

1333 NEILSON ROAD

MEDICAL CLINIC SPACE
AVAILABLE FOR LEASE

CBRE

Appelt PROPERTIES





AVAILABLE SUITES

GROUND FLOOR - DEMISABLE 1,500 - 12,480 SQ. FT.

SAMPLE SIZE UNITS

SIZE (SF)
2,000
2,500
3,000
3,500
4,000

2ND FLOOR

UNIT	SIZE (SF)
220	833
230	1,447
235	1,003

3RD FLOOR

UNIT	SIZE (SF)
300	1,253
305	751
315	697
325	1,060
335	1,043

Note: Units described above are for illustration purposes only and can be adjusted to appropriately meet the size and layout requirements for specific users

NET RENT

\$15.00 - \$20.00
per sq. ft. per annum

ADDITIONAL RENT

\$18.80 per sq. ft. per annum
(2025 estimate)

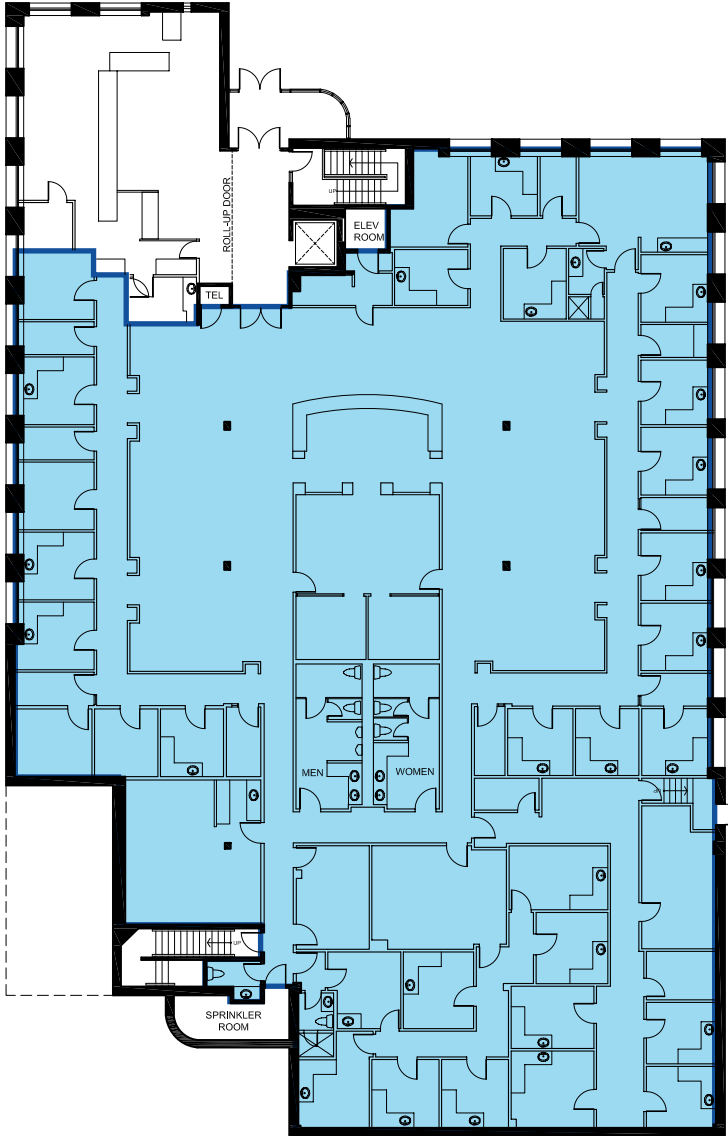
POSSESSION

Immediate

FLOOR PLANS

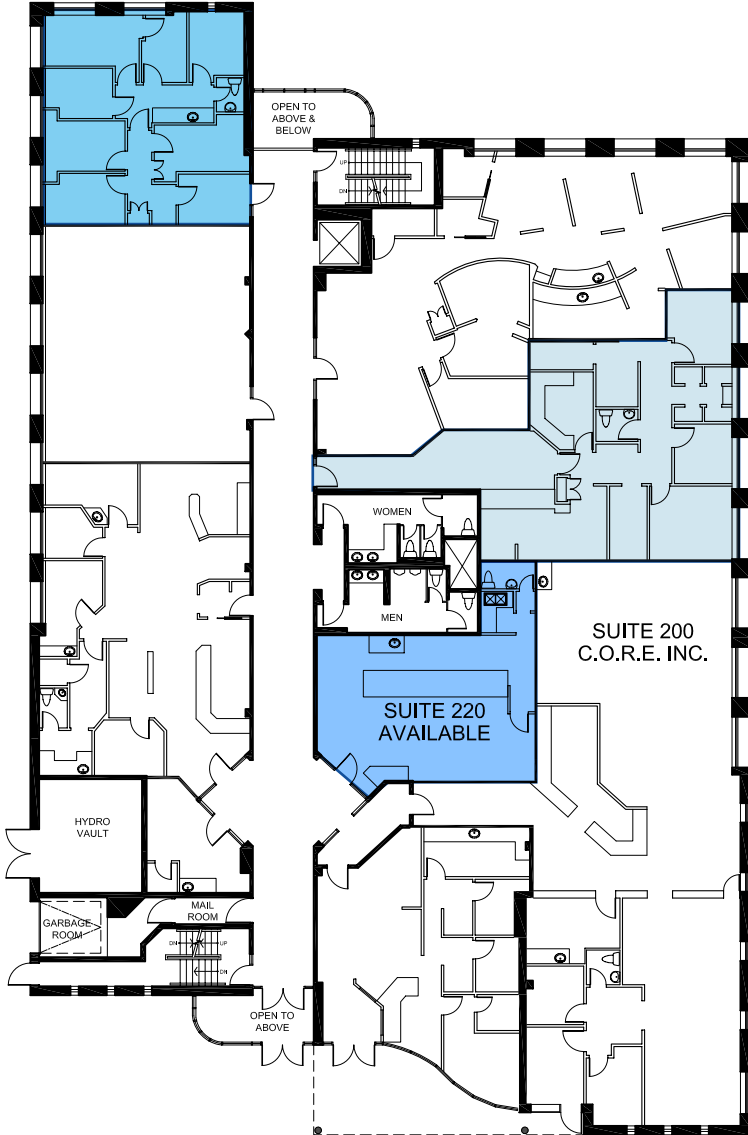
GROUND FLOOR

UNIT 100



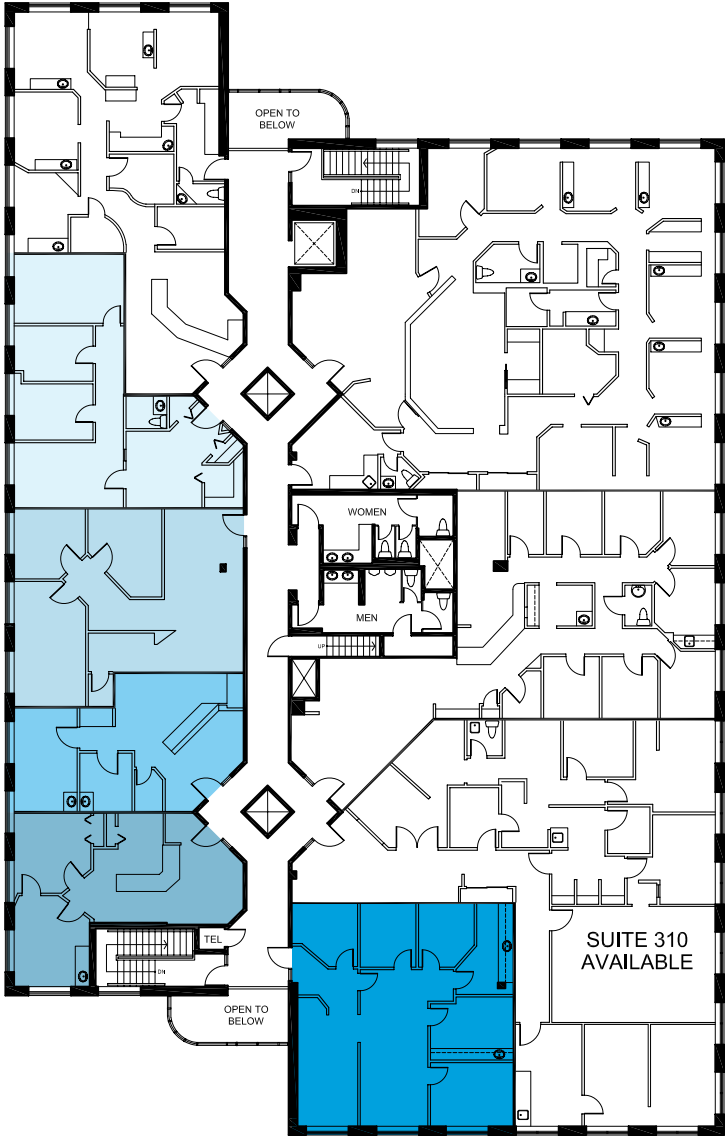
2ND FLOOR

- UNIT 220
- UNIT 230
- UNIT 235



3RD FLOOR

- UNIT 300
- UNIT 305
- UNIT 315
- UNIT 325
- UNIT 335



PROPERTY HIGHLIGHTS

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.



Building under new ownership



Ample tenant and employee parking



Various sizes available



6 minute bus ride to Ellesmere Subway Station



Full service pharmacy in building



Close proximity to Highway 401



Landlord committed to investing back into the building (lobbies & common areas)



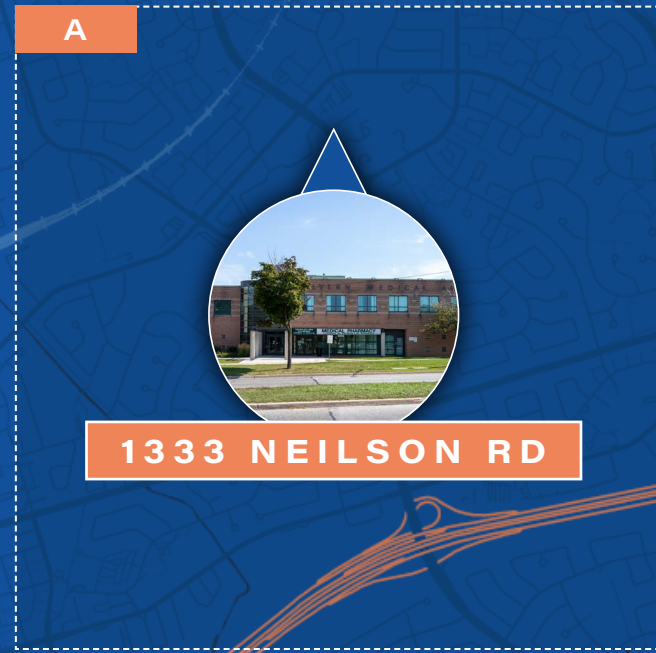
Nearby hospitals and medical centres: Scarborough General, Rouge Valley Centenary, North York General, Mackenzie Health, Scarborough Health Network



SURROUNDING MEDICAL NETWORK

- 1 Centenary Hospital
- 2 Birchmount Hospital
- + Scarborough Health Network

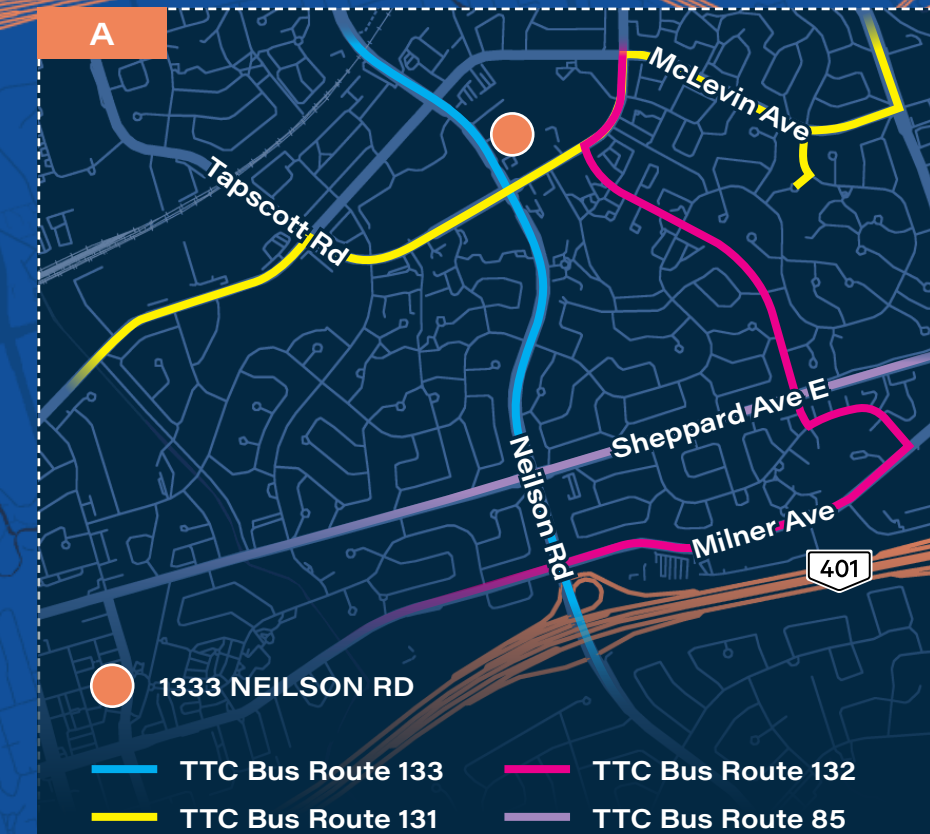
2 +
3030 Birchmount Rd, Scarborough



1 +
3050 Lawrence Ave E, Scarborough

DRIVE TIMES

6 min (3.0 km)	Hwy 401
13 min (13.2 km)	Hwy 404/DVP
15 min (8.1 km)	Hwy 407
17 min (8.5 km)	General Hospital
9 min (4.8 km)	Centenary Hospital
16 min (8.1 km)	Birchmount Hospital
16 min (15.7 km)	North York General Hospital
33 min (45.5 km)	Mackenzie Health
19 min (10.8 km)	Markham Stouffville Hospital
14 min (6.8 km)	Agincourt GO



SCARBOROUGH

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Appelt PROPERTIES

*Sales Representative | All Outlines Are Approximate

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