



265 & 277
CITYVIEW BOULEVARD
VAUGHAN, ON

NEW
'FLEX' OFFICE
DEVELOPMENT



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BUILDINGS A & B
READY FOR
TENANT FIXTURING

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PROPERTY DETAILS

Available Space	Building B: Approx. 25,227 sq. ft. ¹ remaining
Rental Rate	\$24.00 per sq. ft. per annum (Years 1-5) \$26.00 per sq. ft. per annum (Years 6-10) ¹ Includes "turnkey" to landlord standard finishes
TMI	\$7.19 per sq. ft. per annum (2025 estimate) (Hydro and utilities are separate)
Parking Ratio	Ample Free Surface Parking (Approx. 4.5 per 1,000 sq. ft.)
Ceiling Clear Height	16 ft.
Comments	• Fronting onto Highway 400 with high profile building signage available • Combination of T bar and exposed ceiling • Low gross up factor, high efficiency space

SITE PLAN





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