

A redevelopment project by
FOREST RIDGE INC.

REVITALIZE REFRESH ELEVATE

FOR LEASE | PREMIUM HEALTH CARE & OFFICE SPACE

240 Duncan Mill Road



Colliers
INTERNATIONAL

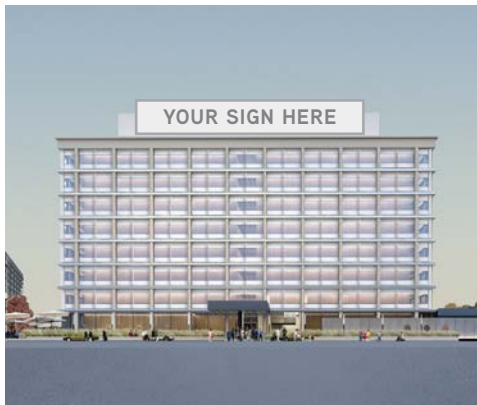
ABOUT THE AREA

North York is conveniently located in the City of Toronto, near major arteries such as Highway 401 and the Don Valley Parkway. The growing number of developments underway in the area give North York the urban feel without being downtown. With great amenities such as Fairview Mall, Bayview Village and the Shops at Don Mills, TTC Access and close proximity to Highway 401, Highway 404 and the DVP, North York is where you want to be.

240 Duncan Mill Road is located on the edge of Betty Sutherland Trail Park - perfect to reflect the building's focus on health and wellness. The park provides a sanctuary getaway for employees to help maintain their overall wellness.



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"We offer creative working environments with a unique entrepreneurial spirit by promoting space efficiency in our buildings redesign. Space efficiency must be balanced against its cost effectiveness, aesthetics and the workflow utilization."

ABOUT THE BUILDING

PROPERTY TYPE:

Health Care & Office

AREA:

195,840 SF

Able to accommodate medical and non-traditional office uses.

BUILDING SPECS / AMENITIES



NEW
ELEVATORS



ON-SITE
SECURITY



24/7 CONTROLLED
ACCESS AND
CAMERAS



LOBBY AND
COMMON AREA
RENOVATIONS
UNDERWAY IN 2019



UNDERGROUND
AND SURFACE
PARKING,
BICYCLE RACKS



ROOFTOP
SIGNAGE
OPPORTUNITY

AVAILABLE SPACE

AVAILABLE AREA

Ground FL., Suite 100 | 10,494 SF

2nd FL., Suite 200 | 18,497 SF

3rd FL., Suite 301 | 21,005 SF

4th FL., Suite 403 | 4,741 SF

4th FL., Suite 409 | 1,754 SF

4th FL., Suite 410 | 889 SF

5th FL., Suite 502 | 10,174 SF

5th FL., Suite 510 | 2,587 SF

6th FL., Suite 601 | 9,216 SF

7th FL., Suite 702 | 5,394 SF *

7th FL., Suite 705 | 2,741 SF *

8th FL., Suite 801 | 7,470 SF

Able to provide up to 57,500 SF
of contiguous space.

NET RENTAL RATE

Starting at:
\$16.75 per RSF per annum

ADDITIONAL RENT
\$15.24 per RSF per annum **

TI ALLOWANCE
Negotiable

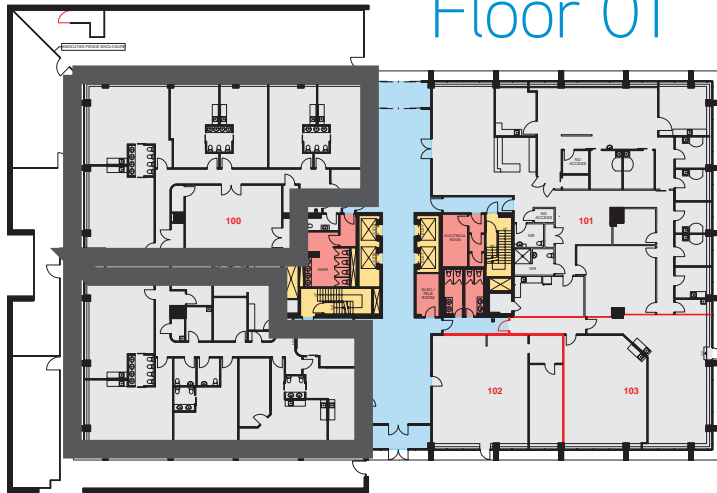
PARKING
1/1,000 SF

* Medical Space (Built out ready to move in) ** est. 2019

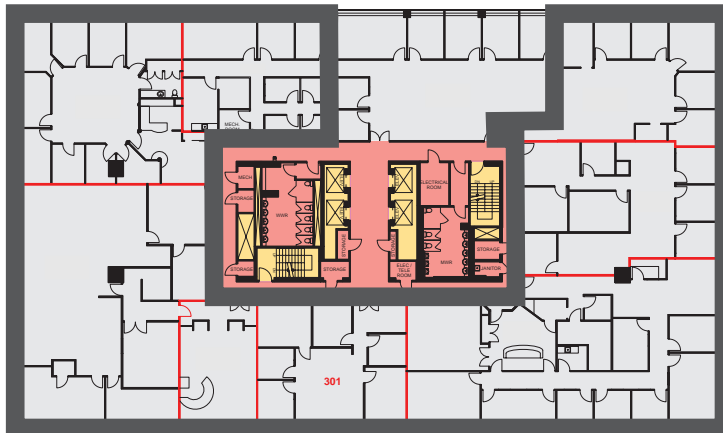


FLOOR PLANS

Floor 01



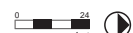
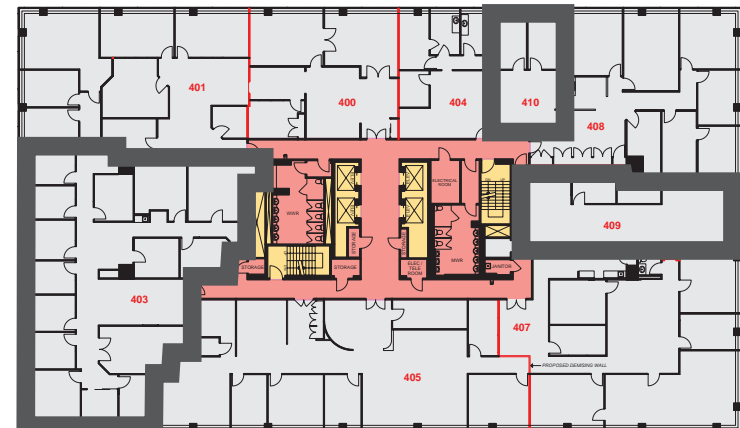
Floor 03



Floor 02

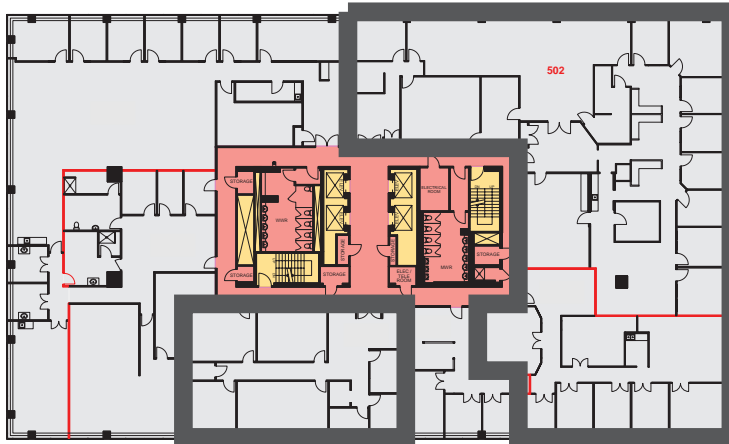


Floor 04

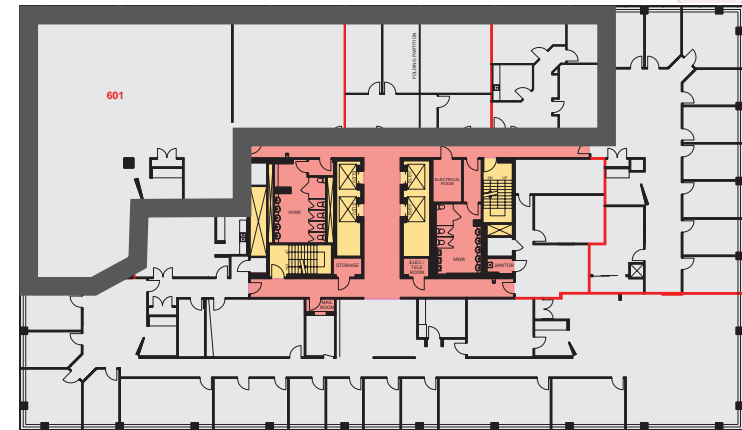


FLOOR PLANS

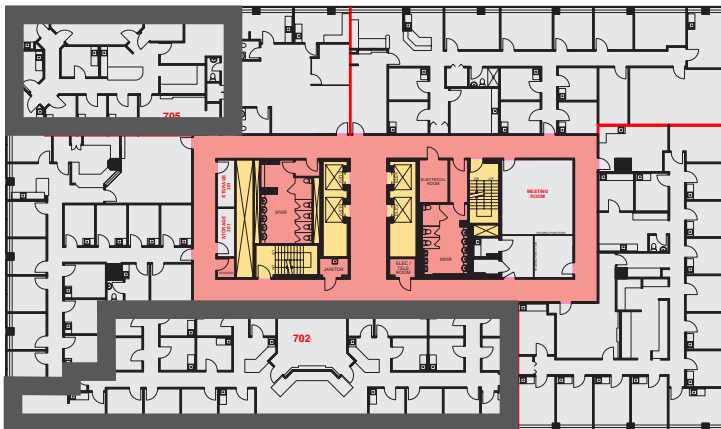
Floor 05



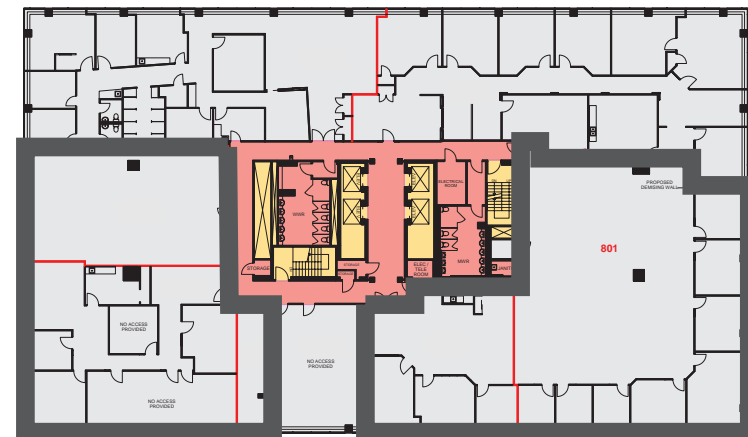
Floor 06



Floor 07



Floor 08



OWNERSHIP & PROPERTY MANAGEMENT

ABOUT FOREST RIDGE INC

Forest Ridge wanted to build a company from the ground up and run it in a different way. With a focus on treating tenant's with fairness and respect the ownership aimed to create and maintain a superior work environment.

Comprised of entrepreneurial owners and property managers of commercial real estate portfolios, the team brings energy and experience to the property each day. As visionaries, Forest Ridge views change as opportunity; the chance to make something better.

The ownership is focused on changing minds and attitudes as it aligns its portfolio of commercial real estate to the needs of the marketplace. The belief that space efficiency must be balanced against its cost effectiveness, esthetics and workflow utilization is a core principle of the Forest Ridge. Promoting space efficiency in the redesign of its buildings, Forest Ridge offers creative work environments with a unique entrepreneurial spirit.



AMENITIES & TRANSIT

RETAIL & GROCERY

- 1 Fairview Mall | 4 min. drive
- 2 Shops at Don Mills | 6 min. drive
- 3 Bayview Village | 6 min. drive
- 4 IKEA
- 5 Galleria Supermarket
- 6 Longo's York Mills
- 7 LCBO
- 8 Loblaws
- 9 Pusateri's Fine Foods
- 10 Food Basics
- 11 Metro
- 12 McEwan Gourmet Grocery
- 19 Me Va Me
- 20 Cora
- 21 Starbucks
- 22 California Sandwiches
- 23 Five Guys
- 24 Big Smoke Burger
- 25 Second Cup
- 26 McDonald's

BANKS & SERVICES

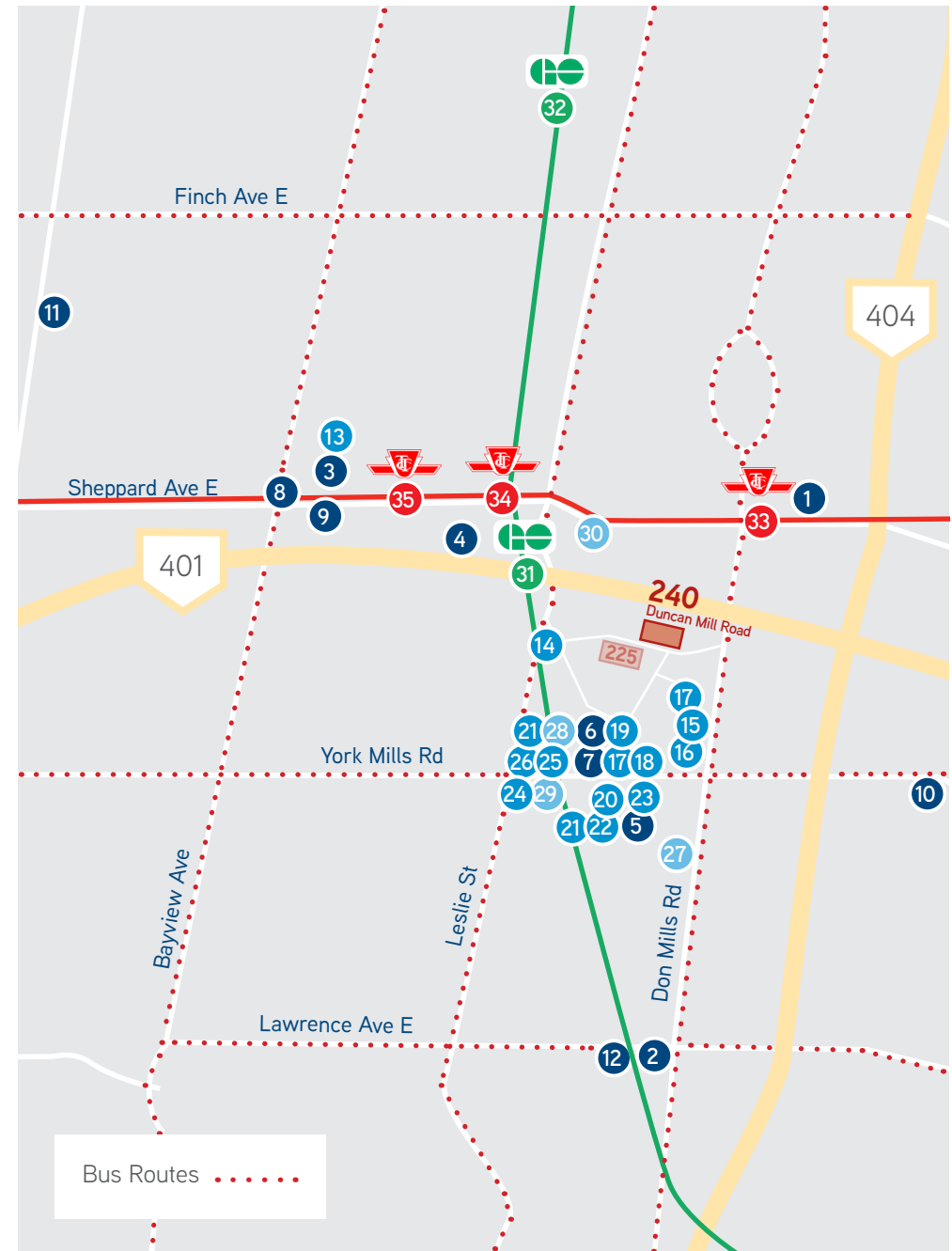
- 27 TD Canada Trust
- 28 Bank of Montreal
- 29 Royal Bank
- 30 North York General Hospital

RESTAURANTS

- 13 Oliver & Bonacini Café Grill
- 14 The Keg Steakhouse & Bar
- 15 David Duncan House
- 16 Katsura Japanese
- 17 Tim Hortons
- 18 Mr. Sub

TRANSPORTATION

- 31 Oriole GO | 6 min. drive
- 32 Old Cummer GO | 8 min. drive
- 33 Don Mills TTC Station | 5 min. drive
- 34 Leslie TTC Station | 6 min. drive
- 35 Bessarion TTC Station | 7 min. drive



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