

# 225

## DUNCAN MILL ROAD

### TORONTO | FOR SALE

- 159,710 SQ. FT. OFFICE
- ~ 4 ACRES



EXCELLENT CENTRAL LOCATION

LARGE-SCALE USER OPTION • REDEVELOPMENT OPPORTUNITY



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# THE OFFERING

CBRE Limited (“CBRE” or the “Advisor”) is pleased to offer for sale 100% freehold interest in 225 Duncan Mill Road, Toronto (the “Site” or “Property”). The Site is comprised of a  $\pm 159,710$  sq. ft. office building on approximately 4-acres in the heart of the York Mills neighbourhood. The Property offers an exceptional corner position with 3 road frontages and two access points in addition to ample surface parking and a 6-level split  $\pm 155,000$  sq. ft. parkade.

Situated one block west of Don Mills Road, the Site has excellent access to Highway 401, Highway 404 and the Don Valley Parkway, all of which are less than a 5-minute drive away. The Site is also well-serviced by TTC and GO networks with Don Mills TTC Station (Line 4) and Oriole GO Station in close proximity, in addition to two-way bus service along Don Mills Road to the east, York Mills Road to the south and Bayview Avenue to the West.

The Site is within the York Mills neighbourhood which is characterized largely by low and high rise affluent residential pockets, retail amenities such as Fairview Mall and Shops at Don Mills, and many business park areas.

With its strategic location, attractive physical attributes, large land area and access to both public transit and highway networks, the Site provides an exceptional ‘ready-to-use’ office opportunity for a user/operator. Additionally, being situated on approximately 4-acres in central Toronto provides strategic future investment and redevelopment potential.



# PROPERTY OVERVIEW

PROPERTY ADDRESS	225 Duncan Mill Road
TOTAL LAND AREA	± 3.988 ac.
TOTAL BUILDING AREA	± 159,710 sq. ft.
ZONING	MO(6) - Industrial Official Business Park Zone
OFFICIAL PLAN	General Employment
FRONTAGE (NORTH)	± 300 ft.
FRONTAGE (WEST)	± 534 ft.
FRONTAGE (SOUTH)	± 514 ft.
OCCUPANCY	Partially Tenanted
YEAR BUILT	1979

## BUILDING SPECIFICATIONS

TOTAL AREA	± 159,710 sq. ft.
NUMBER OF FLOORS	9-Floors
FLOOR 1 AREA	± 12,927.66 sq. ft.
FLOOR 2 AREA	± 16,407.67 sq. ft.
FLOOR 3 AREA	± 18,625.93 sq. ft.
FLOOR 4 AREA	± 18,620.68 sq. ft.
FLOOR 5 AREA	± 18,625.63 sq. ft.
FLOOR 6 AREA	± 18,627.77 sq. ft.
FLOOR 7 AREA	± 18,625.30 sq. ft.
FLOOR 8 AREA	± 18,624.21 sq. ft.
FLOOR 9 AREA	± 18,625.31 sq. ft.
BUILDING CLASS	B-Class
PASSENGER ELEVATOR	3-Shafts
PARKADE	6-level split (13 levels total)
PARKADE AREA	± 155,000 sq. ft.
PARKING RATIO	3 : 1,000 sq. ft.



# SITE BREAKDOWN

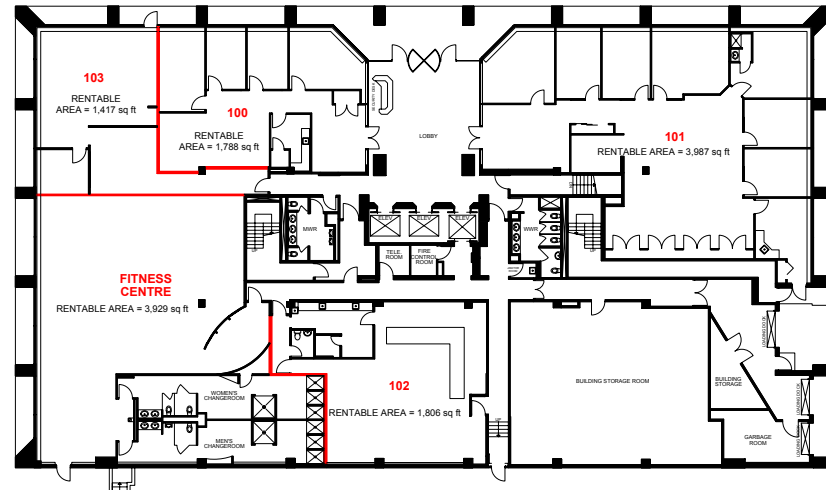


- + 159,710 SQ. FT. OFFICE
- + 3.988 ACRES
- 9 FLOORS
- 3 : 1,000 SQ. FT. PARKING RATIO
- 6-LEVEL SPLIT PARKAGE / + 155,000 SQ. FT.

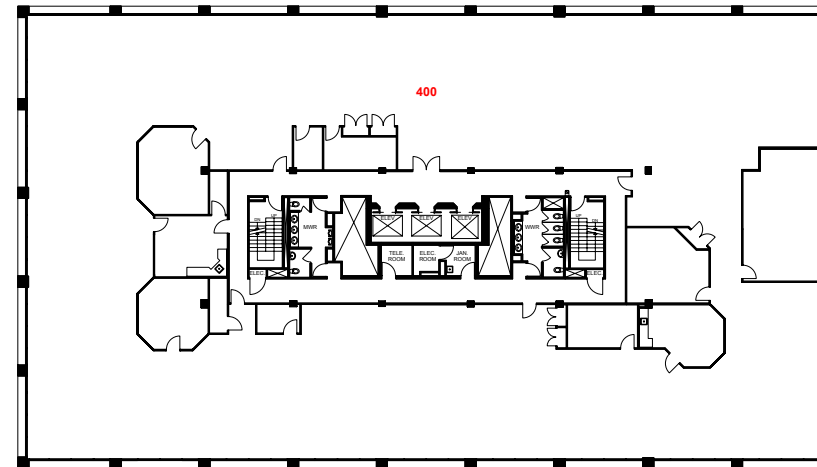
# FLOOR PLANS

Full floor plans are available in the online property library

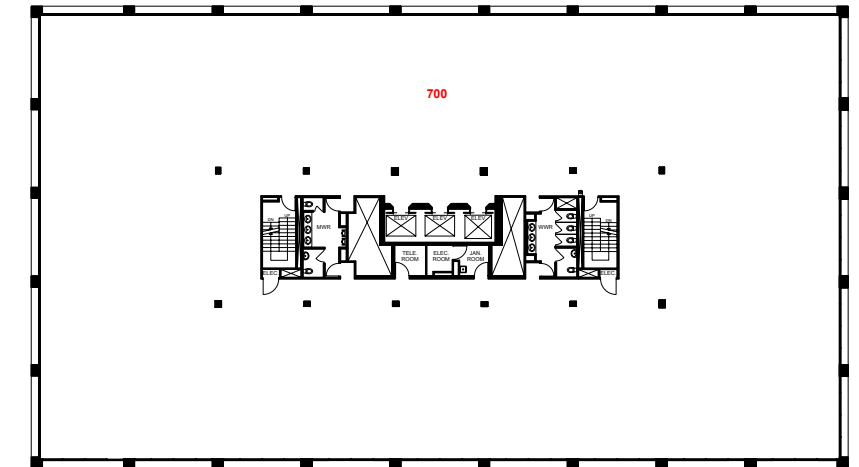
## FIRST FLOOR



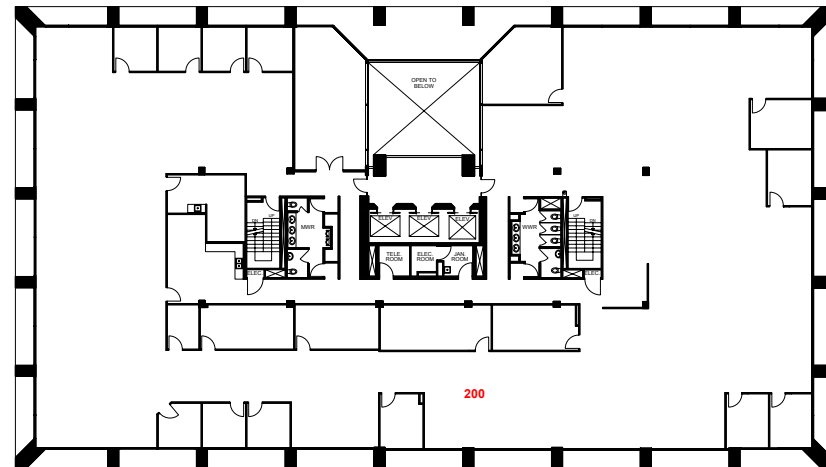
## FOURTH FLOOR



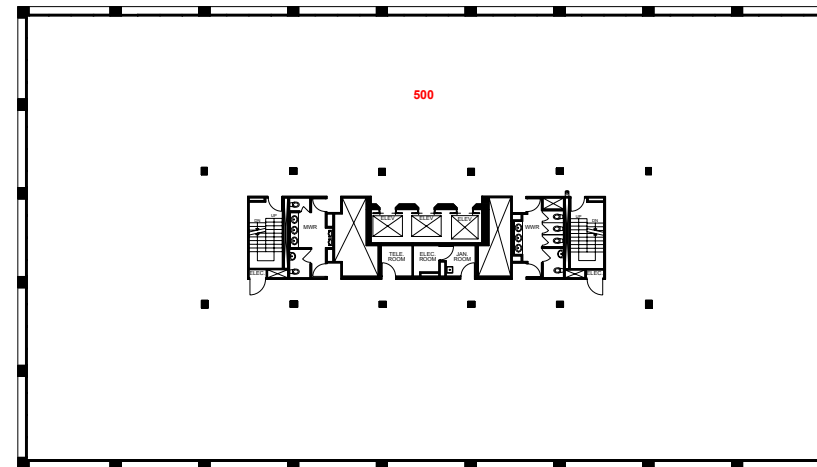
## SEVENTH FLOOR



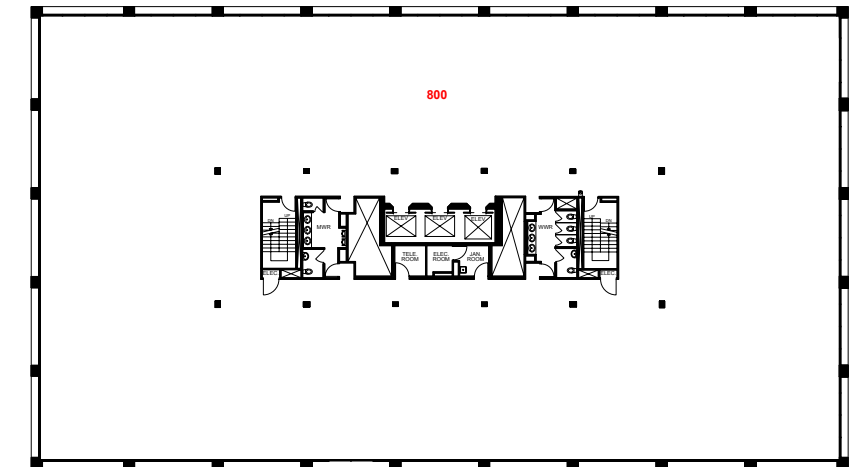
## SECOND FLOOR



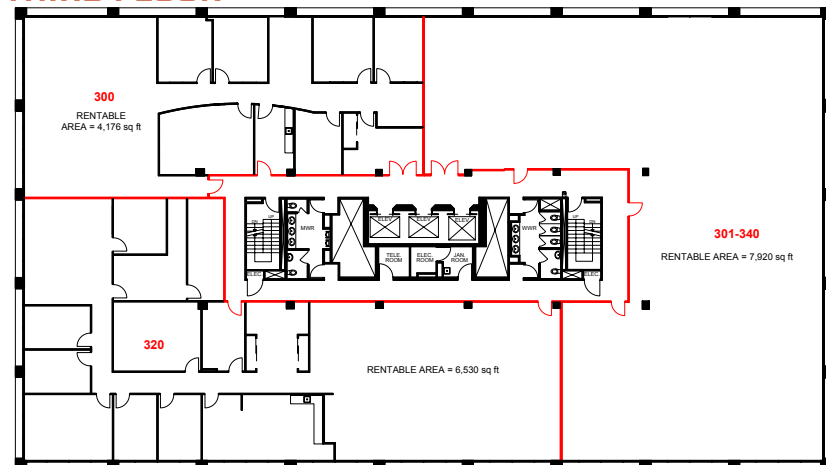
## FIFTH FLOOR



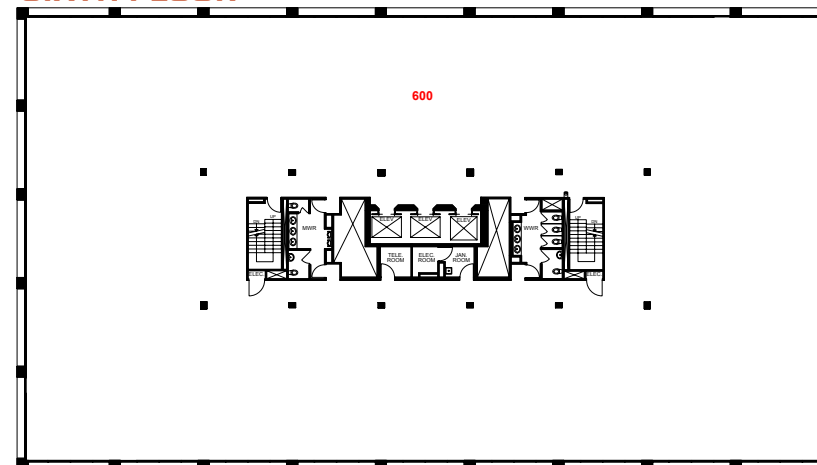
## EIGHTH FLOOR



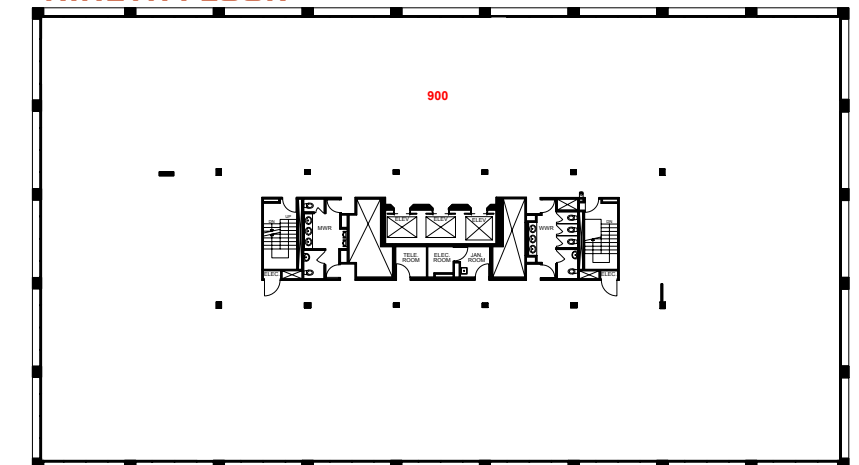
## THIRD FLOOR



## SIXTH FLOOR



## NINETH FLOOR



# LOCATION OVERVIEW



HIGHWAY 404

Highway 404

Don Valley Parkway

DON VALLEY PARKWAY

Fairview Mall  
Don Mills TTC Station

Highway 401

York Mills Neighbourhood

HIGHWAY 401

DON MILLS ROAD

YORK MILLS ROAD

Betty Sutherland Trail Park

Bayview Glenn School

SITE LOCATION

VALLEYBROOK DRIVE

LESMILL STREET



# LOCATION OVERVIEW

VIEW SOUTH

Eglinton Crosstown  
Science Centre  
Station

Sunnybrook

Shops  
at Don Mills

LESLIE AVENUE

YORK MILLS ROAD

DON MILLS ROAD

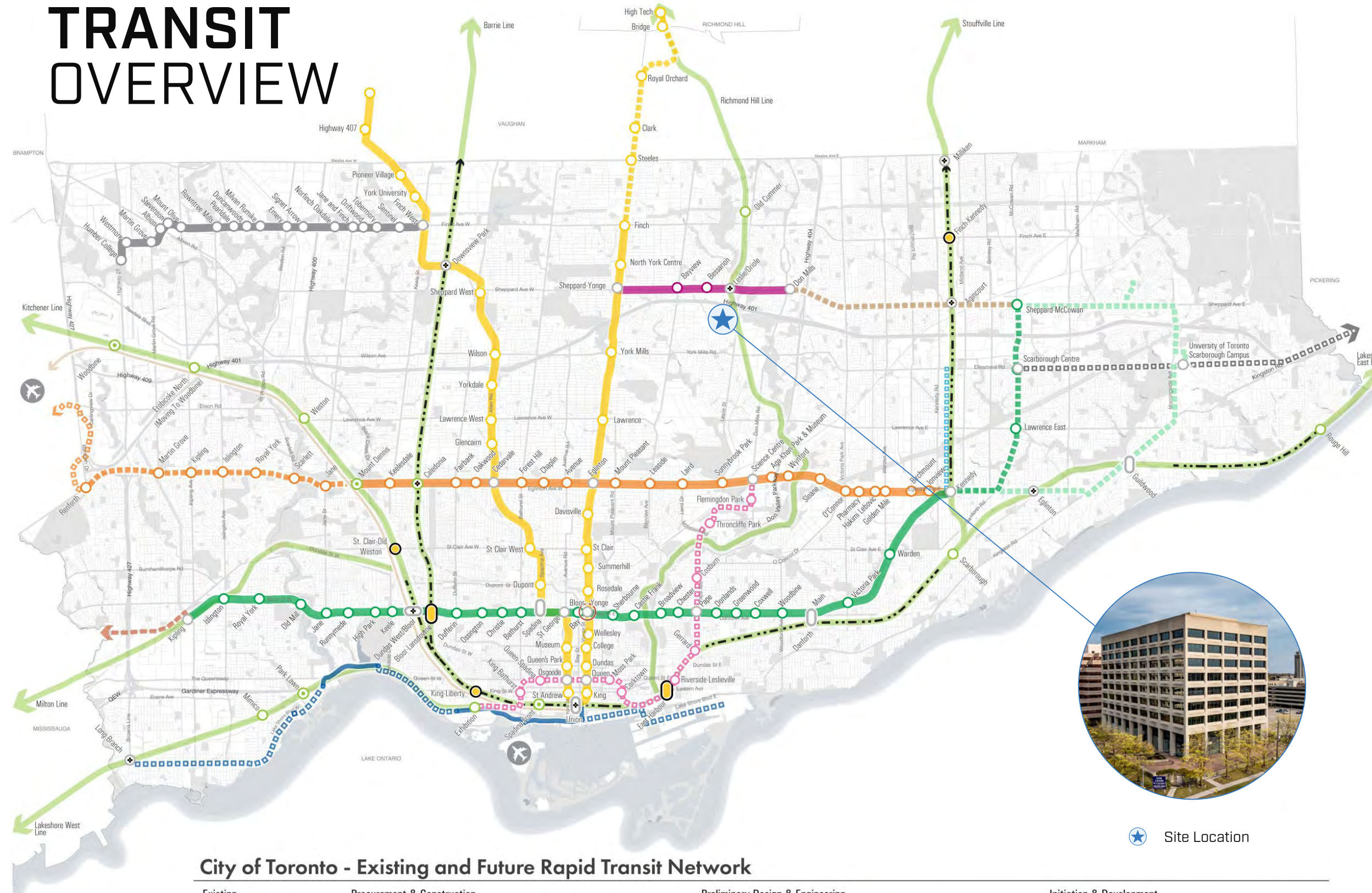
DUNCAN MILL ROAD

Betty Sutherland  
Trail Park



HIGHWAY 401

# TRANSIT OVERVIEW



## City of Toronto - Existing and Future Rapid Transit Network

Existing	Procurement & Construction	Preliminary Design & Engineering	Initiation & Development
<ul style="list-style-type: none"> <li>Line 1 Yonge-University</li> <li>Line 2 Bloor-Danforth</li> <li>Line 4 Sheppard</li> <li>TTC 501 &amp; 509 Streetcar*</li> <li>UP Express</li> <li>GO</li> </ul>	<ul style="list-style-type: none"> <li>Yonge North Subway Extension</li> <li>Scarborough Subway Extension</li> <li>Line 5 Eglinton Crosstown LRT</li> <li>Line 6 Finch West LRT</li> <li>Ontario Line</li> <li>Eglinton Crosstown West Extension</li> <li>SmartTrack Station</li> </ul>	<ul style="list-style-type: none"> <li>Bloor-Yonge Station Capacity Improvement</li> <li>GO Station Improvement</li> <li>Additional GO Track</li> <li>Eglinton East LRT</li> <li>Waterfront Transit - East Extension</li> <li>Waterfront Transit - West Extension</li> <li>Durham-Scarborough BRT</li> <li>Line 3 Busway</li> </ul>	<ul style="list-style-type: none"> <li>Dundas BRT</li> <li>Sheppard Extension</li> <li>Eglinton Crosstown West Extension - Airport</li> <li>Planned GO Station</li> <li>Potential Station</li> <li>Interchange stations</li> </ul>

Note: The alignment and stations of projects that are currently being planned are subject to change.  
\* Existing streetcar service

Last Update Date: 03/27/2024

# NEARBY AMENITIES



**FAIRVIEW MALL**  
2.2 KM FROM THE SITE LOCATION



**DON MILLS TTC LINE 4**  
2.2 KM FROM THE SITE LOCATION



**SHEPPARD YONGE TTC LINE 1**  
6.9 KM FROM THE SITE LOCATION



**UNION STATION**  
19.4 KM FROM THE SITE LOCATION

# OFFERING PROCESS

## MARKETING PACKAGE CONTENTS

This marketing package and/or brochure is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This brochure does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This brochure is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The brochure provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

The information on which this brochure is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations, or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisor expressly disclaim any and all liability for any errors or omissions in the brochure or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary.

If any information relating to the Property, in addition to the information provided in this brochure, is provided at any time, orally or otherwise, by the Vendor and/or the Advisor or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

## SITE VISITS

Property tours should be coordinated through the Advisor. To arrange a tour, prospective purchasers should contact any of the Advisor agents listed below.

## ONLINE PROPERTY LIBRARY

An online property library, also referred to as a data room has been set up for this transaction. Prospective purchasers are strongly encouraged to access the data room in order to make their offers as unconditional as possible. The Advisor has made most data room material available online at the Advisor Sharefile. Access to the Advisor Sharefile is restricted to those who have executed a Confidentiality Agreement "CA".

The following documents have been made available in the online property library:

- Building Condition & Surveys
- Drawings - Electrical, Mechanical, Structural, Parkade, Building Automation System
- Environmental - Phase 1 ESA
- Floor Plans

Potential Purchasers seeking access to the data room for this Property are required to submit an electronic CA using the submission button linked below:



**CLICK TO SUBMIT THIS OFFERINGS:  
CONFIDENTIALITY AGREEMENT**

## SALES CONDITIONS

The Property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser.

## OFFERING PROCESS

The Vendor has adopted a negotiated transaction process. Based on information contained in this brochure and other information that may be made available upon request, interested parties are invited to submit an offer that addresses the requirements outlined under "Submission Guidelines".

Please submit your offer via email to the Advisor listed below. Offers shall be considered as received and should be directed electronically to:

CBRE Limited, Brokerage  
2005 Sheppard Avenue East, Suite 800  
Toronto, Ontario M2J 5B4  
Attention: Ian Hunt  
Email: Ian.Hunt@cbre.com

## EXCLUSIVE AGENTS

The Advisor is acting solely as agent for the Vendor and not as agent for the purchaser. All inquiries regarding the Property or any information contained in this marketing package should be directed to CBRE Limited, Brokerage, as Advisor for the Vendor:

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**LAND  
SPECIALISTS**

**CBRE**

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\*\*Broker \*Sales Representative | All Outlines Are Approximate  
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