



122 Judge Road, Etobicoke, ON

Office Space Available

7,984 SF For Lease

This super bright, open concept, modern office space offers 7,984 square feet across two floors.

This two story, free standing office space has a modern, simplistic theme running throughout. Featuring large windows and skylights and an open concept plan, the space offers a welcoming, collaborative aesthetic.

Located within close proximity of Kipling GO and TTC stations and the major Toronto Highways an easy commute to anywhere in the GTA is possible. Bloor St and other surrounding streets offer a number of available amenities.

NEW CO-OP FEE

\$2.00
PSF/ANNUM

for the first 2 years on a deal done before December 31st, 2022



Numerous nearby
Amenities



Exterior Parking
Available

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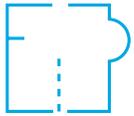
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122 Judge Road, Toronto

Property Overview



**Modern Kitchen/
Lounge Area**



**Large, Open
Concept Areas**



**Parking
Available**



**Amenities
Available**



**Nearby Transit
Options**

Address 122 Judge Rd, Etobicoke, ON, M8Z 5B7

Location

The property is located in Etobicoke, just off of Kipling Avenue - near Kipling & Dundas. Highway 427 and the Gardiner Expressway are easily accessible as well as GO and TTC stations.

Parking Private Exterior Parking

Rentable Area 7,984 SF

Net Rent \$28.00 PSF

Additional Rent \$5.54 PSF

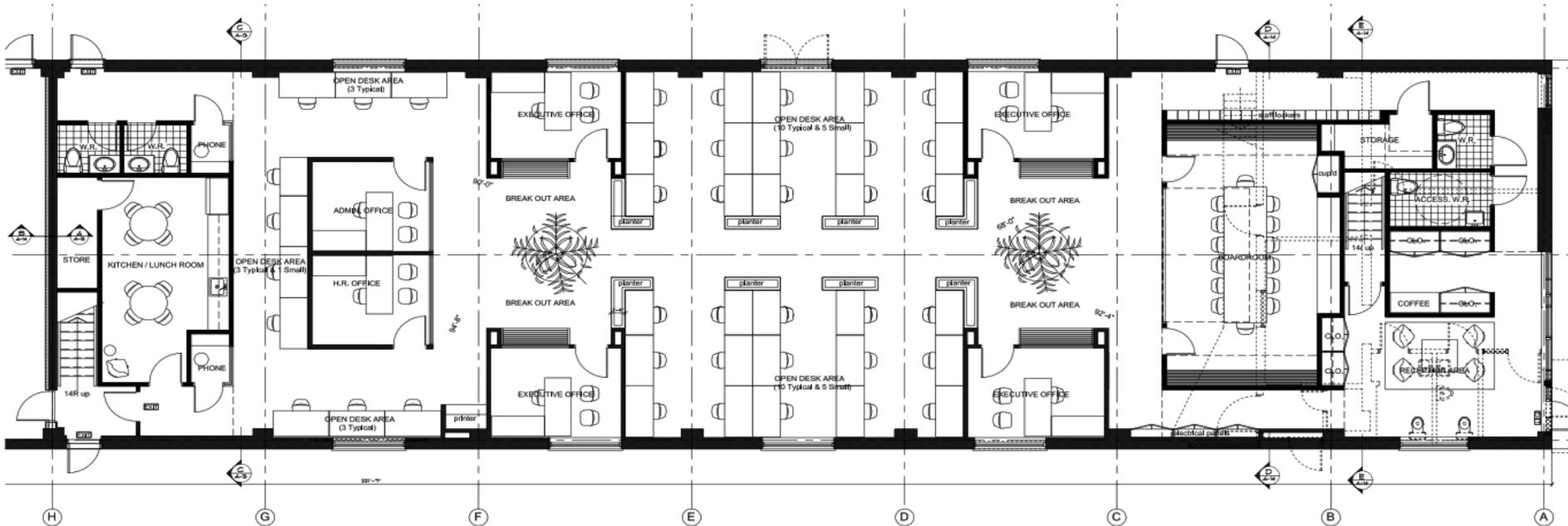
Gross Rent \$33.54 PSF

Term Flexible

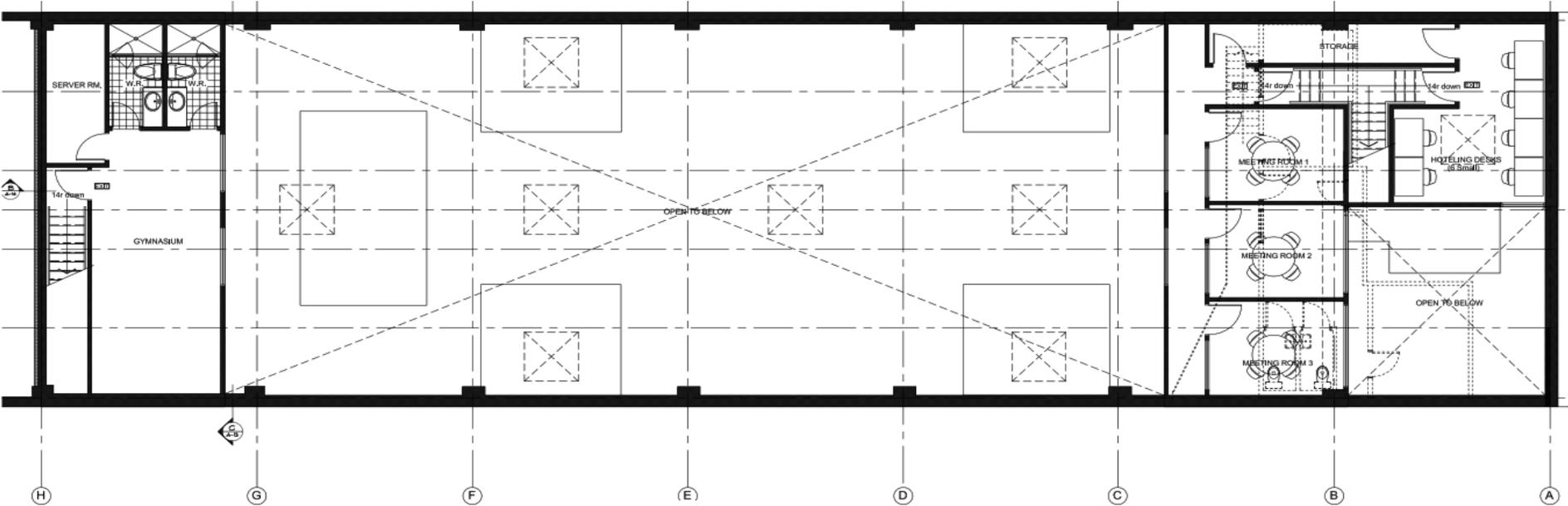
Available Immediately







GROUND FLOOR PLAN (EAST) AS EXISTING.
 Scale : 1/4" = 1'-0".



MEZZANINE PLANS AS EXISTING.
 Scale : 1/4" = 1'-0".

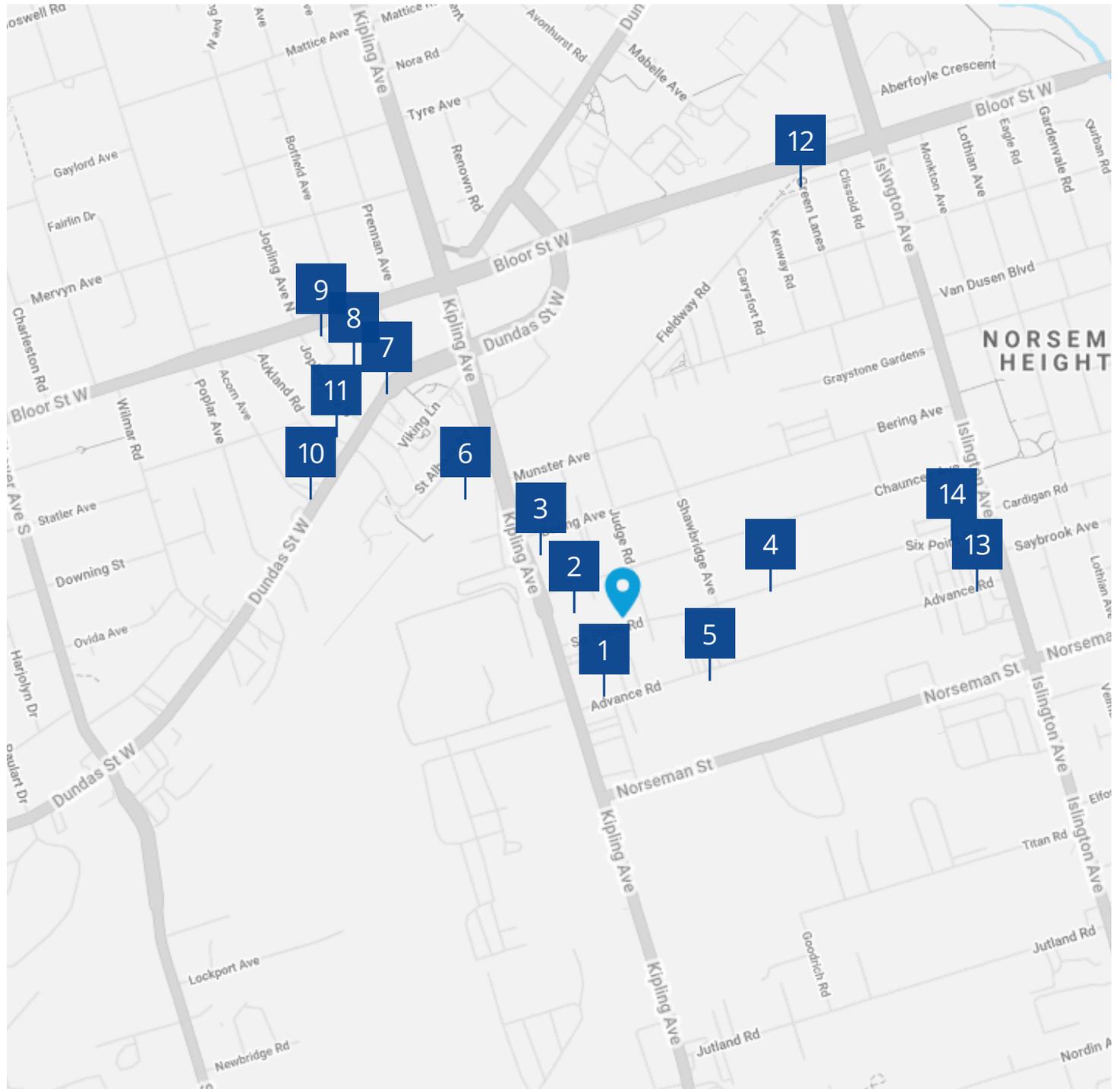
Two Floor, 7,984 SF Office Floor Plan

Surrounding Amenities



122 Judge Road

1	Oven Fresh Bakery
2	Dinos Wood Burning Pizza
3	Gas Station
4	Kingsway Auto Repairs
5	Mascot Brewery/Pub
6	Kipling TTC & GO
7	Starbucks
8	Shoppers Drug Mart
9	Bank of Montreal
10	Sushi 2 Go
11	Dundas Street Grille
12	The Beer Store
13	Tim Horton's
14	Mr Sub





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