

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 +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 +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.

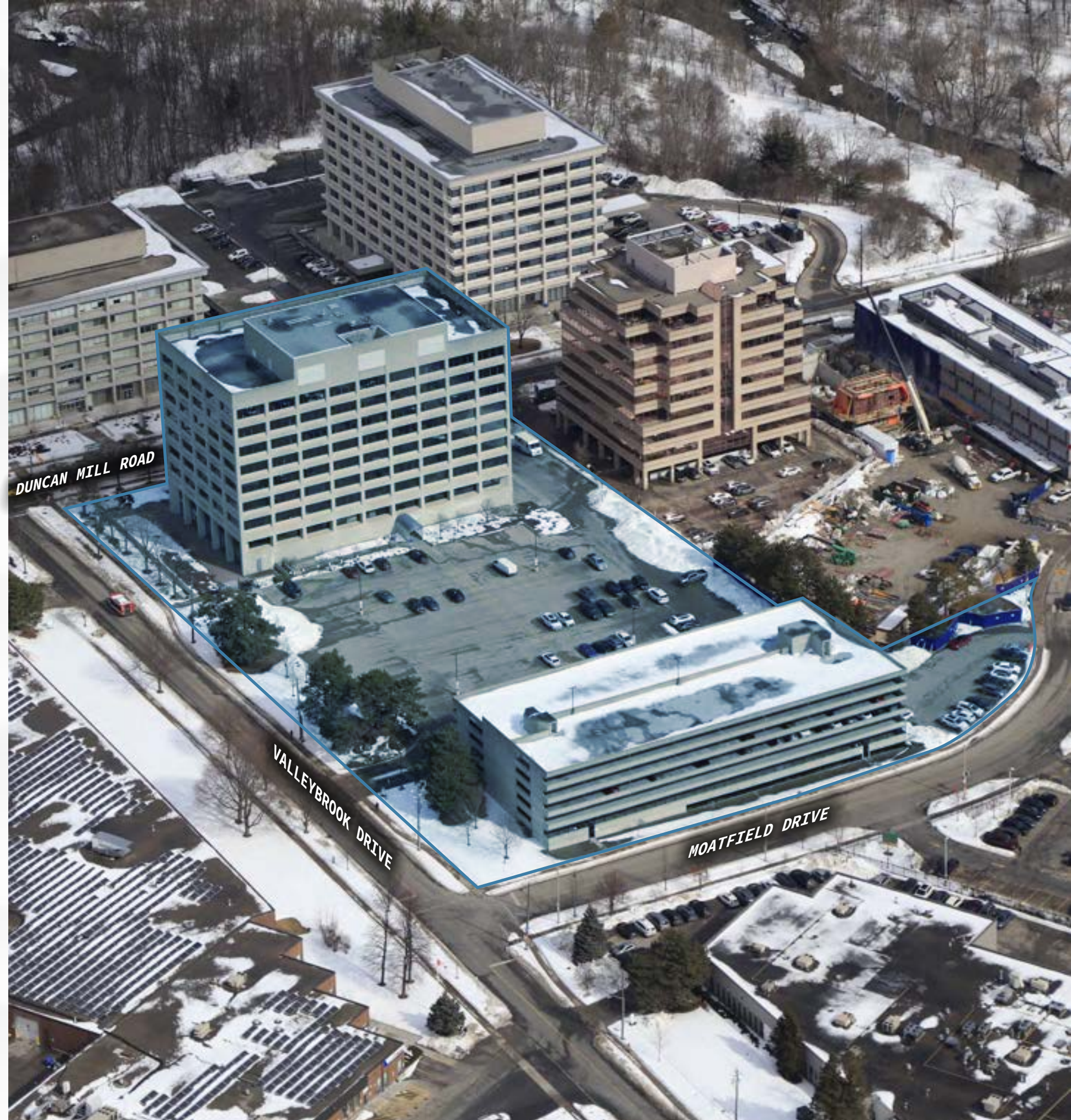


PROPERTY OVERVIEW

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

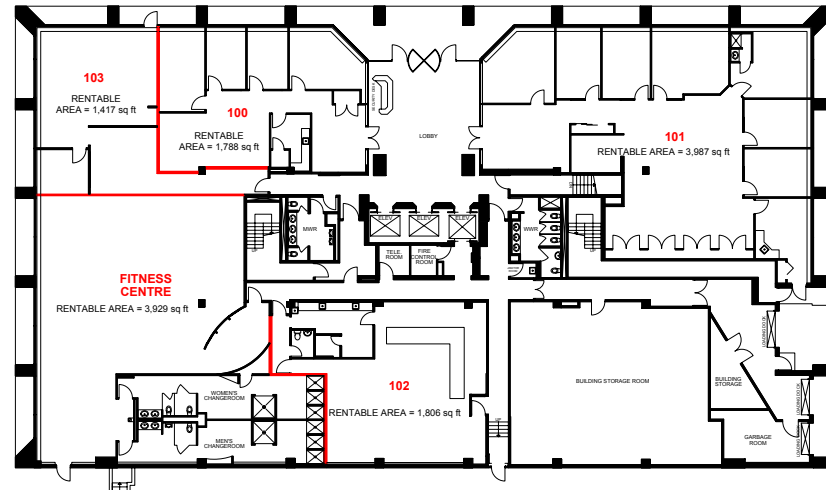


- ± 159,710 SQ. FT. OFFICE
- ± 3.988 ACRES
- 9 FLOORS
- 3 : 1,000 SQ. FT. PARKING RATIO
- 6-LEVEL SPLIT PARKAGE / ± 155,000 SQ. FT.

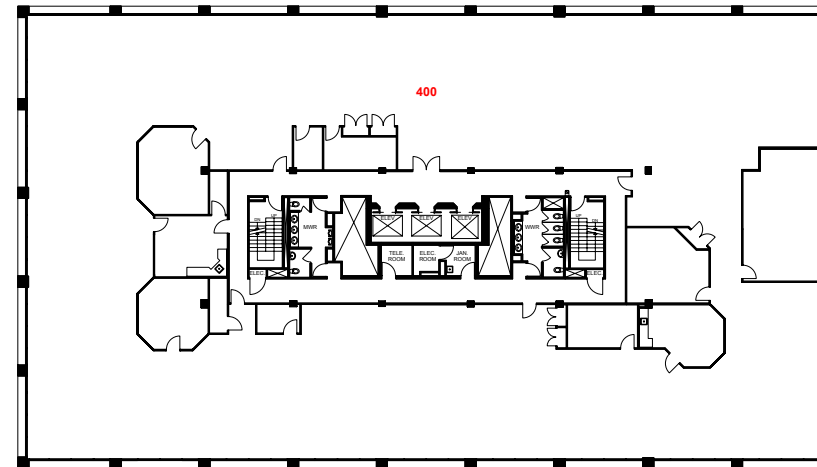
FLOOR PLANS

Full floor plans are available in the online property library

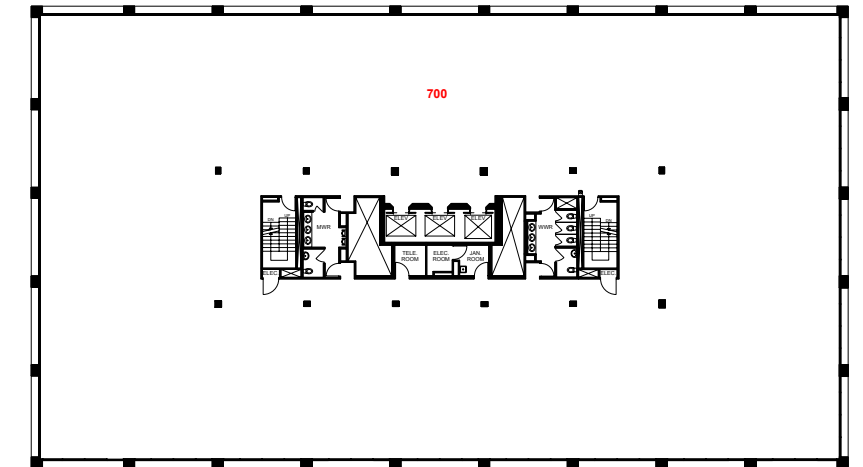
FIRST FLOOR



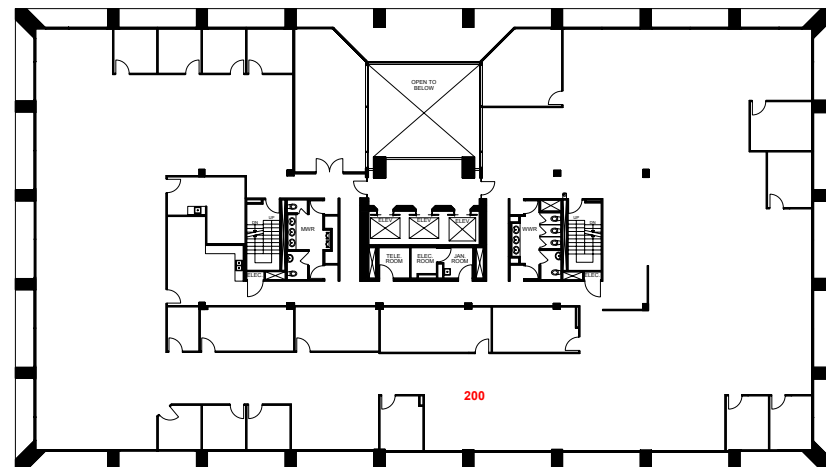
FOURTH FLOOR



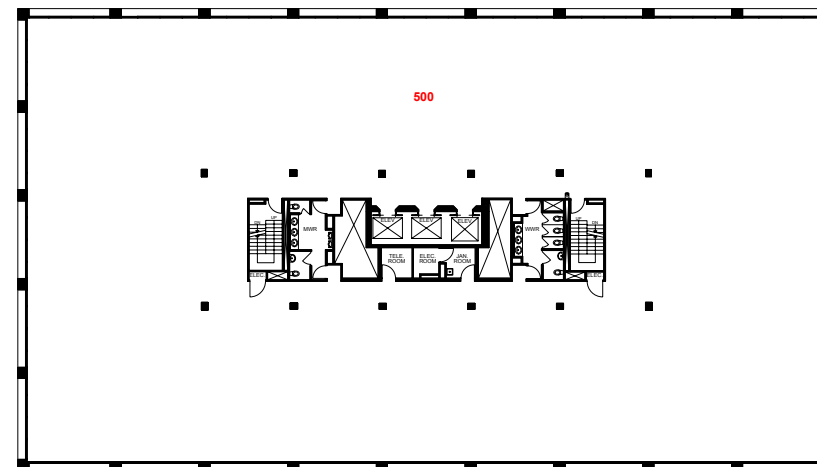
SEVENTH FLOOR



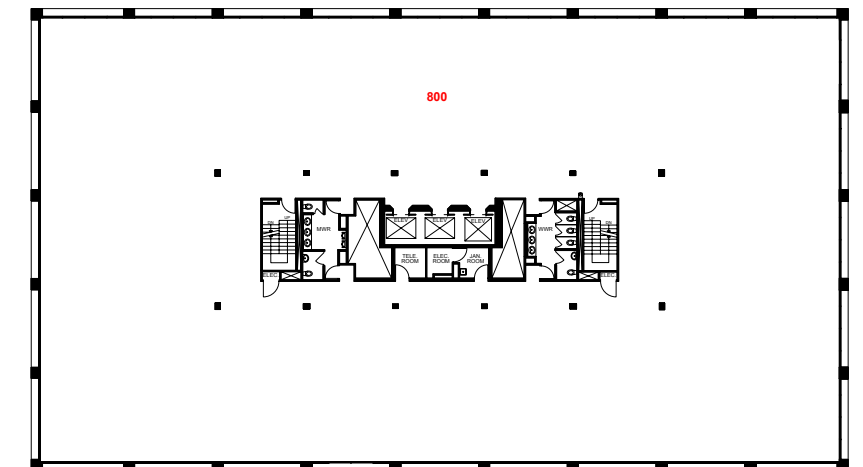
SECOND FLOOR



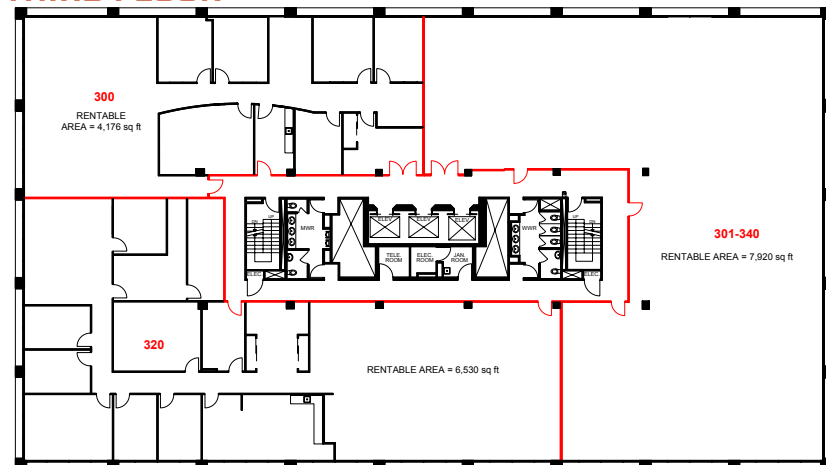
FIFTH FLOOR



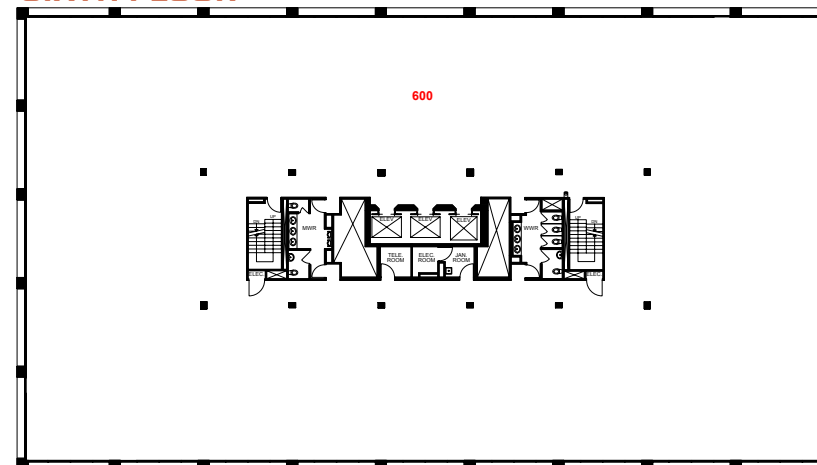
EIGHTH FLOOR



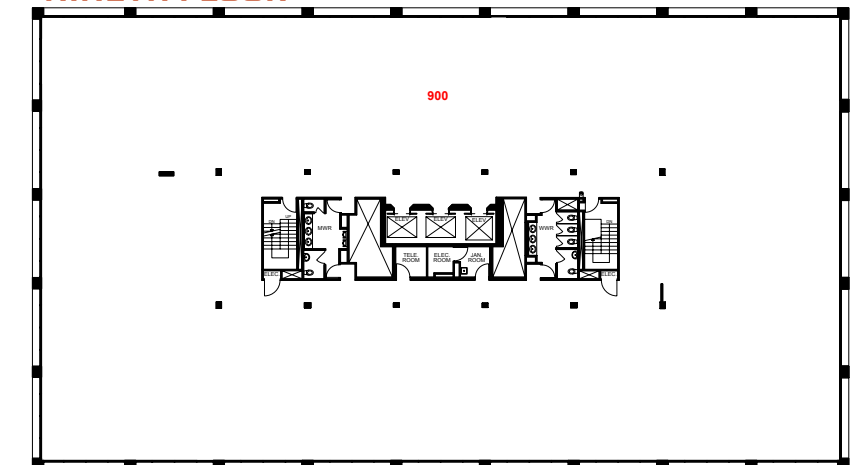
THIRD FLOOR



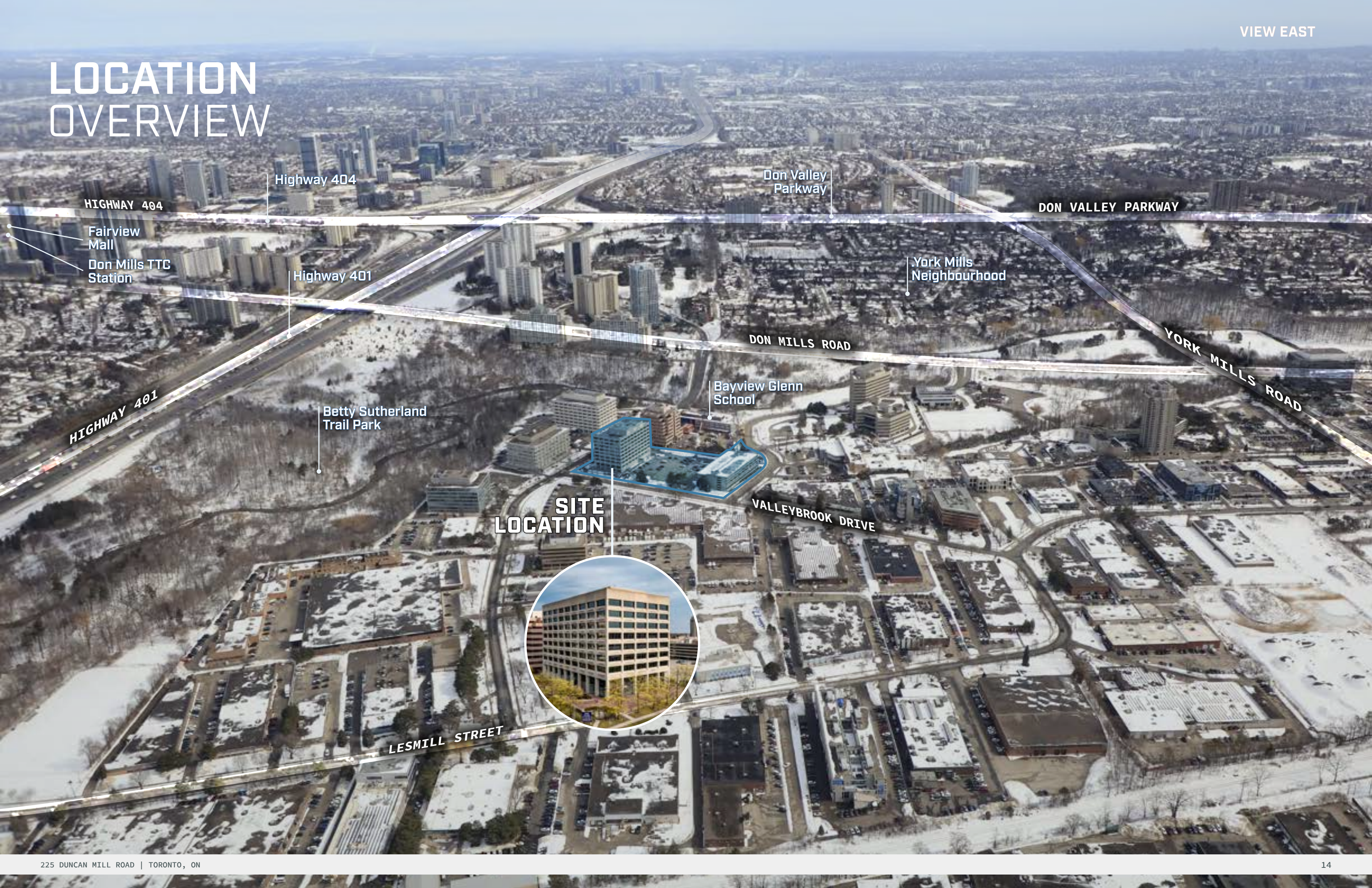
SIXTH FLOOR



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"> Line 1 Yonge-University Line 2 Bloor-Danforth Line 4 Sheppard TTC 101 & 503 Streetcar* UP Express GO 	<ul style="list-style-type: none"> Yonge North Subway Extension Scarborough Subway Extension Line 5 Eglinton Cross-town LRT Line 6 Finch West LRT Ontario Line Eglinton Cross-town West Extension SmartTrack Station 	<ul style="list-style-type: none"> Bloor-Yonge Station Capacity Improvement GO Station Improvement Additional GO Track Eglinton East LRT Waterfront Transit - East Extension Waterfront Transit - West Extension Danforth-Scarborough BRT Line 7 Bloor 	<ul style="list-style-type: none"> Dundas BRT Sheppard Extension Eglinton Cross-town West Extension - Airport Planned GO Station Potential Station Interchange stations

Note: The alignment and stations of projects that are currently being planned are subject to change. * Existing streetcar service.
Last Update Date: 03/21/2024

★ Site Location

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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**Broker *Sales Representative

**LAND
SPECIALISTS**

CBRE

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**Broker *Sales Representative | All Outlines Are Approximate

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