

620 Wilson Avenue

Excellent opportunity at Wilson & Dufferin

Joni Blanshard*, Vice President
905.247.9231
jblanshard@lennard.com

For Lease: Office



Grow your
business
here.

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020 • lennard.com

*Sales Representative

620 Wilson Avenue



Available Space

Suite 100: 2,564 SF
Suite 225: 1,323 SF
Suite 401: 7,777 SF (Divisible)
Suite 506B: 1,506 SF

4th Floor Demised Suite Options

Three Suite Demising
401A 2,655 SF Rentable
401B 2,698 SF Rentable
401C 2,424 SF Rentable

Two Suite Demising
401D 4,180 SF Rentable
401E 3,597 SF Rentable



Net Rent

\$15.00 PSF
(\$1.00 PSF annual increases)

Additional Rent

\$21.00 PSF (2024 Estimate)



Parking

3/1,000 SF
Surface: \$45.00 per stall per month
Underground: \$55.00 per stall per month

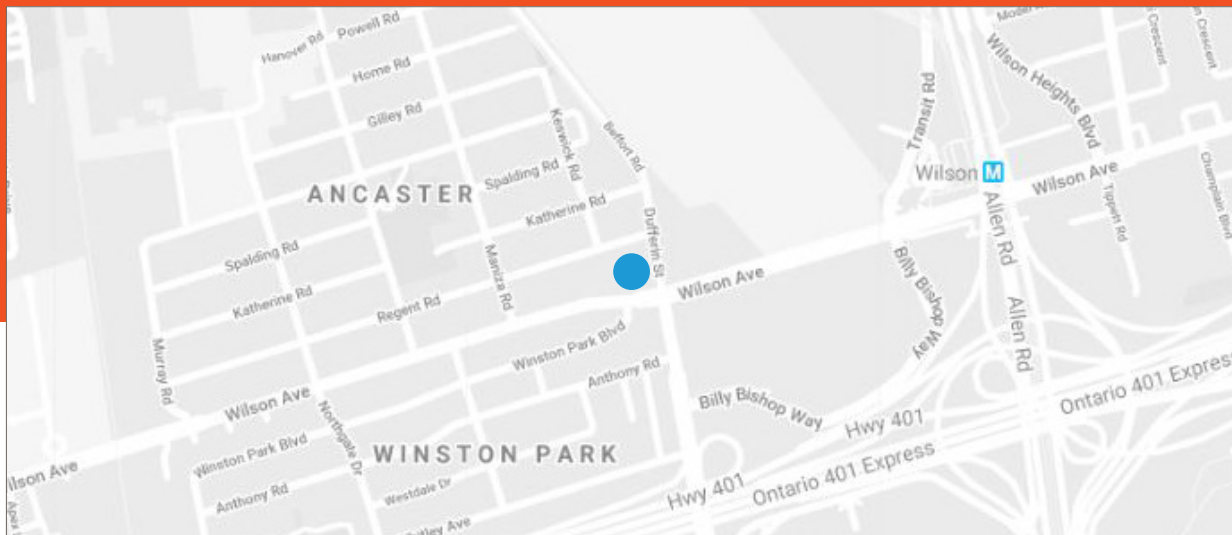


Available

Immediate

Property Highlights

- Excellent access to Highway 401 and Allen Road
- Free surface parking for visitors
- Both TTC and GO Transit at doorstep
- Yorkdale Mall, Costco and Home Depot within walking distance
- Ten thermostatically controlled zones per floor
- On site management office



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

Lennard:



Joni Blanshard* | Vice President
905.247.9231
jblanshard@lennard.com

*Sales Representative

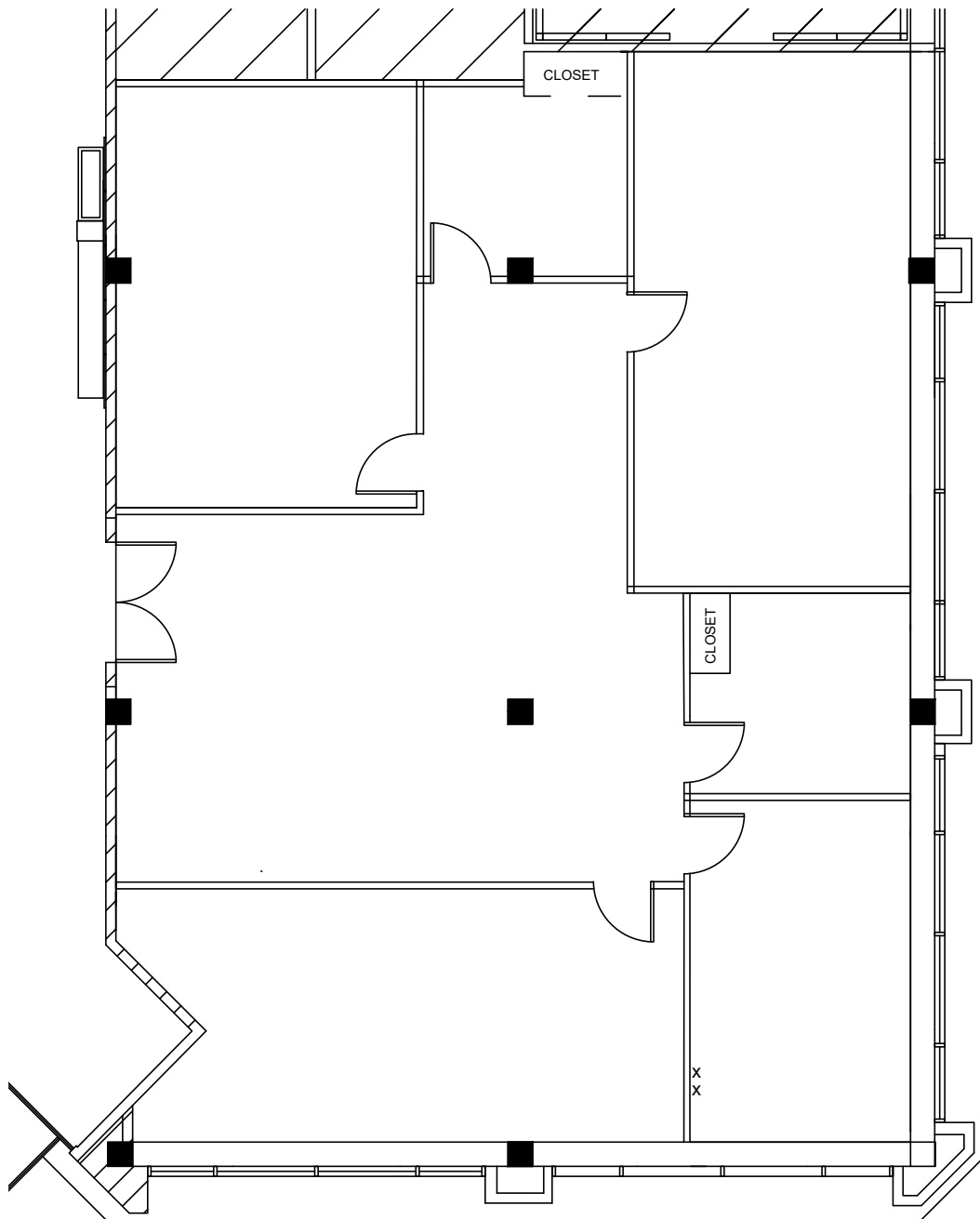
lennard.com

620 Wilson Avenue



Suite 100 | Floor Plan

2,564 SF



Lennard:

Joni Blanshard*, Vice President
905.247.9231 • jblanshard@lennard.com

*Sales Representative

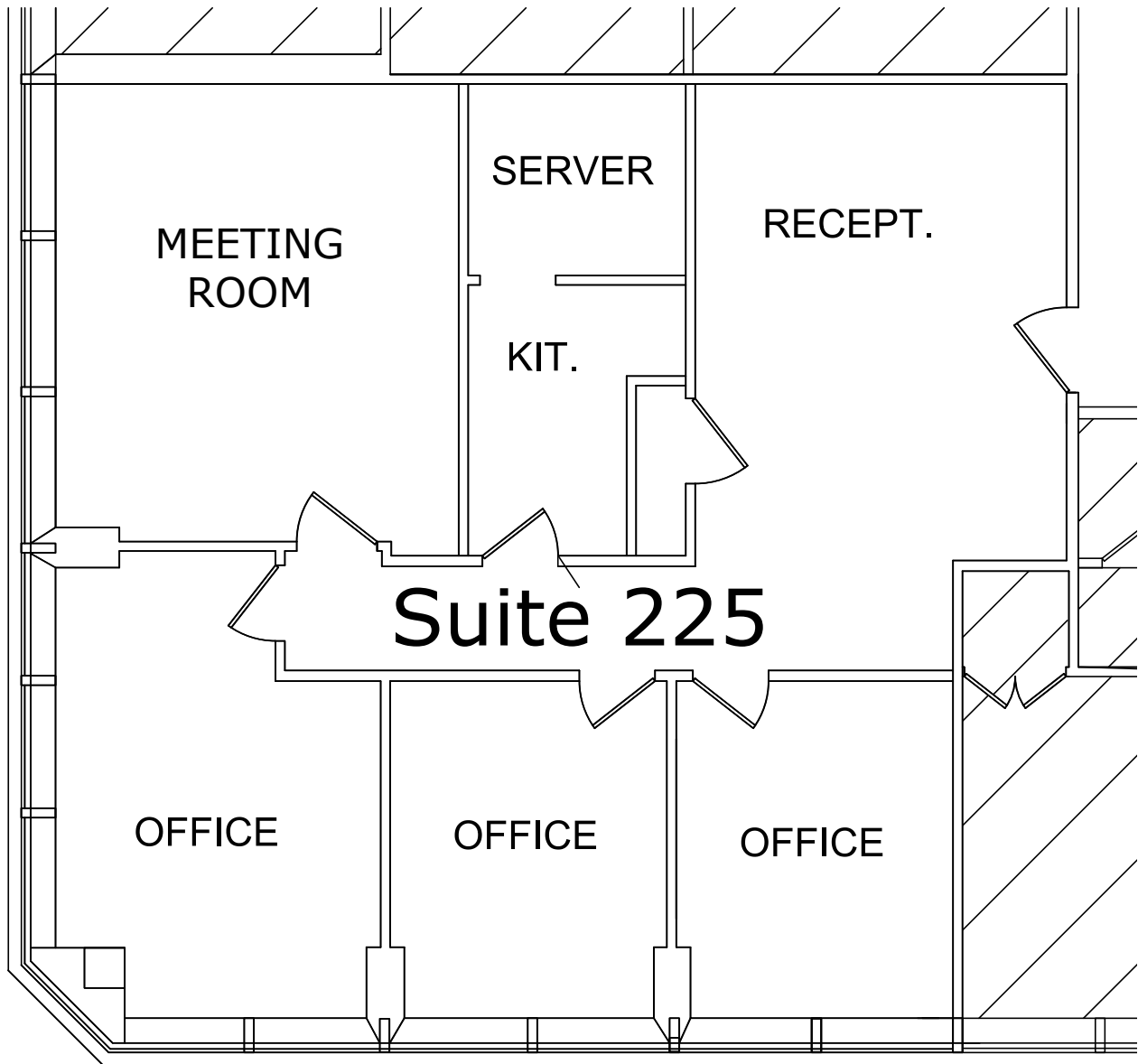
lennard.com

620 Wilson Avenue



Suite 225 | Floor Plan

1,323 SF



Lennard:

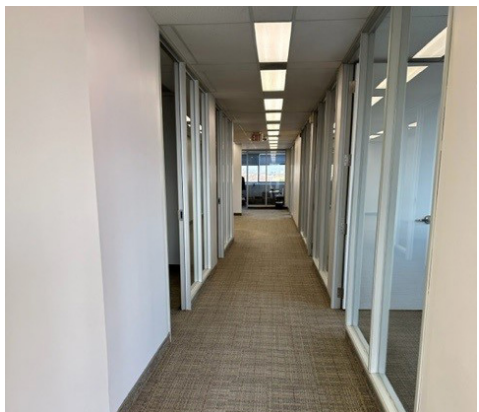
Joni Blanshard*, Vice President
905.247.9231 • jblanshard@lennard.com

*Sales Representative

lennard.com

620 Wilson Avenue

Suite 401 | Photos



Lennard:

Joni Blanshard*, Vice President
905.247.9231 • jblanshard@lennard.com

*Sales Representative

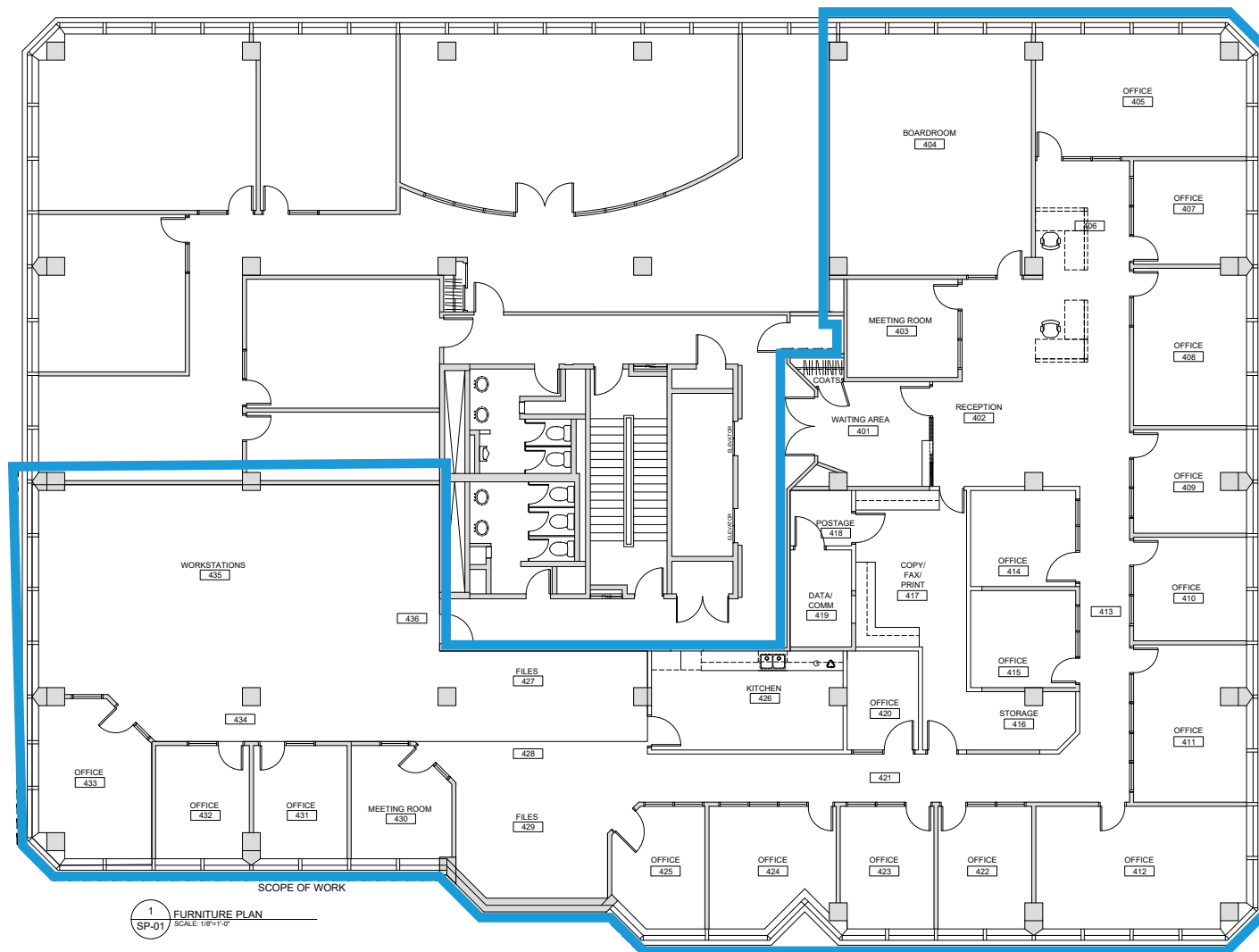
lennard.com

620 Wilson Avenue



Suite 401 | Floor Plan

7,777 SF



Lennard:

Joni Blanshard*, Vice President
905.247.9231 • jblanshard@lennard.com

*Sales Representative

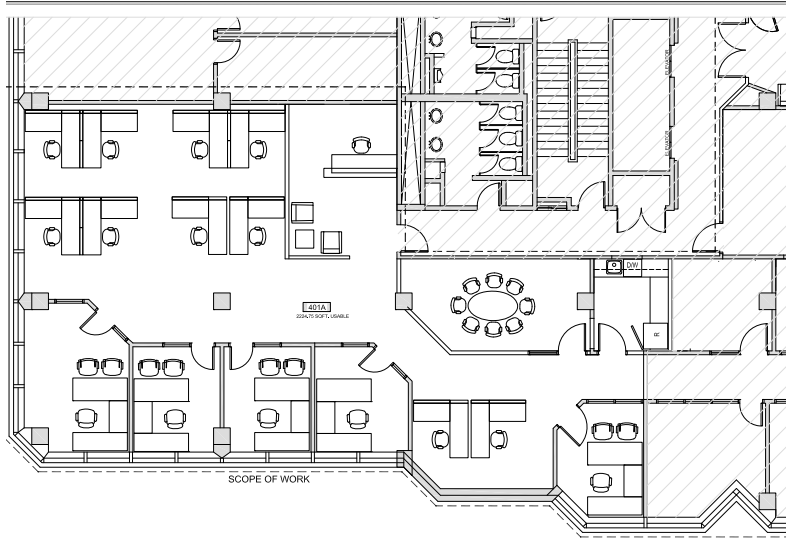
lennard.com

620 Wilson Avenue

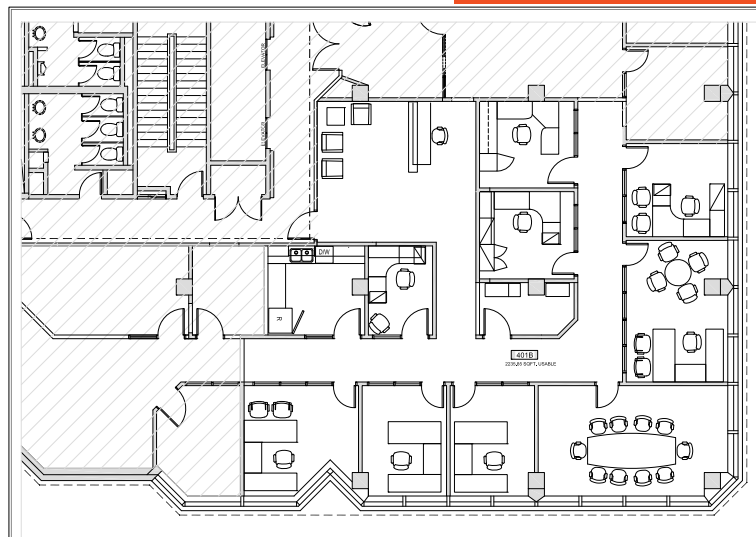


4th Floor Divisible Plan

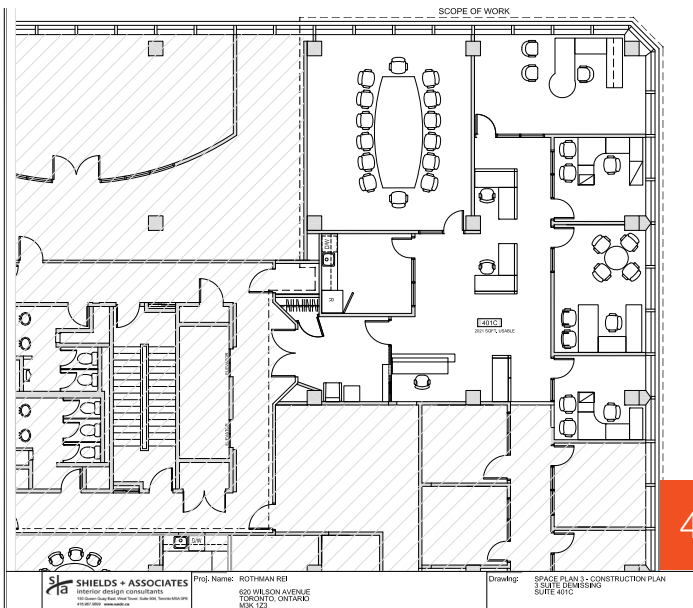
Three Suite Demising



401A : 2,655 SF



401B : 2,698 SF



401C : 2,424 SF

SHIELDS + ASSOCIATES
interior design consultants
100 Adelaide Street West, Suite 1000
Toronto, Ontario M5H 1A1
Tel: 416.593.8888
Fax: 416.593.8889
www.shieldsandassociates.com

Proj. Name: ROTHMAN REB
620 WILSON AVENUE
TORONTO, ONTARIO
M5K 1Z3

Drawing: SPACE PLAN 3 - CONSTRUCTION PLAN
3 SUITE DEMISING
SUITE 401C

Lennard:

Joni Blanshard*, Vice President
905.247.9231 • jblanshard@lennard.com

*Sales Representative

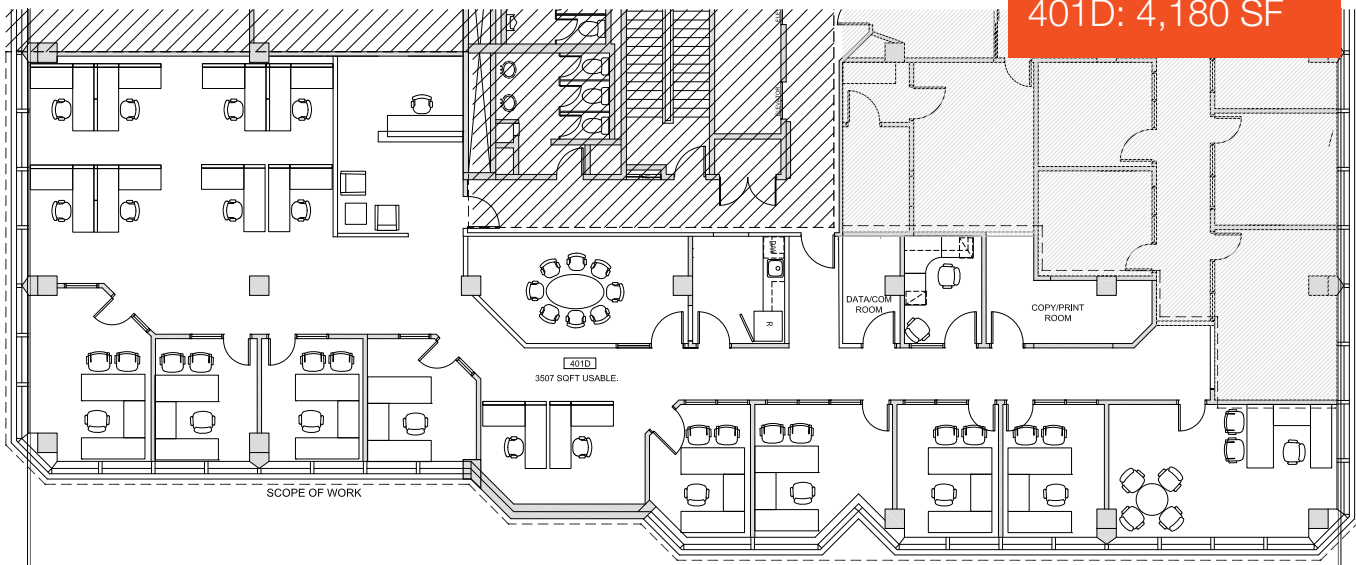
lennard.com

620 Wilson Avenue

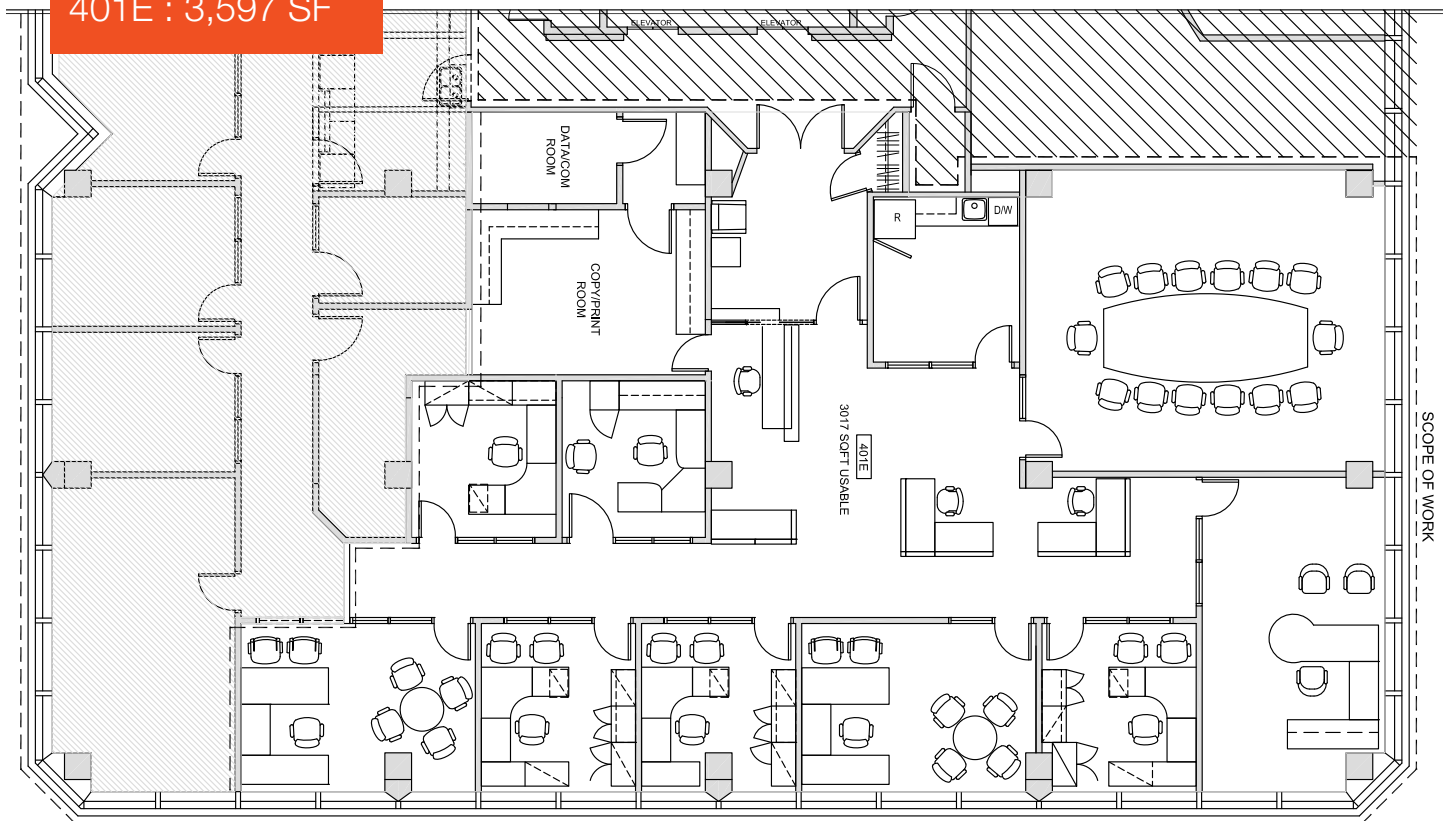
4th Floor Divisible Plan

Two Suite Demising

401D: 4,180 SF



401E : 3,597 SF



Lennard:

Joni Blanshard*, Vice President
905.247.9231 • jblanshard@lennard.com

*Sales Representative

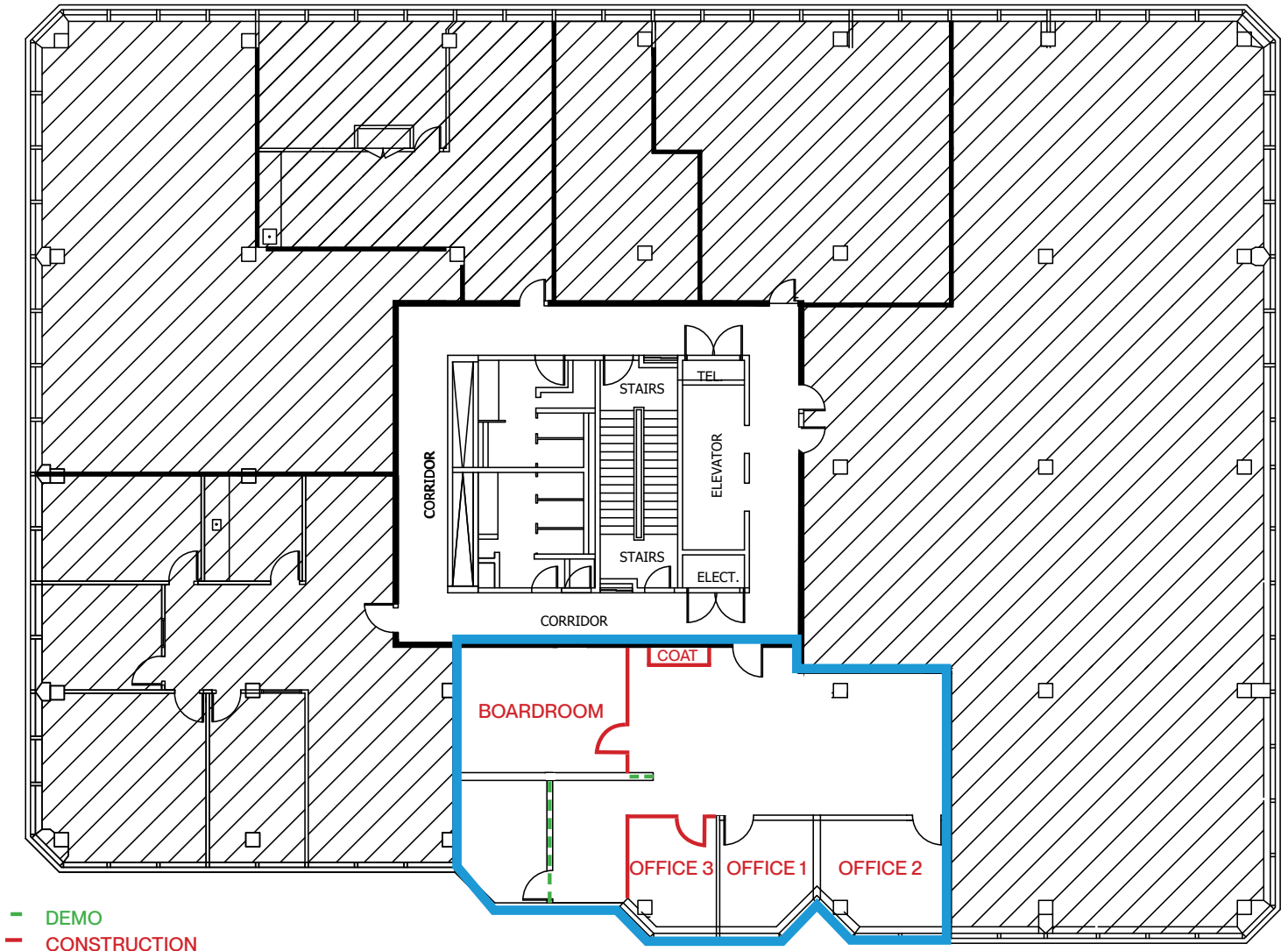
lennard.com

620 Wilson Avenue



Suite 506B | Floor Plan

1,506 SF



Lennard:

Joni Blanshard*, Vice President
905.247.9231 • jblanshard@lennard.com

*Sales Representative

lennard.com