

UNIT 203-204 AT 1265 MORNINGSID AVE, SCARBOROUGH, ON M1B 3W1

3496 SF OFFICE SPACE AVAILABLE FOR LEASE



Sam Shah
Broker
647-866-9097
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Bluetick
REALTY INC., BROKERAGE

OFFICE SPACE FOR LEASE

UNIT DETAILS:

UNIT:	203-204
TOTAL AREA:	3496 SF
BASIC RATE:	\$10 PER SF
TMI RATE:	\$17.50 PER SF
AVAILABLE FROM:	Jan 2026
VIEWING TIMINGS:	11 AM - 4 PM Monday- Friday 24 Hours Notice



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1265 MORNINGSIDE AVE

PROPERTY DETAILS:

1265 Morningside Ave, Unit 203-204 spans an impressive **3496 square feet** of office space. This strategically located property provides seamless access to the arterial routes of **Highway 401**, seamlessly blending expansive utility with unparalleled connectivity.



CLOSE
TO
TRANSIT



NEAR TO
ABUNDANCE
OF AMENITIES



EASY ACCESS
TO
HIGHWAY 401



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1265 MORNINGSIDE AVE

ZONING DETAILS:

ZONING: M

PERMITTED USES:

- EDUCATION
- TRAINING FACILITY
- PLACE OF WORSHIP
- PRINTING SHOP
- OFFICE USE
- MEDICAL / RESEARCH LAB
- FINANCIAL INSTITUTION
- WHOLESALING USE
- WAREHOUSE
- AMBULANCE DEPOT



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