

CBRE

— 1370 —

Don Mills Road

Third Floor | Unit 6 | Toronto | ON

PREMIUM OFFICE SPACE FOR LEASE



Premium Office Space For Lease

1370 Don Mills Road, Toronto

Now available for lease, this exceptional 12,850 square foot office space offers an ideal setting for businesses seeking a prestigious and fully-equipped environment.

Located on the top floor of a prominent three-story office building, this space combines comfort, functionality, and modern design to elevate your business operations.



Key Features

Welcoming Reception Area:

Create a lasting first impression with a stylish, spacious reception area that greets clients and guests with professionalism.

Private Offices:

Enjoy quiet, productive spaces designed for focus and privacy.

Executive Boardroom:

A sophisticated boardroom, perfect for high-level meetings, presentations, and client discussions.

Convenient Washrooms:

Separate men's and ladies' washrooms ensure convenience for all employees and visitors.

Fully Equipped Kitchen:

A well-appointed kitchen area for staff breaks, lunches, and refreshments.

Modern Suspended Ceiling:

A sleek suspended ceiling with energy-efficient LED lighting adds a contemporary feel and optimal lighting throughout the space.

Perimeter Windows with Blinds:

Large windows providing ample natural light, with blinds for added privacy and comfort.

Year-Round Comfort:

Fully air-conditioned and heated, ensuring a comfortable working environment in every season.



This office space is strategically located in a high-traffic area, offering easy access to public transit, on-site parking, and major roadways.

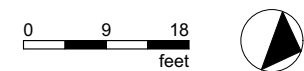
It's an ideal location for businesses that prioritize convenience, accessibility, and a professional image.



3rd Floor



UNIT	SIZE	NET RENT	ADDITIONAL RENT
6	2,663 sq. ft.	\$12.50 per sq. ft. per annum	\$20.25 per sq. ft. (2025 estimate)
300 ^{1,2}	12,850 sq. ft.	\$7.00 per sq. ft. per annum	\$20.25 per sq. ft. (2025 estimate)



¹Unit 300 has a parking ratio of 3 per 1,000 sq. ft. leased

² Full Floor. Divisible to approximately 3,500 sq. ft., 4,500 sq. ft., 5,300 sq. ft. or 9,747 sq. ft.

Why Choose This Space?

Prime Location:

Create a lasting first impression with a stylish, spacious reception area that greets clients and guests with professionalism.

Turnkey Solution:

Enjoy quiet, productive spaces designed for focus and privacy.

Flexible Layout:

A sophisticated boardroom, perfect for high-level meetings, presentations, and client discussions.



Don't miss out on this exceptional opportunity.

For more information or to schedule a tour, contact us today to secure your spot in one of Toronto's most sought-after office buildings.



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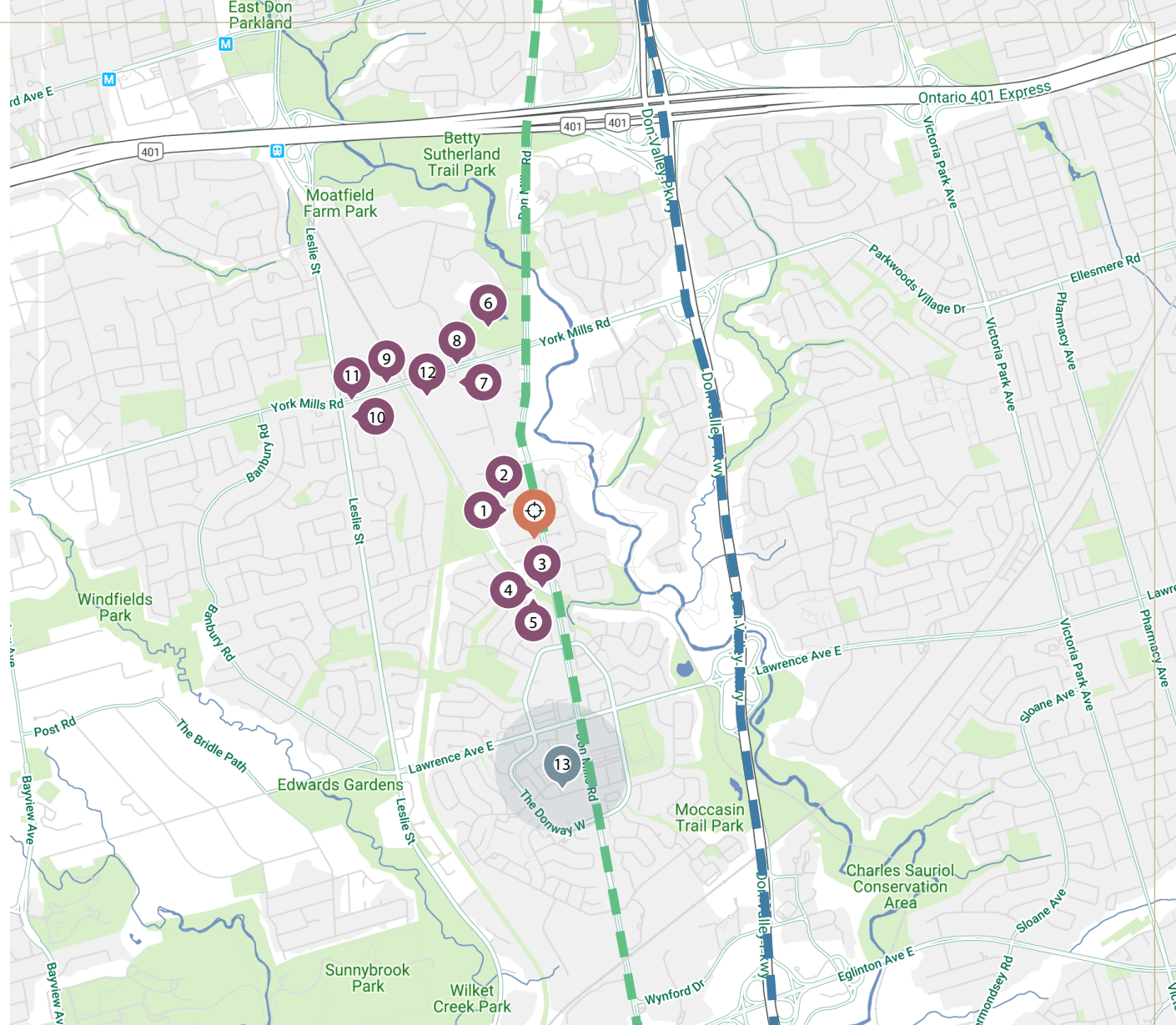
 1370 DON MILLS ROAD

AREA AMENITIES

- | | |
|---|---|
|  1 LA Fitness |  7 Cora |
|  2 Domino's |  8 Tim Hortons |
|  3 Gonoe Sushi |  9 Longo's North York |
|  4 Matsuda Japanese Cuisine |  10 Swiss Chalet |
|  5 Baretto Cafe |  11 McDonalds |
|  6 The Weston Prince Hotel |  12 Starbucks |
|  13 Shops at Don Mills and Area | |
| <ul style="list-style-type: none"> • Tim Hortons • Shoppers Drug Mart • Taylors Landing • Paramount Kitchen • Congee Queen • Chipotle | <ul style="list-style-type: none"> • The Good Son • Joey Don Mills • Scaddabush Italian Kitchen & Bar • BMO • TD • Jack Astor's |

TRANSIT

-  ROUTE 25B
Pape Station to Don Mills Station
-  ROUTE 325
Queen Street E to Don Mills



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