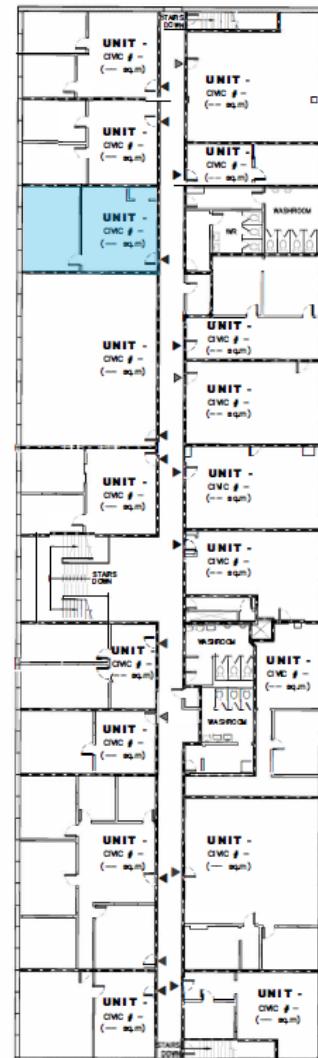
Usage **100% Office**

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

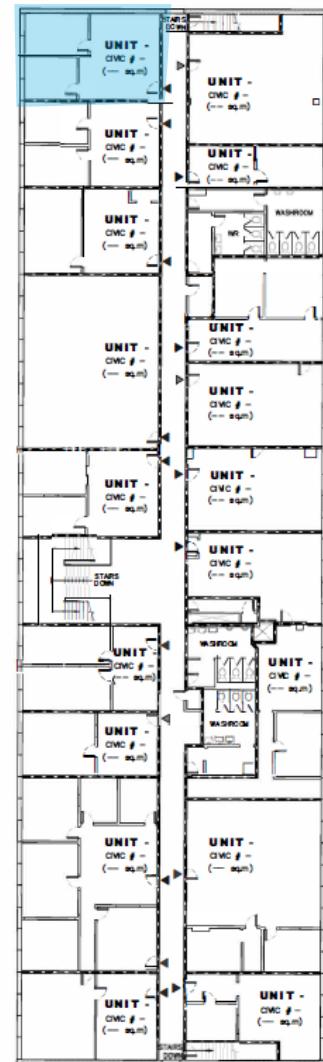
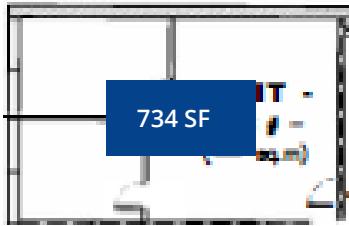
Estimate TMI (2024)

\$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

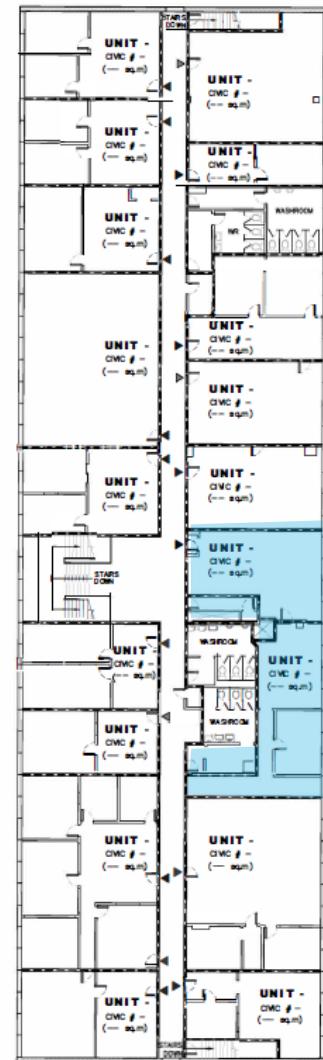
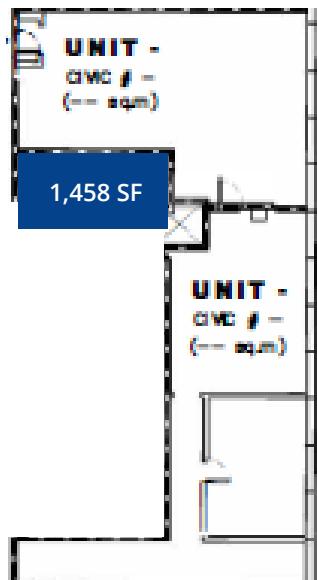
Estimate TMI (2024)

\$10.05/SF

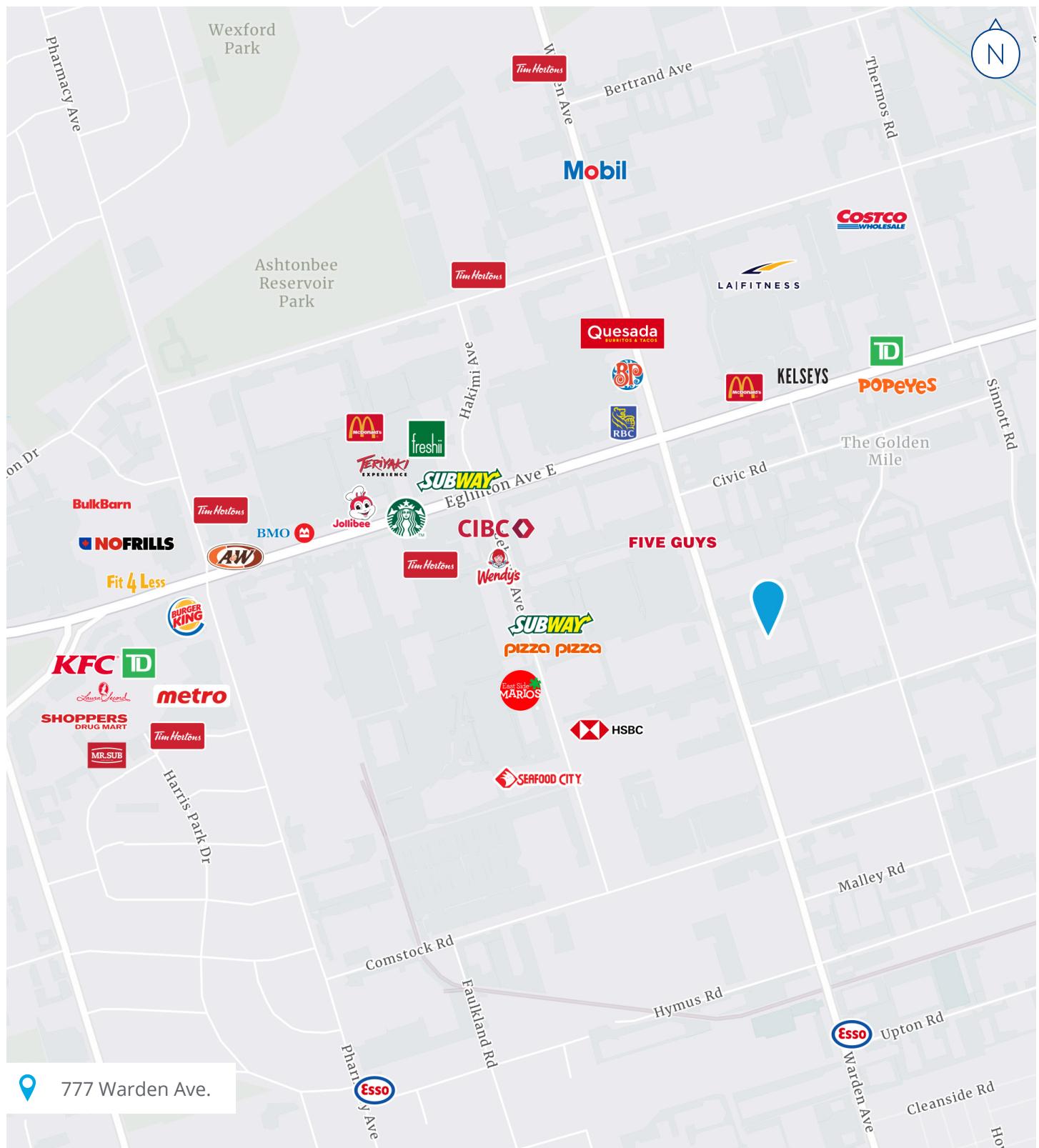
Availability

Possession TBD

Current Layout



Surrounding Amenities



Photos



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