

56 ABERFOYLE CRESCENT
TORONTO, ON



GRAYWOOD

FOR
LEASE

AVAILABLE
IMMEDIATELY

Contact Us:

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CBRE

*Sales Representative

PROPERTY SPECIFICATIONS

THE OPPORTUNITY

UNIT	SIZE	COMMENTS
210	2,579 Sq. Ft.	- Improved space - move in condition - Open ceilings and polished concrete floors
500	4,213 Sq. Ft.	Improved space - move in conditon
520	5,311 Sq. Ft.	Improved space - move in conditon
610	1,959 Sq. Ft.	Model Suite
650	1,295 Sq. Ft.	- Available Jan 1, 2025 - Improved space - move in condition - Corner suite with lots of natural light
710	669 Sq. Ft.	Improved space - move in condition

RENTAL RATES

NET RENT	\$18.00 Net Per Sq. Ft,
ADDITIONAL RENT	\$18.85 Per Sq. Ft. (2025)
POSSESSION	Immediate
PARKING	\$115.00 + tax/month for underground parking

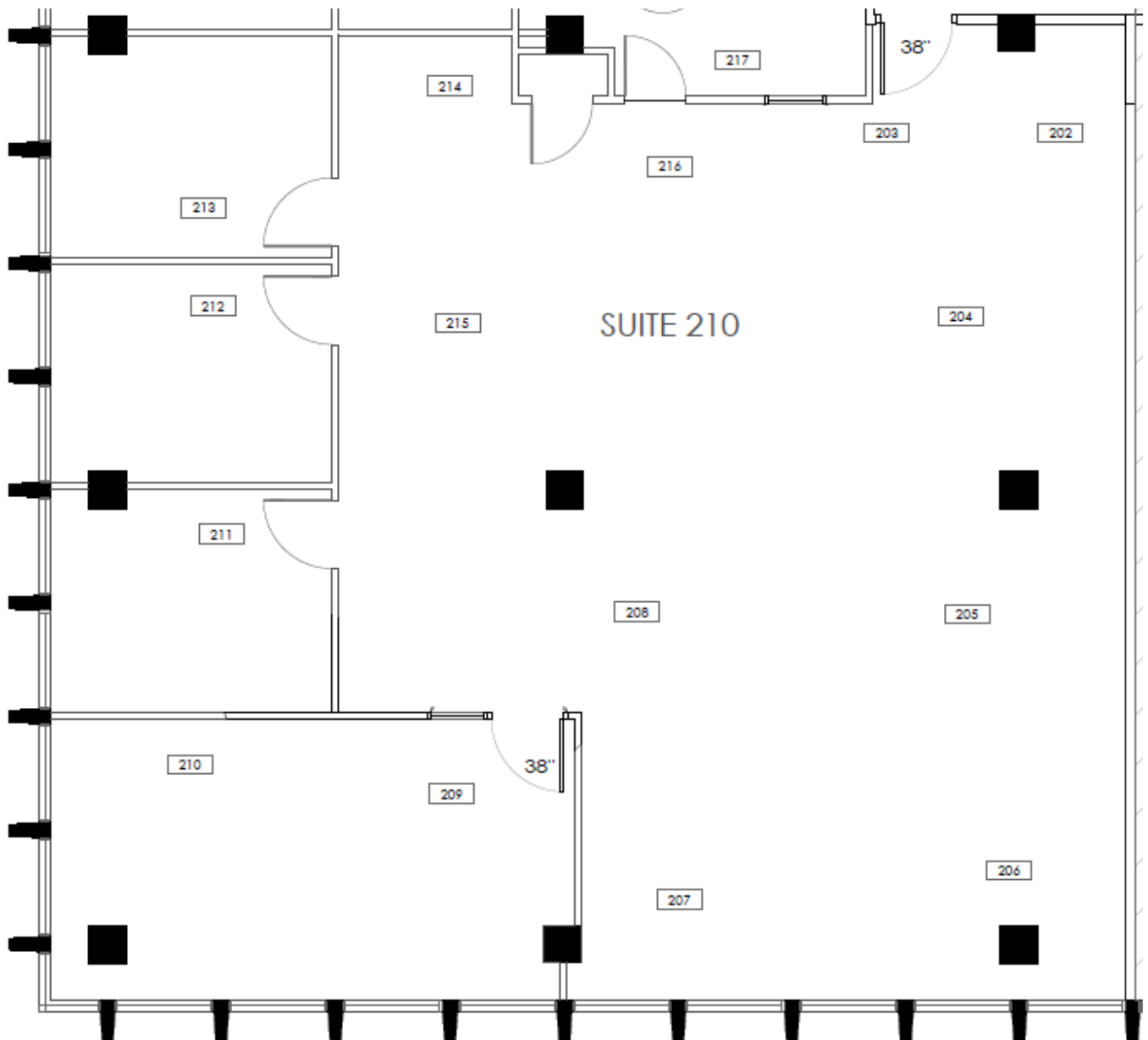
PROPERTY HIGHLIGHTS

- Serviced by both Mississauga and Toronto public transit
- Directly across the street from subway station and numerous retail amenities
- Ample unreserved underground parking
- Fully built out suites available immediately

FLOOR PLAN

UNIT 210

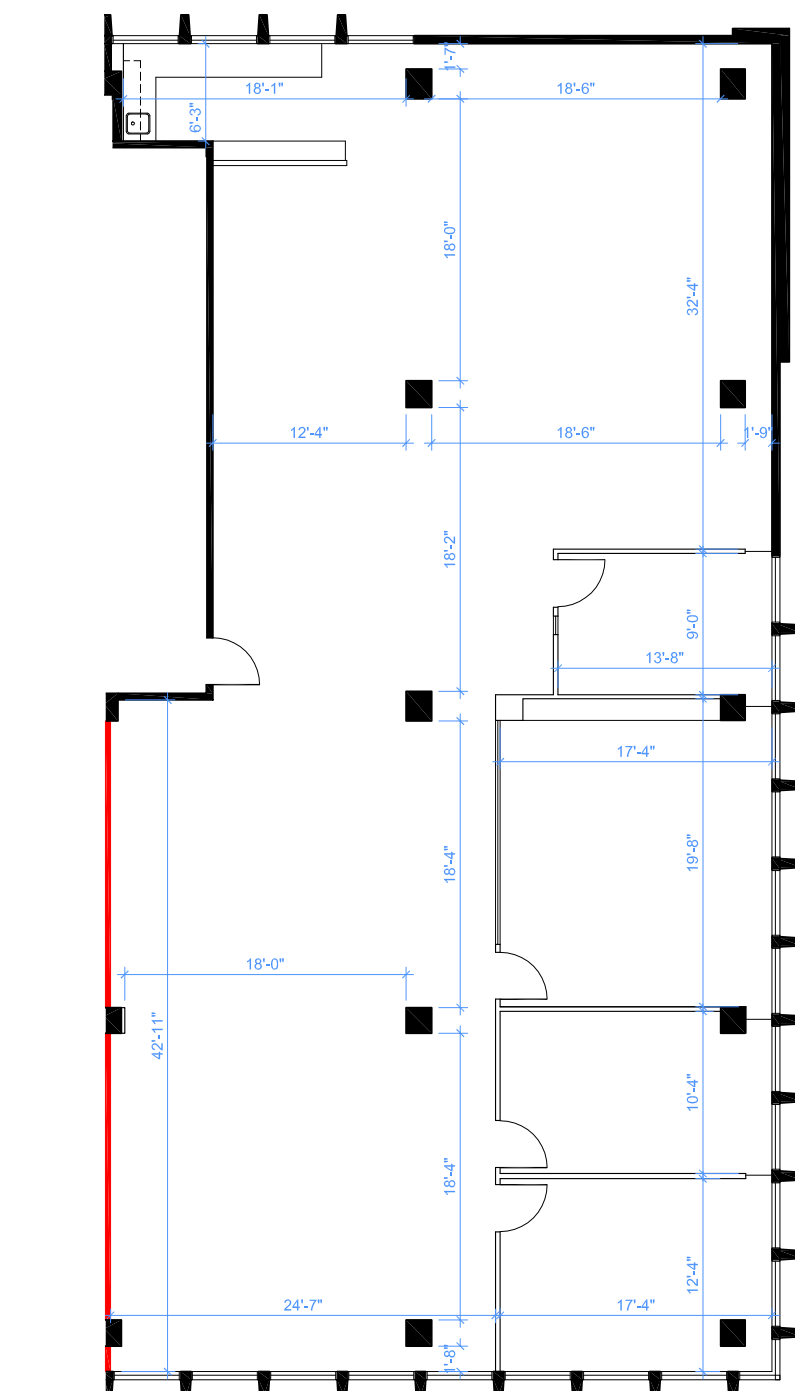
2,579 SQ. FT.



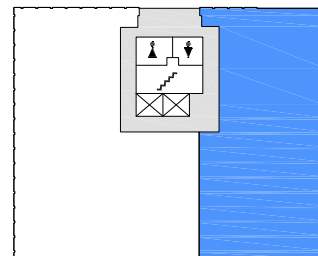
FLOOR PLAN

UNIT 500

4,213 SQ. FT.



DEMISING WALL



KEY PLAN

Note: Drawings dimensions are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

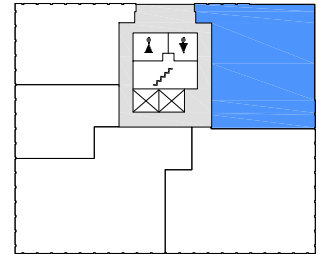
5,311 SQ. FT.



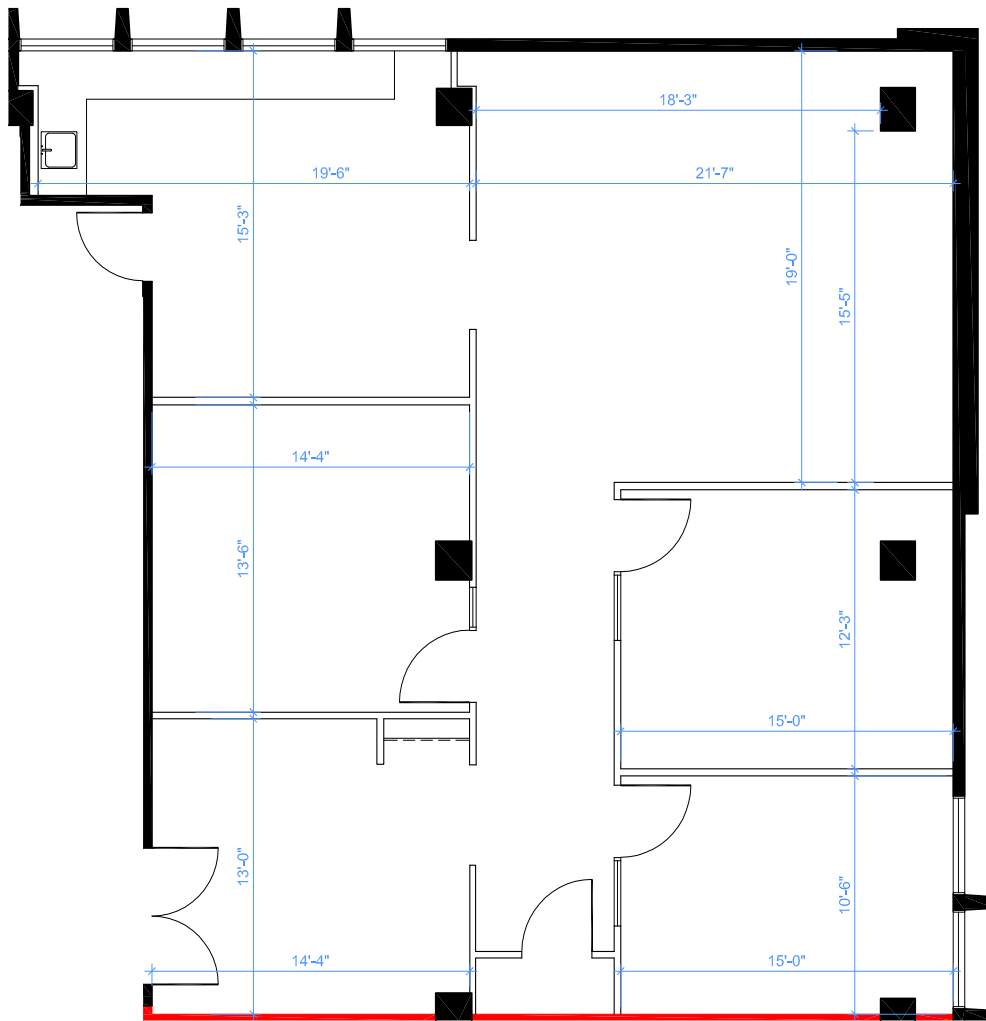
FLOOR PLAN

UNIT 610

1,959 SQ. FT.



KEY PLAN

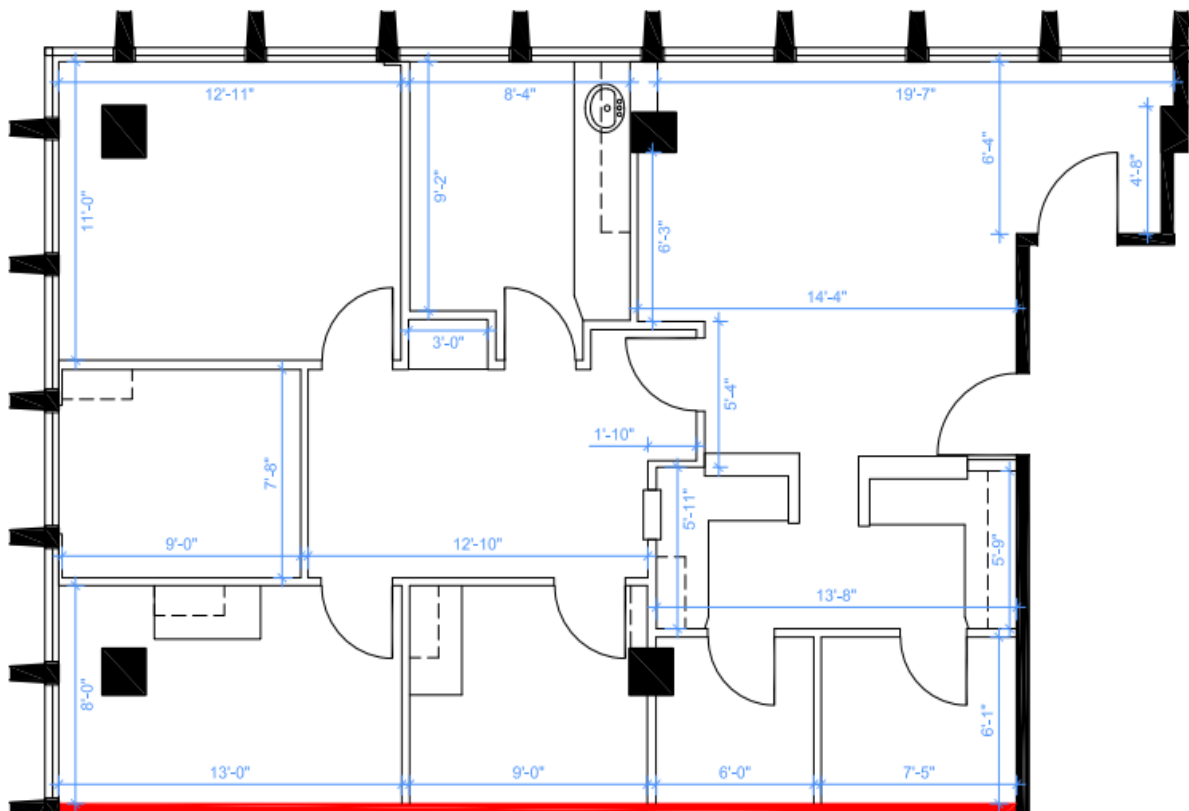


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DEMISING WALL

0 5 15 FT.

1,295 SQ. FT.



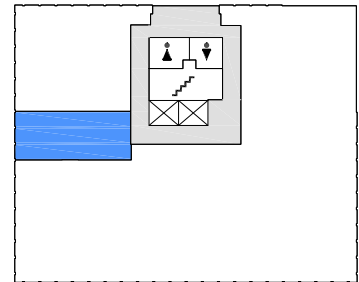
 DEMISING WALL



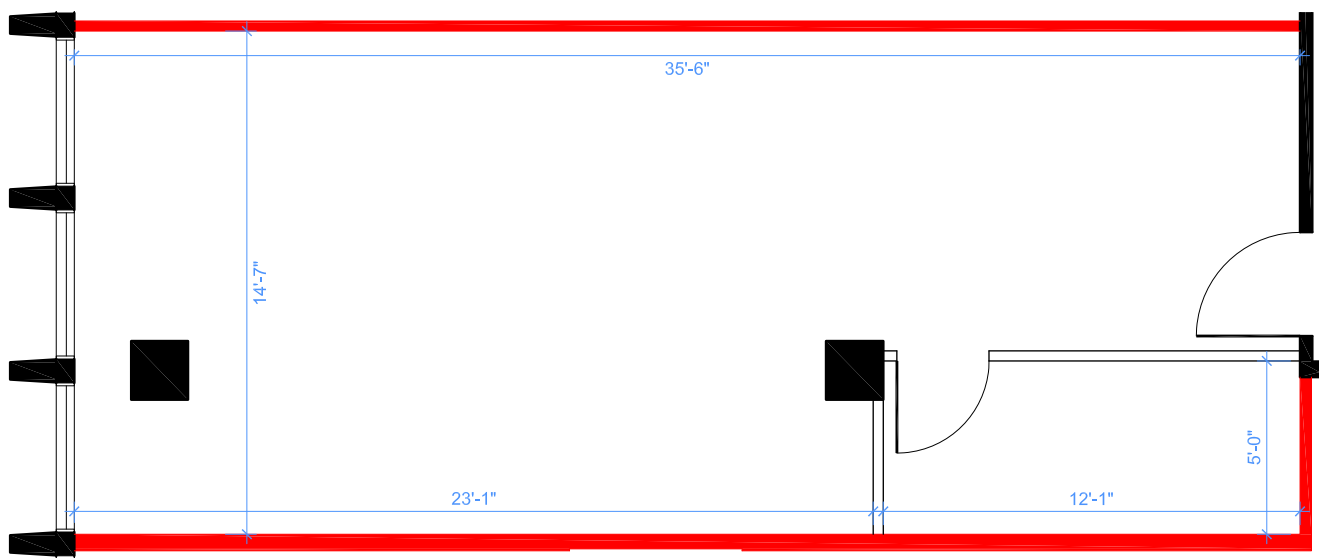
FLOOR PLAN

UNIT 710

669 SQ. FT.



KEY PLAN

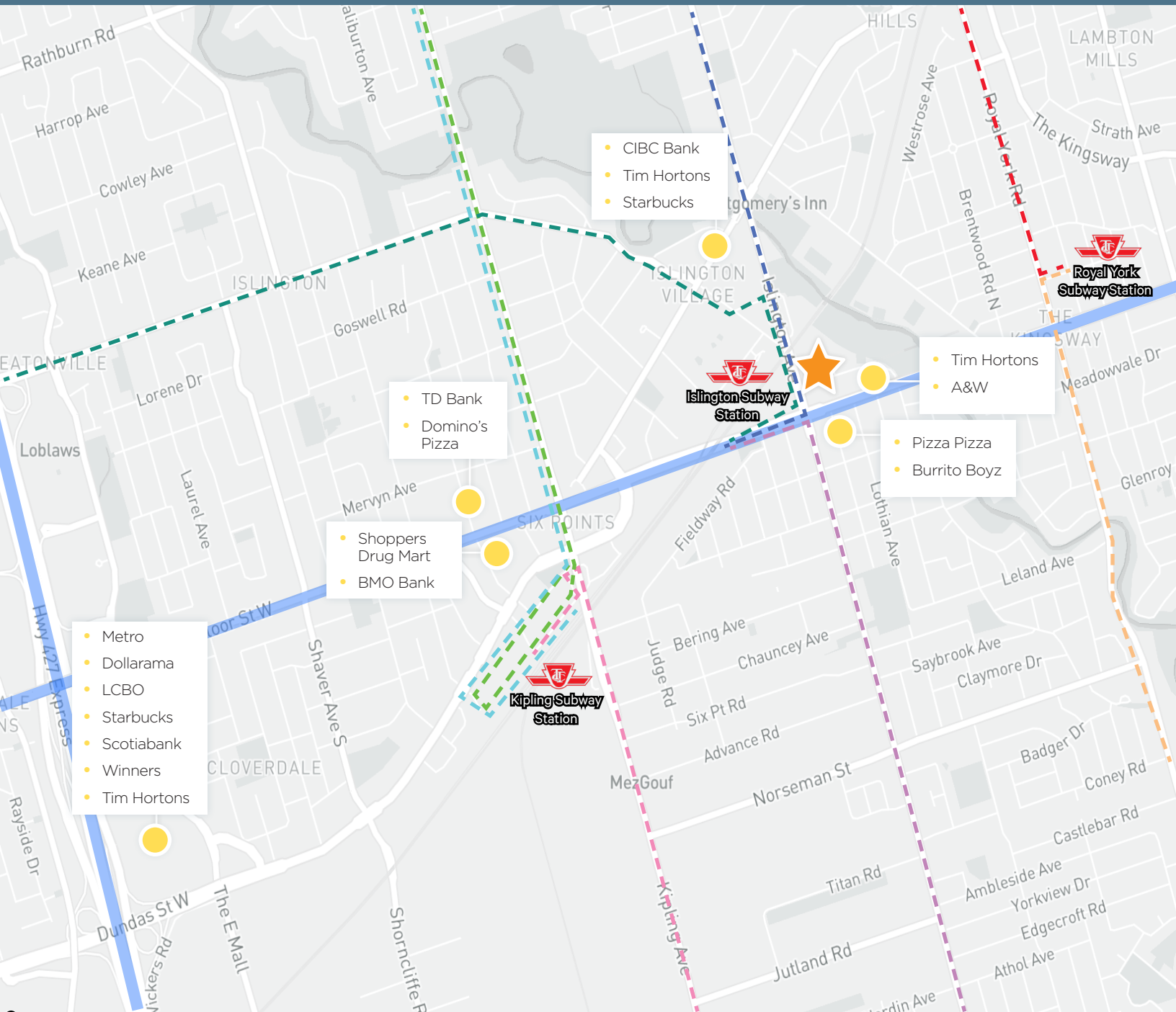


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DEMISING WALL



AMENITIES AND TRANSIT MAP



Transit Routes

TTC Transit Route 37 - ISLINGTON



TTC Transit Route 44 - KIPLING SOUTH



TTC Transit Route 45 - KIPLING



TTC Transit Route 48 - RATHBURN



TTC Transit Route 46 - MARTIN GROVE



TTC Transit Route 76 - ROYAL YORK SOUTH



TTC Transit Route 110 - ISLINGTON SOUTH



TTC Transit Route 50 - BURNHAMTHORPE



Subject Site

410

FOR LEASE

56 ABERFOYLE CRESCENT
TORONTO, ON

401

401

410

YYZ

Brampton

Toronto

15 KM

10 KM

5 KM

Mississauga

401

DRIVE
TIMES

Gardiner Expressway

8 Mins | 4.0 KM

Highway 427

10 Mins | 4.0 KM

Highway 401

18 Mins | 10.0 KM

QEW

16 Mins | 9.2 KM

Pearson Airport

15 Mins | 11.3 KM

Downtown Toronto

22 Mins | 13.6 KM

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