



Colliers

885 Don Mills Road, Suite 208 | Toronto

# Modern Office Space **For Sublease** in The Heart of Don Mills

## **Michael Diplock**

Sales Representative  
+1 416 902 5963  
[michael.diplock@colliers.com](mailto:michael.diplock@colliers.com)

## **Colliers International**

245 Yorkland Boulevard, Suite 200  
Toronto | ON | M2J 4W9  
[www.collierscanada.com](http://www.collierscanada.com)



# Property Overview



Suite 208 is a modern office space that was newly improved in 2018 with over \$25 PSF of work. The Property offers plenty of surface parking, an improved lobby and professional on site management. Available for sub-lease, suite 208 consists of three glass offices, vinyl flooring, a new kitchenette and ample natural light.

## Property Details

Possession	Flexible
Total Area	2,030 Rentable Square Feet
Net Rent	\$14.50 PSF (2022)
Additional Rent	\$13.72 PSF (2021)
Term Expiry	December 31, 2023
Parking	Surface

## Key Highlights



Bus stops only  
steps away



5 minute drive  
to numerous  
restaurants

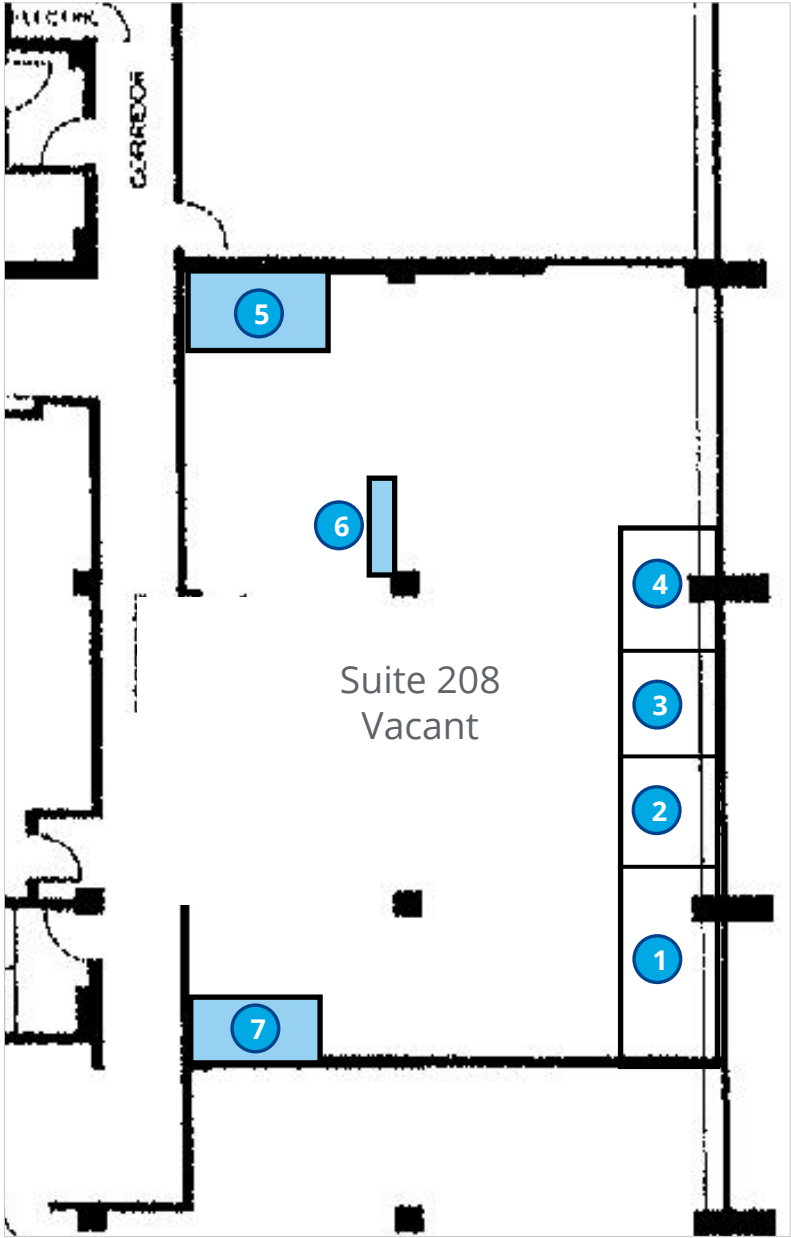


Surface parking  
available



Easy access to 401,  
404 & Gardiner  
Expressway

# Floor Plan



- 1 Board Room
- 2 Glass Office
- 3 Glass Office
- 4 Glass Office
- 5 Kitchenette
- 6 Half wall for Reception
- 7 Cabinets for Storage

# Property Overview

## Location and Transit

The building is centrally located with easy access to the Don Valley Parkway that connects to Highway 401, Highway 404 and Gardiner Expressway. Commuters can benefit from convenient access in all directions around the city.

## Access to Natural Light

Access to natural light increases productivity and improves the well-being of your employees. The modern concept glass offices at 885 Don Mills Road will contribute to a bright, lively, and productive office space.

## Amenities in the Area

Proximity to food options can help improve productivity and cut down on wasted transit time during the day. 885 Don Mills offers a variety of options, with the Shops at Don Mills close by providing quick serve to health-conscious choices.

## Quality Landlord

The property benefits from a professional management company that is on site which allows Tenants to get faster responses to any questions or concerns that they may have.

## Subway Access

Within walking distance from the Property are numerous bus stops that lead to Don Mills Subway Station located at Sheppard Avenue East and Don Mills Road and southbound heading to Pape Subway Station.





# Surrounding Amenities



## Community Demographics

Community Demographics					
Current population	Traffic count	Average household income	Education	Office vacancy rate	
70,949	25,791 (8Hr vehicle volume)	\$93,048	High school 16% University 55% College 21% Other 8%	5.7%	



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