

FOR LEASE

430 SIGNET DR.

TORONTO, ON

**Opportunity For Space That
Will Accommodate Many Uses,
Including: Office | Retail |
Recreational | Call Centre |
Place of Worship**



VANGUARD
REALTY BROKERAGE CORP.
BROKERAGE

PROPERTY OVERVIEW

SPACE AVAILABLE FOR LEASE

Total Area approx. 8,000 SF

PROPERTY DETAILS



ASKING RATE | LEASE \$ PSF

Net Rent TMI
\$ 10.00/SF \$ 6.95 / SF



UTILITIES INCLUDED IN TMI!
Water, Natural Gas, And Hydro

Great Second Floor Office/Retail Space Available! Prime North York corner location just South of Steeles on Signet. Excellent visibility in a high traffic area with ample surface parking, and public transit almost at your doorstep. Very close proximity to 400 Series Highways. The current configuration offers multiple windowed private offices, boardrooms, kitchenette, washrooms, and collaborative space - can be remodeled based on Tenant's needs. Additional Rent Includes Hydro, Gas, and Water.

DRIVE TIMES



HIGHWAY 400	HIGHWAY 407	HIGHWAY 401
5 Minutes	7 Minutes	10 Minutes



20 Minutes
Pearson Airport

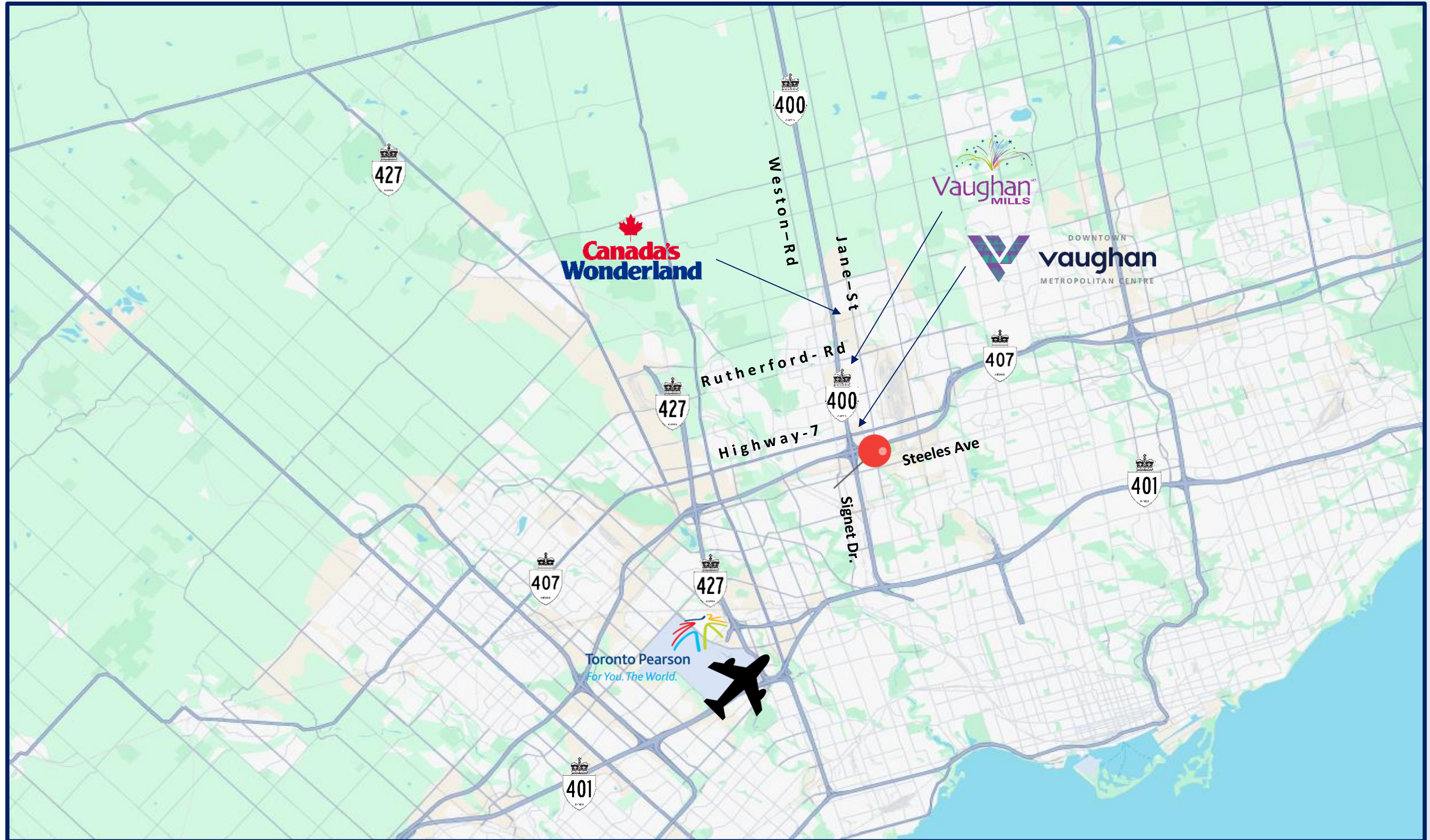


35 Minutes
Downtown Toronto





MAP



Located just south of Steeles Ave. at the northwest intersection of Signet Dr. and Garyray Dr., this freestanding building is ideally situated in a highly accessible area with ample surface parking

For More Information Please Contact

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LA VALLE**

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