

YOUR SIGN HERE

For Lease | 25 Scarsdale Road, Suite 8-9, Toronto

Rare vacancy in an attractive single-storey building

Taylor Farris*

Associate Vice President
+1 905 330 6636
taylor.farris@colliers.com

Colliers



Property Highlights

25 Scarsdale Road is a multi-tenanted flex building located in one of North York's most sought-after areas. The modernized property sits on an attractively landscaped, well-treed site and offers excellent accessibility via major highways, along with direct access to adjacent ravine and parkland.

Featuring flexible floor plans, high ceilings, abundant natural light, and a drive-in door, 25 Scarsdale Road presents an ideal opportunity to establish your company's next Headquarters.



Signage Opportunity on Desirable Street



Nearby access to Highways 401 & DVP



Ample free on-site parking at Entrance



Controlled Access to Space

Unit 8-9 Floor Plan



Asking Rent
\$19.00 PSF Net



T.M.I.
\$6.25 PSF
(Excludes Heat & Hydro)



Area Available
Unit 8 & 9: **10,988 sf**
Unit 8: **7,388 sf**
Unit 9: **3,600 sf**



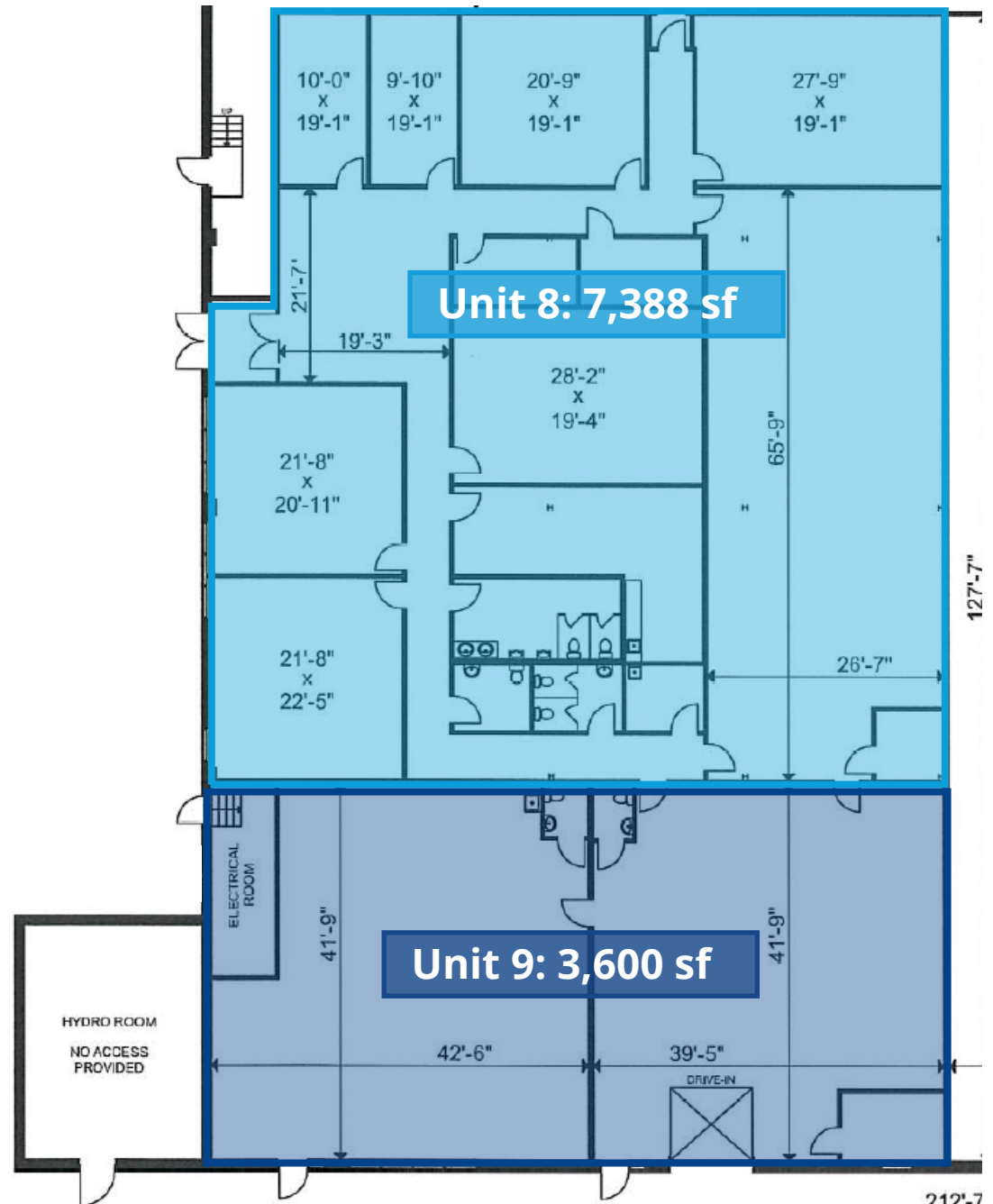
Availability
July 1, 2026



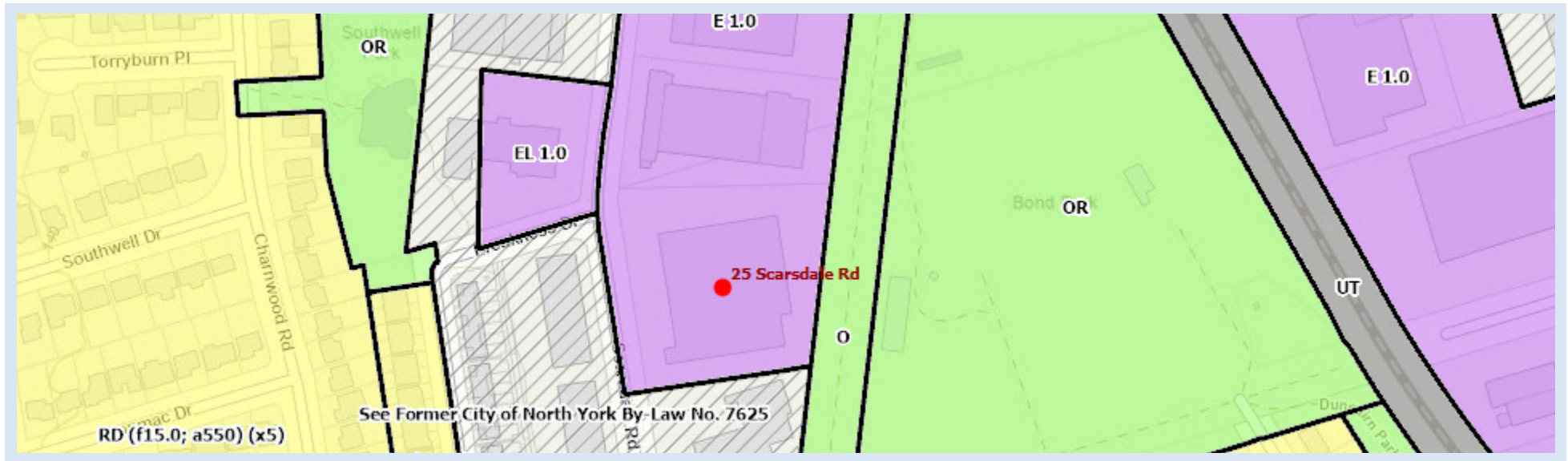
Zoning
E1.0



Shipping
1 Drive-in Door



Zoning - Employment Industrial (E1.0)



Permitted Uses:

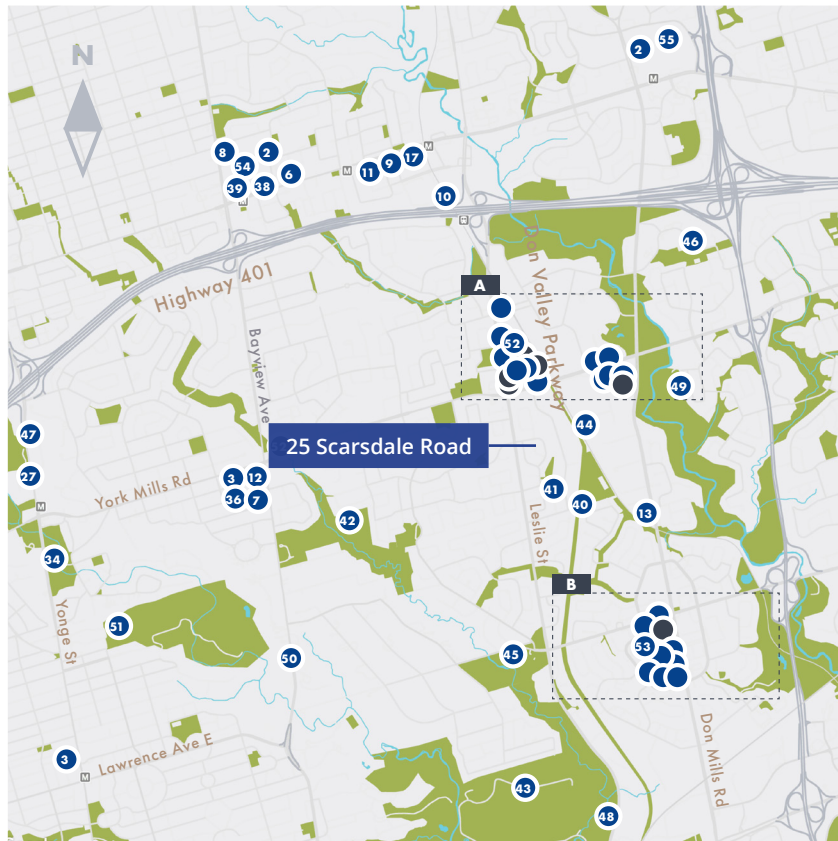
Ambulance Depot	Laboratory
Animal Shelter	Most Manufacturing Uses
Artist Studio	Office
Automated Banking Machine	Park
Bindery	Performing Arts Studio
Building Supply Yards	Pet Services
Carpenter's Shop	Police Station
Cold Storage	Printing Establishment
Contractor's Establishment	Production Studio
Custom Workshop	Public Works Yard
Dry Cleaning or Laundry Plant	Service Shop
Financial Institution	Software Development
Fire Hall	Warehouse
Industrial Sales and Service Use	Wholesaling Use
Kennel	

Permitted Uses - With Conditions:

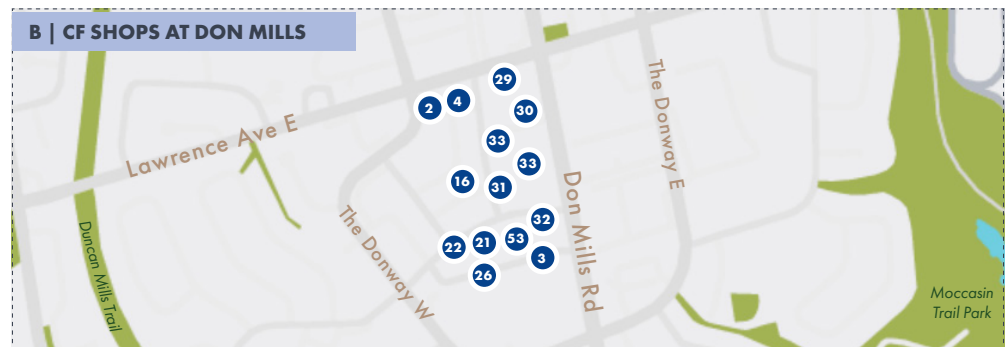
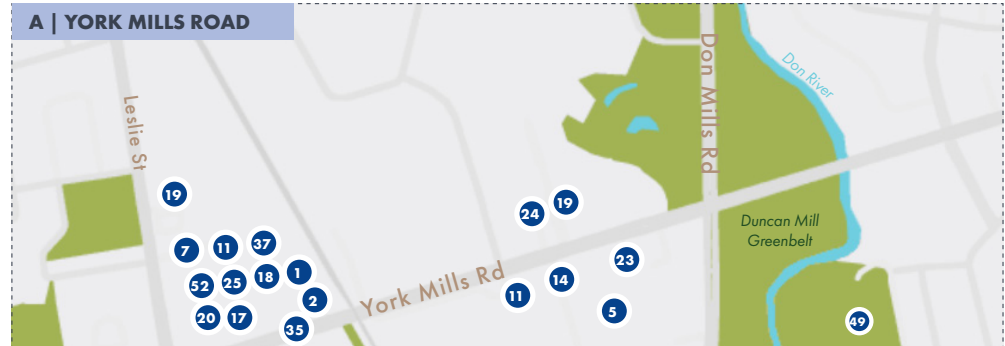
Body Rub Service	Shipping Terminal
Cogeneration Energy	Take-out Eating Establishment
Crematorium	Transportation Use
Drive Through Facility	Vehicle Depot
Eating Establishment	Vehicle Fuel Station
Marihuana production facility	Vehicle Repair Shop
Metal Factory involving Forging	Vehicle Service Shop
Open Storage	Vehicle Washing Establishment
Outdoor Patio	
Public Utility	
Recovery Facility	
Recreation Use	
Renewable Energy	
Retail Service	
Retail Store	

The Neighbourhood

Companies target York Mills for its affluent population base, abundant labour pool, best-in-class amenities, and access to key highway and transit infrastructure.



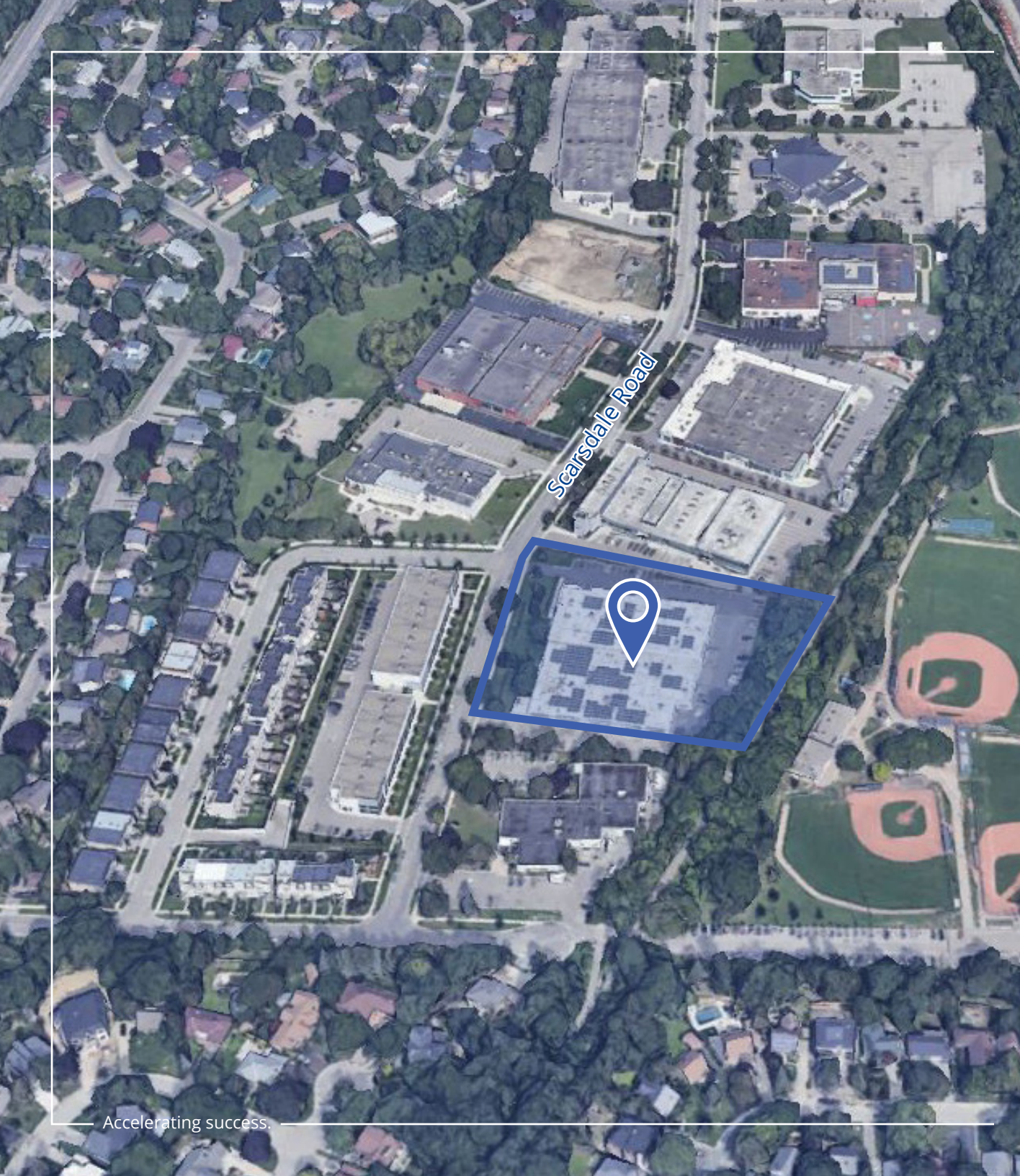
DAILY NEEDS		BREAKFAST/COFFEE/LUNCH	
1. Longo's	6. Pusateri's	11. Starbucks	16. Aroma
2. LCBO	7. Shoppers Drug Mart	12. Second Cup	17. McDonalds
3. Metro	8. Loblaws	13. Baretto Café	18. What A Bagel
4. McEwan	9. Canadian Tire	14. Cora	19. Tim Hortons
5. Galleria Supermarket	10. Ikea North York	15. Starbucks Reserve	20. Booster Juice



DINING			
21. Joey Don Mills	26. Bier Markt	31. The Good Son	36. Babel
22. Taylors Landing	27. Auberge du Pommier	32. South Street Burger	37. St. Louis Bar & Grill
23. Five Guys	28. The Keg Steakhouse + Bar	33. Chipotle Mexican Grill	38. Parcheggio
24. Burger's Priest	29. Fabbrica	34. Miller Tavern	39. Oliver & Bonacini Café Grill
25. Via Cibo	30. Paramount	35. Swiss Chalet	

RECREATION			MEMBERS ONLY
40. Bond Park	43. Sunnybrook Park	46. Graydon Hall Park	49. Donalda Club
41. Southwell Park	44. Leaside Spur Trail	47. Don Valley Golf Course	50. Granite Club
42. Windfields Park	45. Edwards Gardens	48. Flemington Golf Course	51. Rosedale Golf Club

SHOPPING			
52. York Mills Gardens	53. CF Shops at Don Mills	54. Bayview Village	55. CF Fairview Mall



Taylor Farris

Associate Vice President
Mobile +1 905 330 6636
taylor.farris@colliers.com

Colliers International

Toronto West Office
401 The West Mall, Suite 800
Toronto, ON M9C 5J5
+1 416 777 2200

Copyright © 2026 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International 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. Colliers International 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. This publication is the copyrighted property of Colliers international and/or its licensor(s).

Copyright © 2026 Colliers Macaulay Nicolls Inc.



collierscanada.com