

Office | For Lease
SIGNATURE BUILDING
OPPORTUNITY


225 YORKLAND BLVD
YOUR BUILDING - YOUR CULTURE



225 Yorkland Boulevard
Toronto, ON

CBRE

The Opportunity

Located in the evolving Consumers Road Business Park at the North-East interchange of Hwy. 401 and 404, this 60,000 square foot freestanding office building is the first time to market providing a single user occupier the opportunity to represent their organization's brand and values by creating a distinct cultural experience for their employees and clients. The potential is limitless to develop a captivating workplace that attracts and retains talent while drawing staff back to the office.

The Details

Building Size:	60,000 sq. ft. (CLICK FOR FLOOR PLANS)
Floor Plate:	4 floors - 15,000 sq. ft. per floor
Net Rent:	Contact listing broker
Additional Rent:	\$13.75 per sq. ft. / annum (2022 Est.)
Parking:	125 on-site surface & underground. Additional parking available.

The Advantage



Branding Opportunity

Signature branding opportunity with top of building signage exposure to the highway and local street level



Building Governance

Control over building policies and regulations



Exclusive Infrastructure

Self contained exclusive infrastructure i.e. back-up generator/UPS system and security system



HVAC Management

Flexibility and control of the HVAC, management, and maintenance expenses



The Vision

Your Building, Your Culture might include:



Personal services i.e. fitness classes, massages, hairstylist, concierge, car washes and seasonal tire changes



Exclusive shuttle service to the local subway station



Full service café with licensed after hours social lounge



Attached patio for outdoor dining or breaks



Games room, or other entertainment areas i.e theatre room, golf simulator



On-site daycare (children and/or pets)

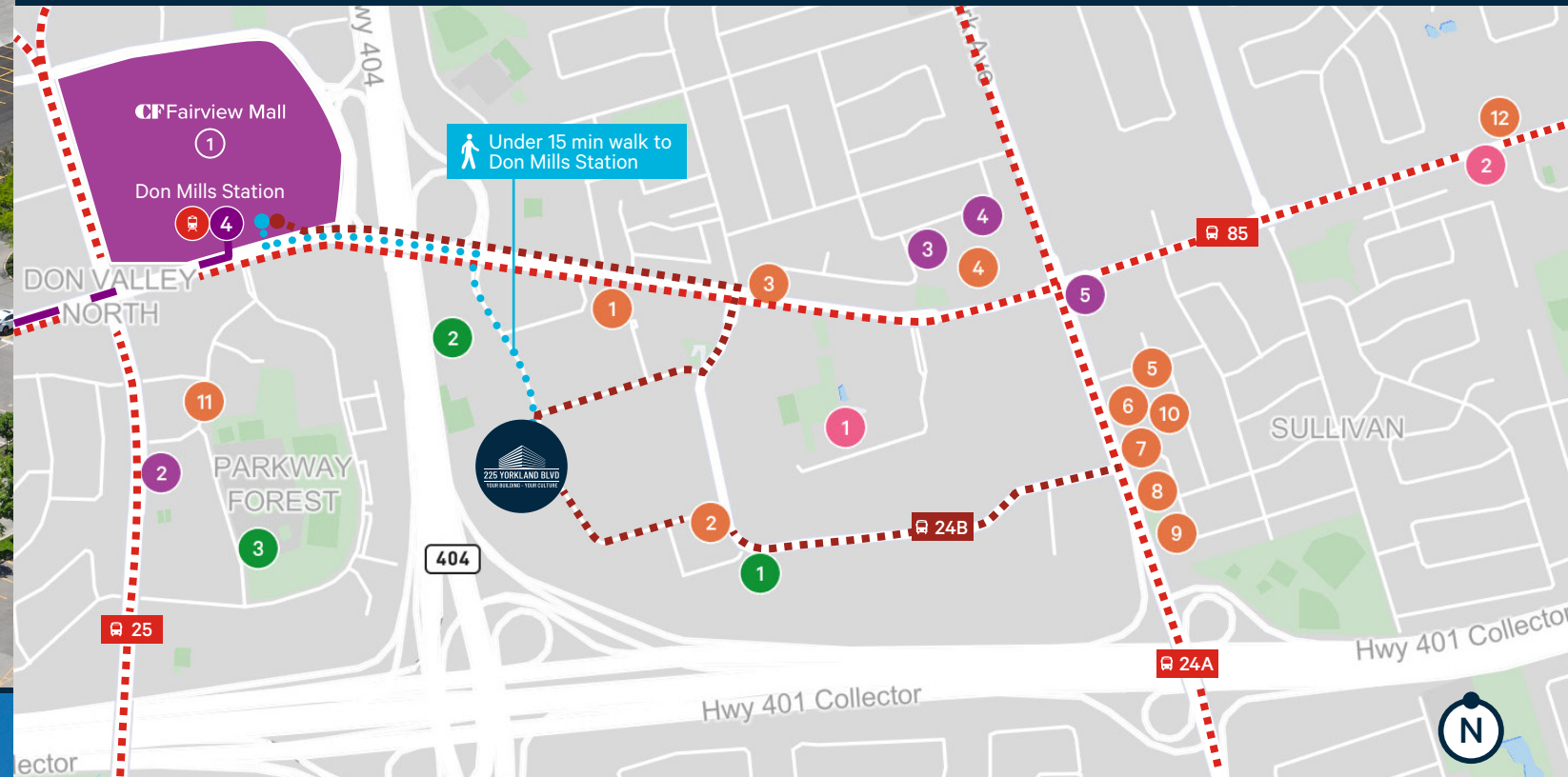
Modern Workplace Environment

Create a visually attractive modern workplace that employees enjoy coming to

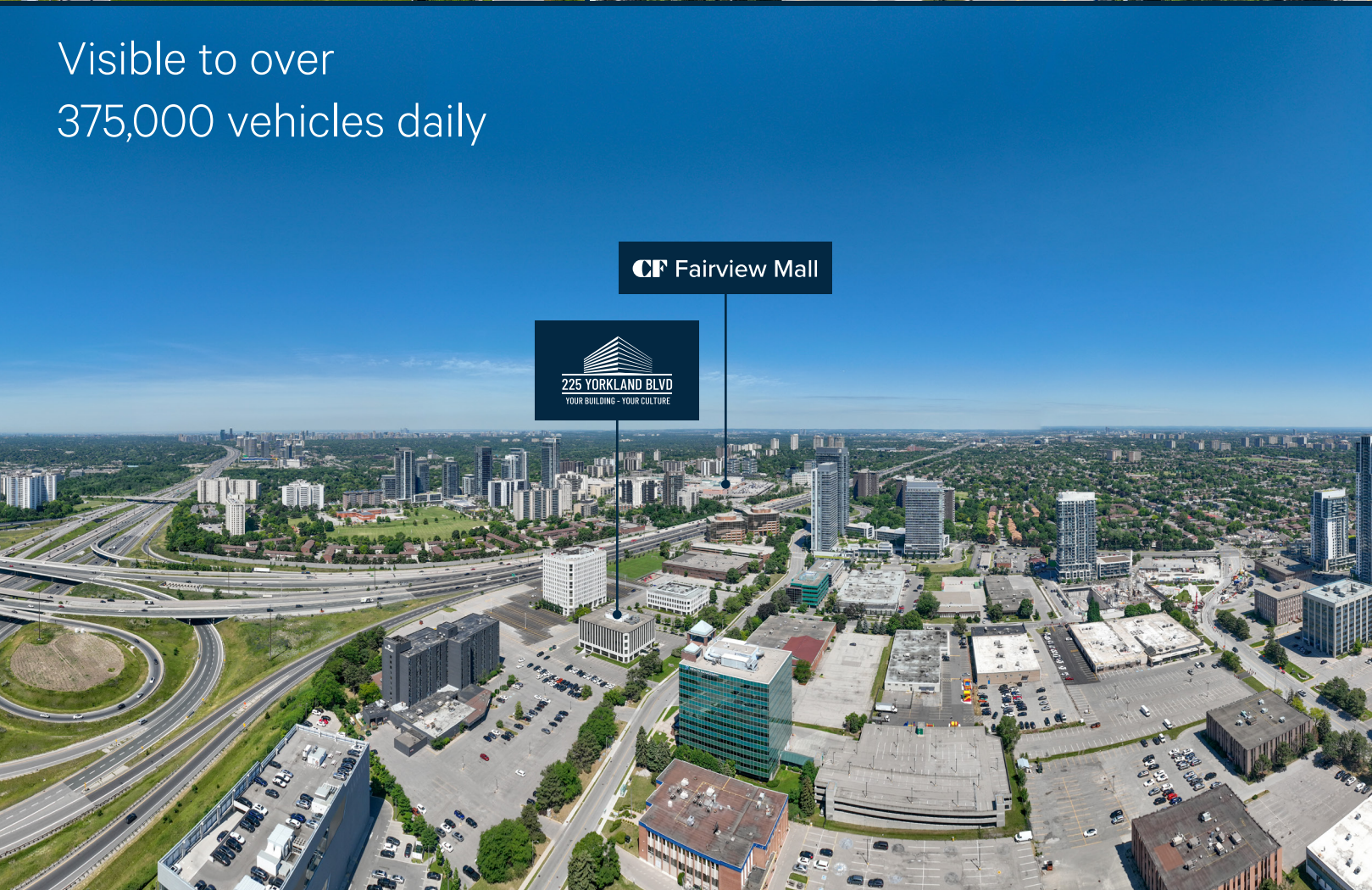




The Location & Amenities



Visible to over
375,000 vehicles daily



CF Fairview Mall



225 YORKLAND BLVD

RESTAURANTS & CAFES

- 1 Tim Hortons
- 2 Gyu-Kaku Japanese BBQ
Burrito Boyz
ZenQ Taiwanese Cuisine
Aroma Espresso Bar
Burgers Park
Satay Sate Indonesian Food
SOZO Ramen Sushi
Omni Palace Noodle House
Laojiumen Hotpot 9
Maeli Market
- 3 Umami House
- 4 Paramount Middle Eastern Kitchen
- 5 The Queens Head Pub
- 6 Grande Burrito
- 7 Starbucks
- 8 King George's Arms
- 9 Wendy's

10 Swiss Chalet

- 11 Forest Cafe
- 12 Red Lobster

GYMS & FITNESS CENTRES

- 1 Goodlife Fitness
- 2 Fuzion Fitness and Yoga Studio

RETAIL & GROCERY

- 1 CF Fairview Mall
- 2 FreshCo
- 3 Winners
- 4 Food Basics
- 5 Shoppers Drug Mart

DAYCARE CENTRES

- 1 Kids & Company
- 2 All About Kids
- 3 Little Giants Childcare Centre

TRANSIT / SUBWAY

- 4 Don Mills Station (Sheppard-Yonge, Yonge-Sheppard)
- 24A Victoria Park
- 24B Don Mills to Victoria Park
- 25 Don Mills Northbound & Southbound
- 85 Sheppard East

AIRPORT

- Toronto Pearson International Airport
25 min drive
- Billy Bishop Toronto City Airport
23 min drive

Downtown Toronto
19 KM | 25 min drive



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