



ELLESMERE

520 ELLESMERE ROAD

MEDICAL CLINIC SPACE  
AVAILABLE FOR LEASE

CBRE

Appelt PROPERTIES







# AVAILABLE SUITES

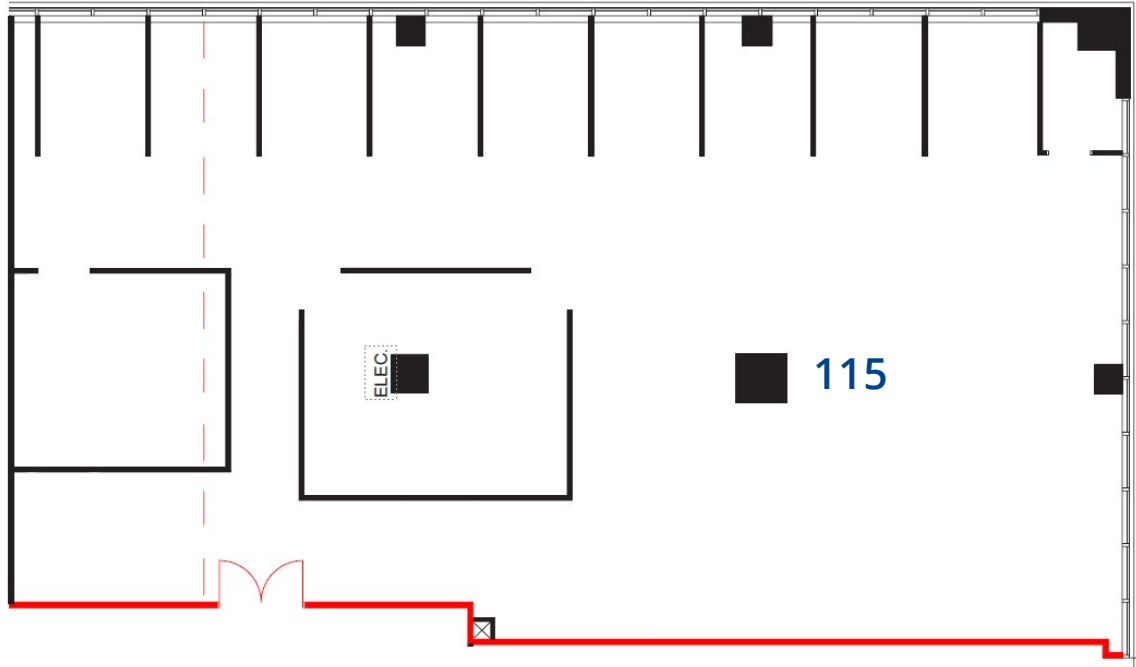
SUITE	SIZE (SF)
115	4,218 (Ideal for Walk In Clinic)
216	2,270
302	566
401	3,428
501	5,953 (Divisible)
603	2,488
603B	1,200
604	711

RENTAL RATE	ADDITIONAL RENT	POSSESSION
\$24.00 per sq. ft. net	\$15.28 per sq. ft. (2025)	Immediate



# FLOOR PLANS

SUITE 115 - 4,218 SQ. FT.



SUITE 216 - 2,270 SQ. FT.



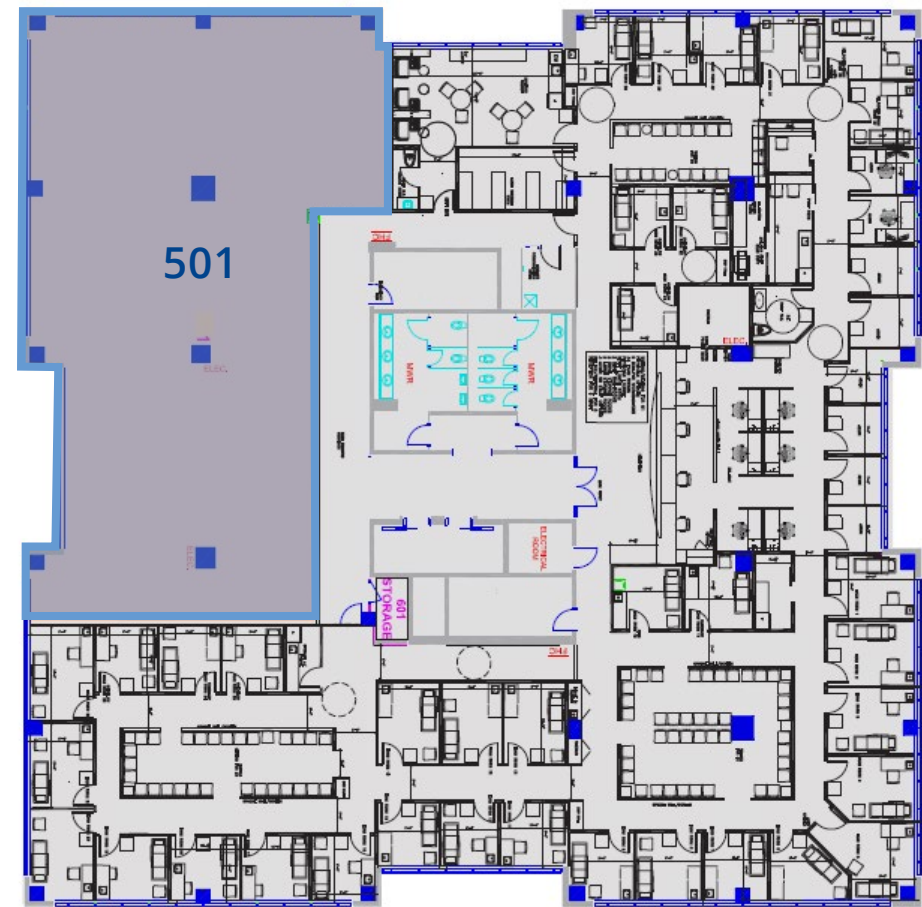
SUITE 401 - 3,428 SQ. FT.



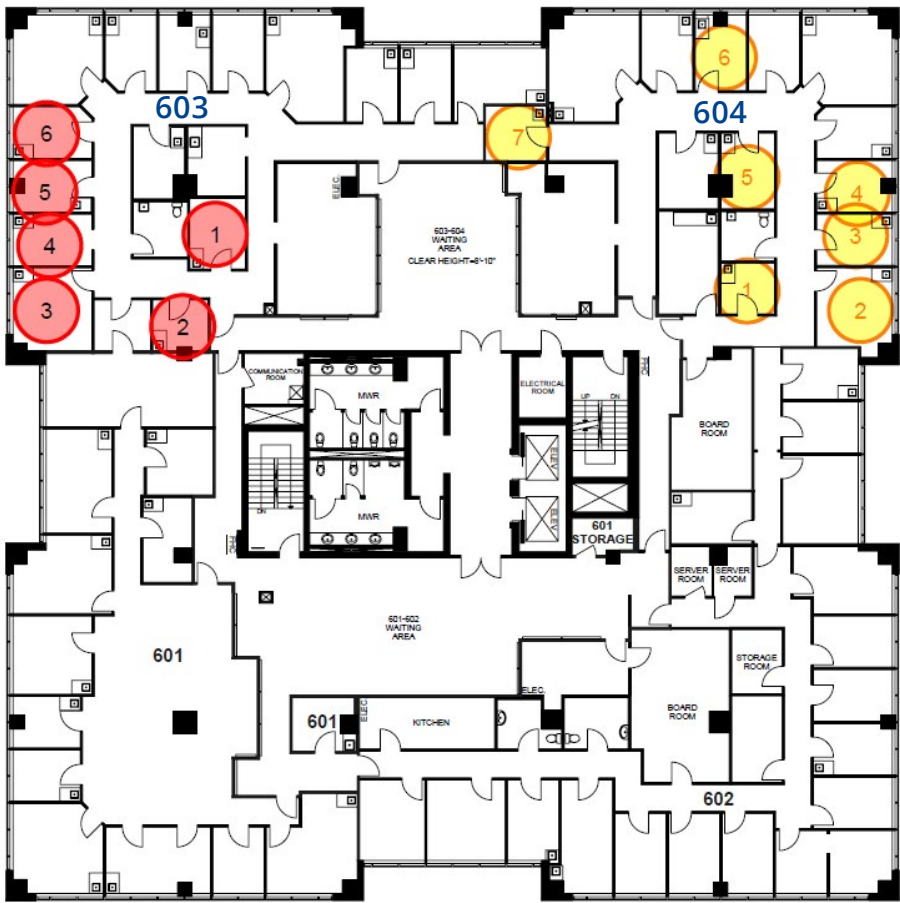


# FLOOR PLANS

SUITE 501 - 5,953 SQ. FT.



SUITE 603 - 2,488 SQ. FT.  
SUITE 603B - 1,200 SQ. FT.  
SUITE 604 - 711 SQ. FT.





# PROPERTY HIGHLIGHTS

## TORONTO EAST PREMIER HEALTHCARE FACILITY

Appelt Properties is an operator of healthcare real estate across Canada. With approximately 900,000 square feet of medical outpatient space under management, the company focuses on creating high performing medical ecosystems in each of its properties through a well curated mix of practitioners and medical service providers. By following this approach with laser like focus, each building that Appelt manages is equipped to provide a high level of healthcare service delivery to the end user-patients.

Appelt Properties believes that operating healthcare real estate requires an extremely hands-on approach and commitment. Appelt actively works with their tenants to address the evolving needs within the operation of each business or clinic. As specialists in this type of real estate, we have developed a consultative approach with our medical tenants/partners, that allows us to adapt to changing medical environments across Canada. Practitioners and service providers can be assured that their experience in an Appelt building is that of partnership, geared towards mutual success above all else.

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Landlord Standard High Quality Medical Clinic Turnkey Build Outs Available
- 

Ample parking for tenants and visitors
- 

Strategically located within 10-minute drive of four major hospitals
- 

5-minute drive from Highway 401
- 

Over 55 full time family doctors
- 

5-minute bus ride to Ellesmere subway station
- 

Over 30 specialists
- 


Outdoor patio for tenants and visitors





# SURROUNDING MEDICAL NETWORK







- 1 Scarborough General Hospital
- 2 Rouge Valley Centenary
- 3 North York General Hospital
- 4 Mackenzie Health
- 5 Birchmount Hospital

 Scarborough Health Network

## DRIVE TIMES

4 min (1.6 km)	Hwy 401
8 min (3.7 km)	Hwy 404/DVP
24 min (12.9 km)	Hwy 407
11 min (5.5 km)	General Hospital
16 min (7.8 km)	Centenary Hospital
9 min (4.9 km)	Birchmount Hospital
11 min (6.9 km)	North York General Hospital
30 min (36.7 km)	Mackenzie Health
23 min (25.6 km)	Markham Stouffville Hospital
3 min (1.5 km)	Ellesmere Station
6 min (3.7 km)	Agincourt GO



-  520 ELLESMERE RD
-  Ellesmere Station
-  TTC Bus Route 95
-  TTC Bus Route 68
-  TTC Bus Route 17
-  TTC Bus Route 43





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## CONTACT US

### Jason Kelly\*

Sales Associate

+1 416 495 6282

jason.kelly@cbre.com

### Bryant Wilson\*

Vice President

+1 416 495 6278

bryant.wilson@cbre.com

**CBRE**

Appelt PROPERTIES

\*Sales Representative | All Outlines Are Approximate

CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | [www.cbre.ca](http://www.cbre.ca)

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