

TENANT INCENTIVE*

6 MONTHS NET FREE RENT

Based on a 5 year deal with terms acceptable to the Landlord

BROKER INCENTIVE*

CO-OP FEE OF \$1.75 PSF PER ANNUM

\$1.75 psf per year (Years 1-5), \$1.00 psf per year (Years 6-10)

**For deals completed by September 30th, 2026*

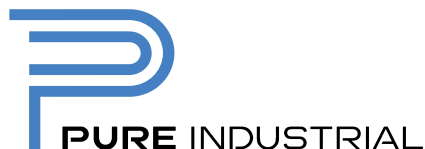


Office For Lease

1120 BIRCHMOUNT ROAD










SCARBOROUGH, ON

UP TO 60,848 SF





PROPERTY HIGHLIGHTS

-  Available immediately
-  Office over two floors with ability to be demised
-  Elevator access to second floor
-  Excellent parking ratio
-  Public transit at doorstep
-  757 ft of exposure along Birchmount Rd
-  Well located in the Golden Mile
-  Close proximity to a variety of amenities
-  Minutes to Highway 401



PROPERTY PROFILE

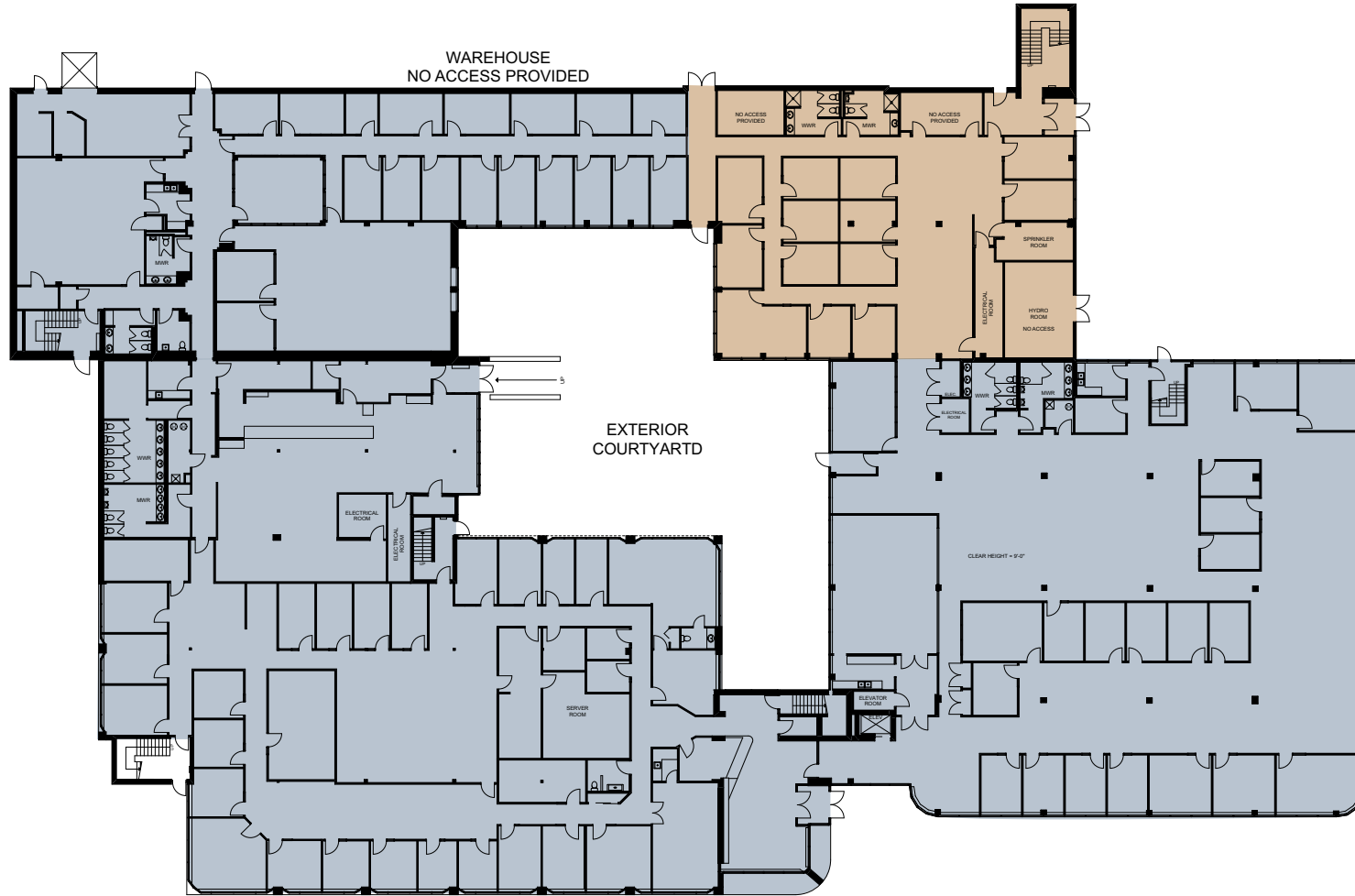
Specifications

Size	Unit 4 (Ground floor): 34,626 SF Unit 7 (Second floor): 26,222 SF Total: 60,848 SF
Asking Rate	\$12.00 psf net (Year 1)
T.M.I.	\$3.59 psf (2026) (15% management fee and utilities not included)
Occupancy	Immediate



FLOOR PLAN

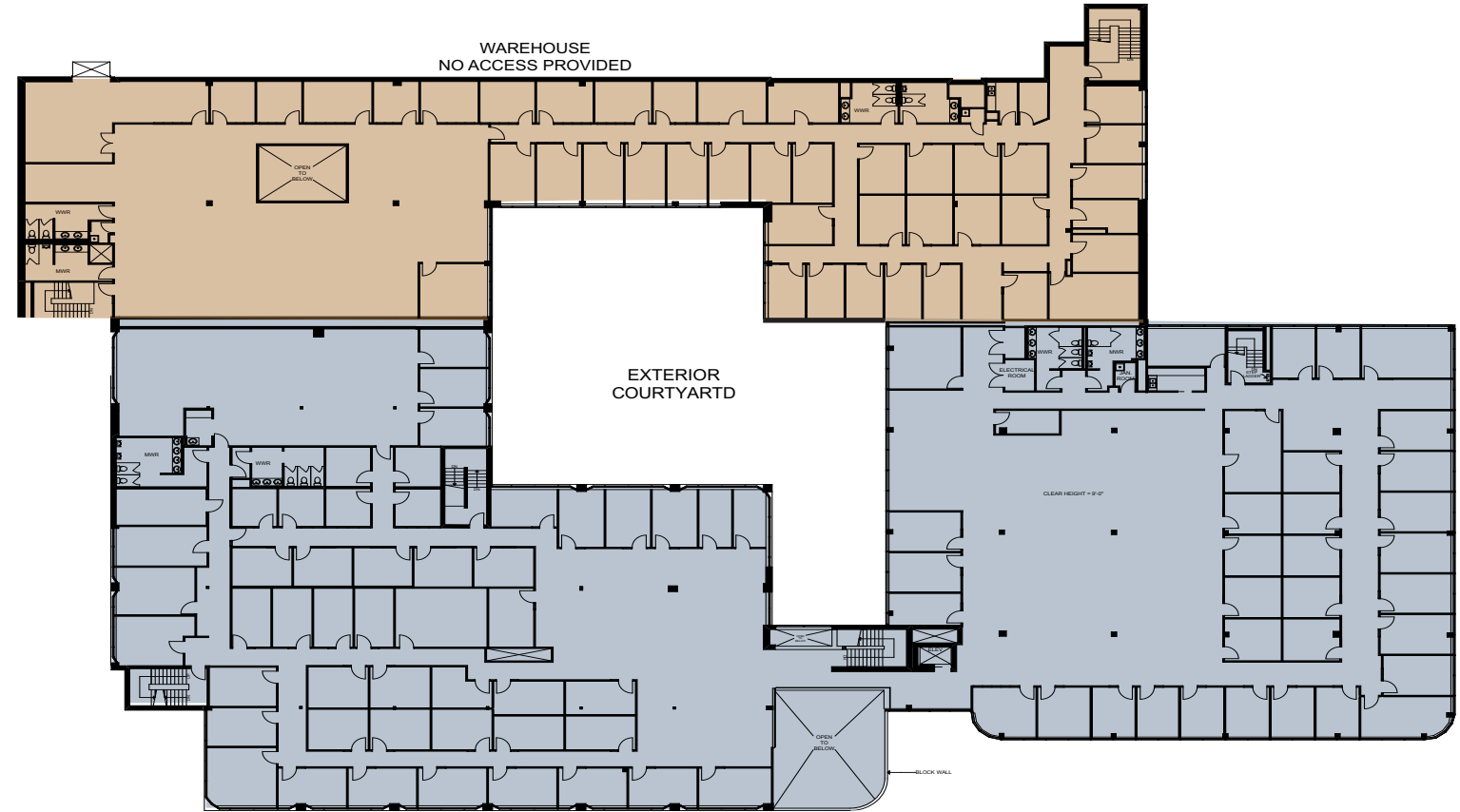
Unit 4 (Ground Floor) – 34,626 sf



- Leased
- Available

FLOOR PLAN

Unit 7 (Second Floor) – 26,222 sf

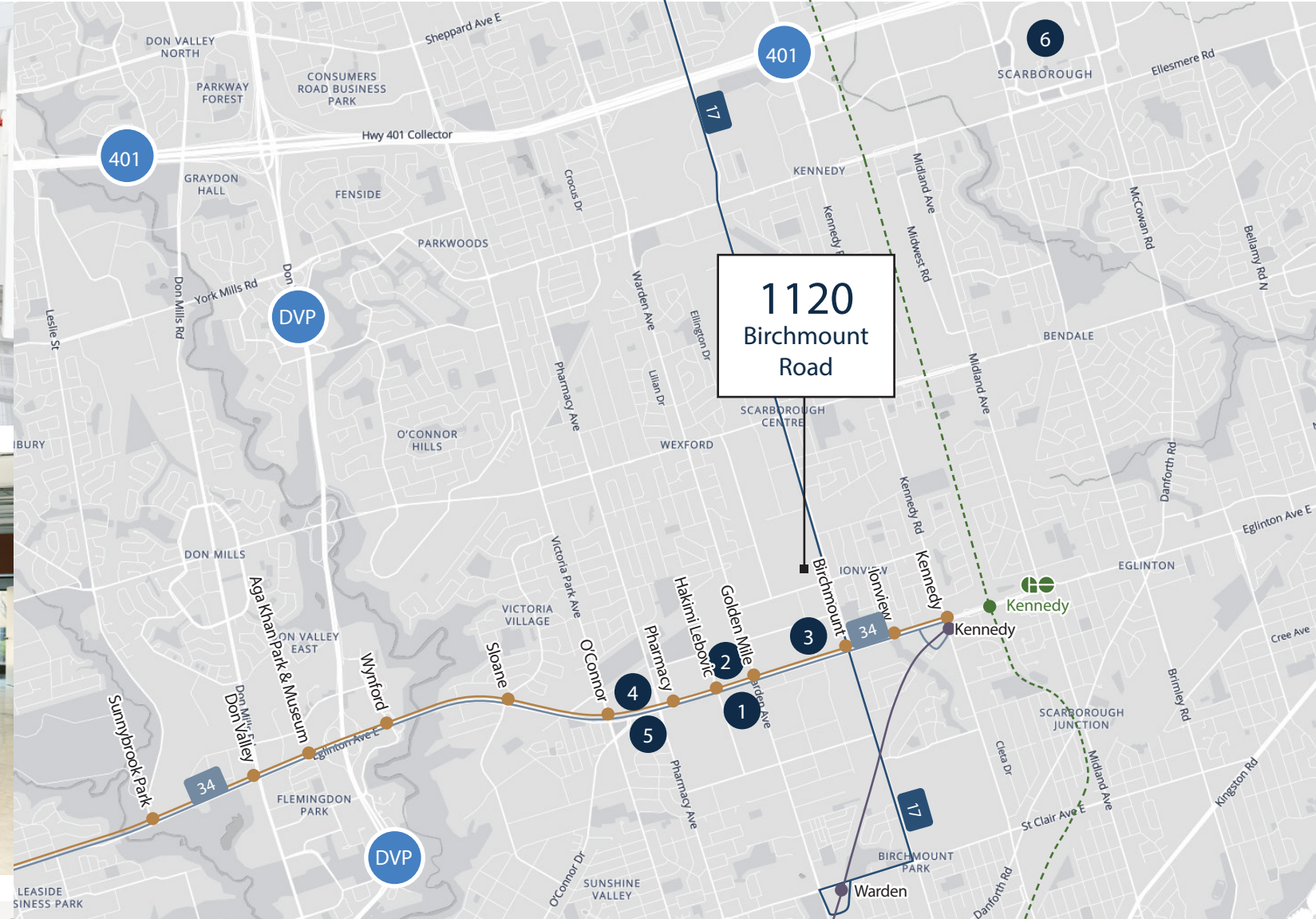


- Leased
- Available

PHOTOS



AMENITIES+TRANSIT



- TRAIN
 - 34 Eglinton East
 - 17 Birchmount
 - Line 2 - Bloor
 - Line 5 - Eglinton Crosstown
- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> 1 RONA Canadian Tire CIBC East Side Mario's Healthy Planet Marshall's Michaels Seafood City Supermarket Wendy's Tim Hortons | <ul style="list-style-type: none"> 2 Adonis BMO LCBO Walmart Best Buy Jollibee Home Sense RBC Starbucks Winners | <ul style="list-style-type: none"> 3 Costco Business Centre Staples AI Premium LA Fitness Kelseys Original Roadhouse McDonald's Popeyes Louisiana Kitchen TD Canada Trust | <ul style="list-style-type: none"> 4 Loblaws Scotiabank 5 Eglinton Square Shopping Centre 6 Scarborough Town Centre |
|---|--|--|--|

OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

pureindustrial.ca

AVISON YOUNG

Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

avisonyoung.ca

Eva Destunis*
Principal, Senior Vice President
905.968.8006
eva.destunis@avisonyoung.com

Ilana Brown*
Senior Associate
905.968.8014
ilana.brown@avisonyoung.com

Will Goodman*
Associate
905.968.8002
will.goodman@avisonyoung.com

Ryan Hood*, SIOR
Principal, Senior Vice President
905.968.8007
ryan.hood@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage
55 Commerce Valley Drive West, Suite 501, Markham, Ontario, Canada L3T 7V9
T 905.474.1155 F 905.886.5744 avisonyoung.ca

This document has been prepared for advertising and general information only. Pure and Avison Young Commercial Real Estate Services, LP, Brokerage makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Pure and Avison Young Commercial Real Estate Services, LP, Brokerage excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Nothing contained herein shall constitute a representation or warranty regarding the legal compliance, condition, or permitted use of the premises. Prospective customers are advised to conduct their own due diligence. This publication is the copyrighted property. *Sales Representative



Platinum member