

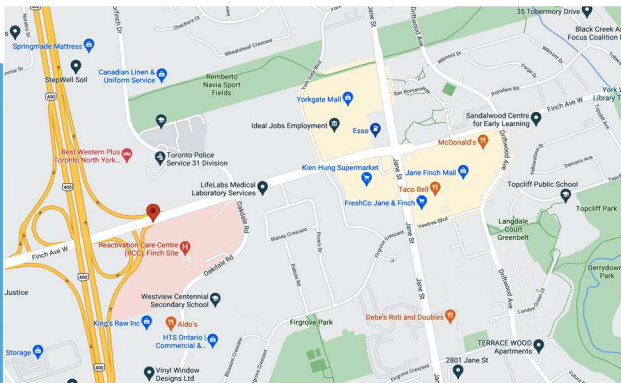


Realty Limited | Design Limited | Property Services Inc



Humber River Professional Centre

2115 Finch Avenue West, North York, ON



LOCATION HIGHLIGHTS



MAJOR INTERSECTION
**Finch Avenue and
Hwy 400**



NEAREST HOSPITAL
**Reactivation Care Centre (On
Campus) Humber River Hospital 8km**

LEASING INQUIRIES

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PUBLIC TRANSIT ACCESS
**TTC - Finch West LRT to
Norfinch Oakdale
Bus 36 Finch West**



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PROPERTY DESCRIPTION

Humber River Professional Centre is a 4 storey medical building owned by HRH situated at Finch Ave W. and Hwy 400 with proximity to Ontario's largest health care facility, Humber River Hospital, next to the Reactivation Care Centres and the soon coming 320-bed long-term care home. Access to new Finch West LRT only steps from main entrance. The Professional Centre is occupied by a diversified group of medical tenants including family physicians, medical specialists and a pharmacy. Extensive parking facilities are available on-site.

AVAILABLE SPACES

Available between 400 s.f. and 12,000 s.f.

BUILDING FEATURES

- Leasehold Signing Incentives Available to New Tenants
- Pharmacy & Other Medical Services On-Site
- On-Site Building Superintendent
- Abundant Surface Parking

LEASING INFORMATION

Building Size:	68,561 sq.ft.
Floors:	4
Asking Rent:	\$16.00 psf

Additional Rent (estimated):

Operatng Costs	\$ 16.09
Realty Taxes:	\$ 4.58

Total:	\$20.67 psf
Parking:	Above Ground

NOTE: Additional Rent estimate is subject to change. Asking Rent is negotiable. Leasehold Available.