

# FOR SALE

## Owner-Occupier/Investor Office Opportunity



95 & 105 MOATFIELD DRIVE, TORONTO



CUSHMAN &  
WAKEFIELD



## INVESTMENT HIGHLIGHTS



### Strategic Location

The Property is strategically located north of York Mills Road and west of Don Mills Road in North Toronto, ON, spanning 6.56 acres. It features significant frontage of 995 feet along Moatfield Drive and offers excellent access to major transportation routes, including Highway 401 and the Don Valley Parkway, facilitating quick connectivity to downtown Toronto and the Greater Toronto Area. A variety of public transit options are conveniently located nearby, including bus routes along Don Mills and York Mills Roads, enhancing accessibility for commuters.



### Attractive Buildings with Ample Parking

The Property consists of two buildings: 95 Moatfield Drive, totaling 165,315 square feet, and 105 Moatfield Drive, encompassing 247,953 square feet. Both buildings offer appealing office layouts, supplemented by a combined total of 282 surface parking spaces and 972 underground parking spaces, accommodating tenants and visitors.



### Building Condition

The Baseline Building Condition Assessment conducted by Pinchin in October 2024 highlighted opportunities for enhancement and modernization within the property. The assessment identified an investment of approximately \$10.9 million, that could significantly improve various systems, including roofs, walls, elevators, and mechanical systems. To maximize the property's potential and ensure long-term tenant satisfaction, it is recommended that \$6.3 million of this investment be allocated for completion by the end of 2025, subject to additional review of the parking structure. Current observations present a unique chance for new ownership to implement these upgrades, ultimately creating a more appealing environment for tenants and enhancing the overall value of the building.



### Design and Occupancy Options

Constructed in 1982, the Property is designated as an Employment Area under the City of Toronto Official Plan and classified as Industrial-Office Business Park MO(6) under the North York Zoning By-law, with a maximum gross floor area of 100% of the lot area. This flexibility presents attractive opportunities for potential occupiers and investors.



### Tenant Amenities and Occupancy

The site is conveniently located near a variety of tenant amenities along Don Mills, including the Shops at Don Mills, LA Fitness, and Fairview Mall, enhancing the appeal for prospective tenants. Currently, Hitachi occupies 53% of the gross leasable area, and their upcoming lease expiry offers a chance for leasing opportunities and the potential to reposition the space for new tenants.





PROPERTY DETAILS

Address	95 & 105 Moatfield Drive, Toronto
PIN	100880046
Legal Description	PT LT 12 CON 3 EYS TWP OF YORK PT 1, 2, 3, 4, 64R9352; S/T TB236534, S/T TB20847, T/W TB20846, T/W TB20861; THE BOUNDARIES OF MOATFIELD DRIVE HAVING BEEN CONFIRMED BY PLAN BA-2076 REGISTERED AS TB122673 ON 21/09/1983.; TORONTO (N YORK) , CITY OF TORONTO. TOGETHER WITH AN EASEMENT OVER LOTS 73, 74, 75, PL 7607 S/E PTS 3, 4, PL 64R7053; PT LOT 12, E.Y.S, CON 3 ; PT 14, PL 64R7370 AS IN AT5178085
Land Area	6.56 Acres (285,835.36 sf)
Building Area	95 Moatfield Dr: 165,315 sf 105 Moatfield Dr: 247,953 sf Total: 413,268 sf
Year Built	1982
Parking	282 Surface 972 Underground
Occupancy	53%
Zoning	MO(6) – Industrial Office Business Park Zone
Official Plan	General Employment Areas

PERMITTED USES - MO(6)

- Adult education school
  - Artist studio
  - Car rental agency
  - College
  - Commercial gallery
  - Commercial school
  - Communications & broadcasting
  - Community centre
  - Day nursery
  - Financial institution
  - Fitness centre
- Health science research laboratory
  - Hotel
  - Industrial sales & service
  - Laundry
  - Manufacturing
  - Museum
  - Office uses
  - Outdoor cafe
  - Park
  - Personal service shop
  - Place of worship
- Public library
  - Research laboratory
  - Restaurant
  - Retail store
  - Service shop
  - Service station
  - Showroom
  - Theatre
  - University uses

Source: City of North-York Zoning By-law 7625

BUILDING SPECIFICATIONS

Roof	Inverted Roof Membrane Assembly systems, Sloped glass and aluminum skylights Modified bitumen membrane roof system.
Walls	Precast concrete wall and finned panels.
Windows	Glass and aluminum curtain wall system configurations consisting of Insulated Glass units within pronounced prefinished aluminum frames, Fixed IG units within prefinished aluminum frames.
Above Grade Paking	Asphalt paved driveways and parking areas Interlocking unit paved driveways and parking areas Cast-in-place concrete walkways and aprons, 282 spaces
Below Grade Parking	Constructed with a reinforced cast-in-place concrete substructure supporting cast-in-place reinforced suspended concrete floor slabs and podium deck. Possesses parking provisions for approximately 972 vehicles.
Elevators	Building A: two passenger, one frieght Buildling B: four passenger, two frieght
Interior Finishes	Consist of ceramic floor tiles, carpeting within the common areas, hardwood/ laminated wood floors, carpeting and ceramic/vinyl floor tiles within the office spaces. Floor finishes within the basement level and mechanical/utility rooms consist of unpainted/painted concrete floor slabs.
Ceilings	Suspended ceiling assemblies complete with layin-tiles, painted gypsum ceiling boards and bulkheads within the common areas and office spaces. Ceiling finishes within the mechanical/utility rooms and select tenant spaces consist of unpainted/ painted concrete ceilings.
HVAC	Hydronic heating loop generated by a central boiler plant consisting of two “RBI” natural gas-fired boilers and possess input heating capacities of 4,000,000 BTUH each. The boilers supply hot water to heating coils in the main Supply Air Handling Units and perimeter Fan Coil Units.
Domestic Hot Water	Provided by two “Raypak” natural gas-fired, boilers complete with insulated storage tanks noted in the rooftop mechanical penthouses. Building A possessing a maximum input heating capacity of 1,059,900 BTUH, Building B possessing a maximum input heating capacity of 726,000 BTUH.
Plumbing	Drainage piping consists of cast iron and Acrylonitrile Butadiene Styrene piping where visible, while plumbing for the domestic cold and hot water consists of copper piping.
Fire Protection & Life Safety	Provided by a “wet” sprinkler system as well as standpipe systems complete with fire hoses and dry chemical fire extinguishers.



PHOTO GALLERY - 95 MOATFIELD DRIVE





PHOTO GALLERY - 105 MOATFIELD DRIVE





Location Overview

LOCAL BUSINESSES

- 1

CF Fairview Mall
- 2

North York General Hospital
- 3

IKEA
- 4

Canadian Tire
- 5

MEC North York
- 6

The Keg Steakhouse + Bar
- 7

York Mills Gardens
- 8

Longo's
- 9

Starbucks
- 10

Cora
- 11

Galleria Supermarket
- 12

The Diamond at Don Mills
- 13

LA Fitness
- 14

CF Shops at Don Mills
- 15

Metro
- 16

Don Mills Civitan Arena

PARKS & LEISURE

- 1

Donalda Club
- 2

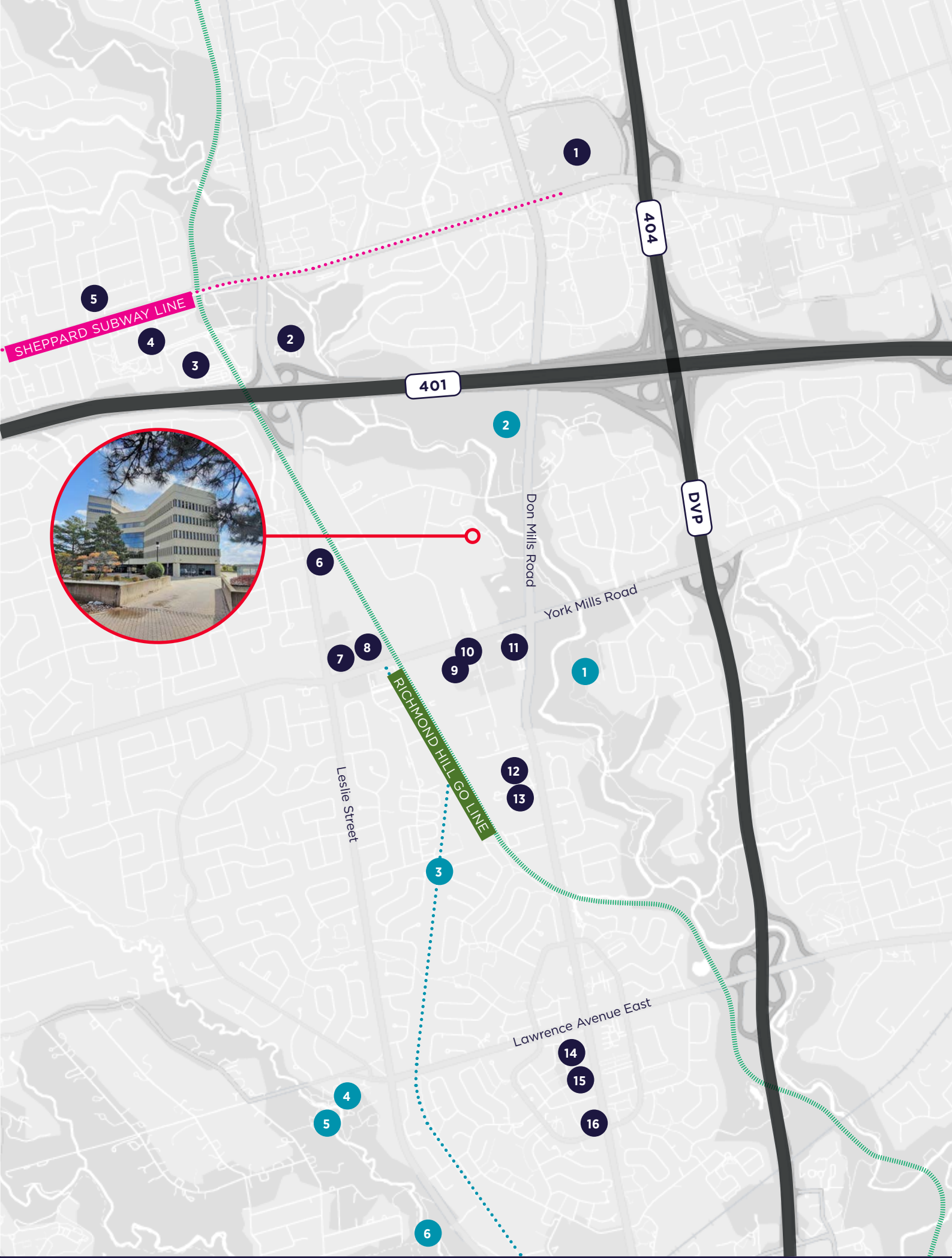
Betty Sutherland Trail Park
- 3

Don Mills Trail
- 4

Toronto Botanical Garden
- 5

Wilket Creek Recreational Trail
- 6

Sunnybrook Park & Sports Fields



DRIVE TIMES



QEW	3 mins
Oriole GO Station	5 mins
CF Fairview Mall	5 mins
Don Mills Subway Station	5 mins
Highway 404 / Don Valley Parkway	6 mins
Highway 404 / Don Valley Parkway	10 mins

NOTABLE RETAILERS & AMENITIES

## SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the court appointed disposition of 95 & 105 Moatfield Drive, Toronto, Ontario. Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Receiver.

The Offers to Purchase are encouraged to be submitted on the offer form provided by the Receiver and available on C&W’s virtual data room. Offers on the Receiver’s form will be considered on an as-received basis. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser’s ability and timeliness of closing, and proposed conditions, if any.

## PRICE

The Property is offered for sale on an unpriced basis.

## SUBMISSIONS

Offers are to be submitted to the listing team at:

**Andrew Morrow, Matthew Rakhit, Dan Rogers & Mike Brown**

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