

CUSHMAN &  
WAKEFIELD



# 31 SCARSDALE ROAD, UNIT 6

NORTH YORK TORONTO, ONTARIO

FOR SUBLEASE | 5,377 SF







## BUILDING FEATURES

- State of the art Flex Office building completely retrofitted in 2017
- Easy access to Highway 401, Don Valley Pkwy & public transit
- 20-minutes to Downtown Toronto
- On site parking included at a ratio of 2 spots:1,000 sf leased
- Many amenities including public park space and trails nearby

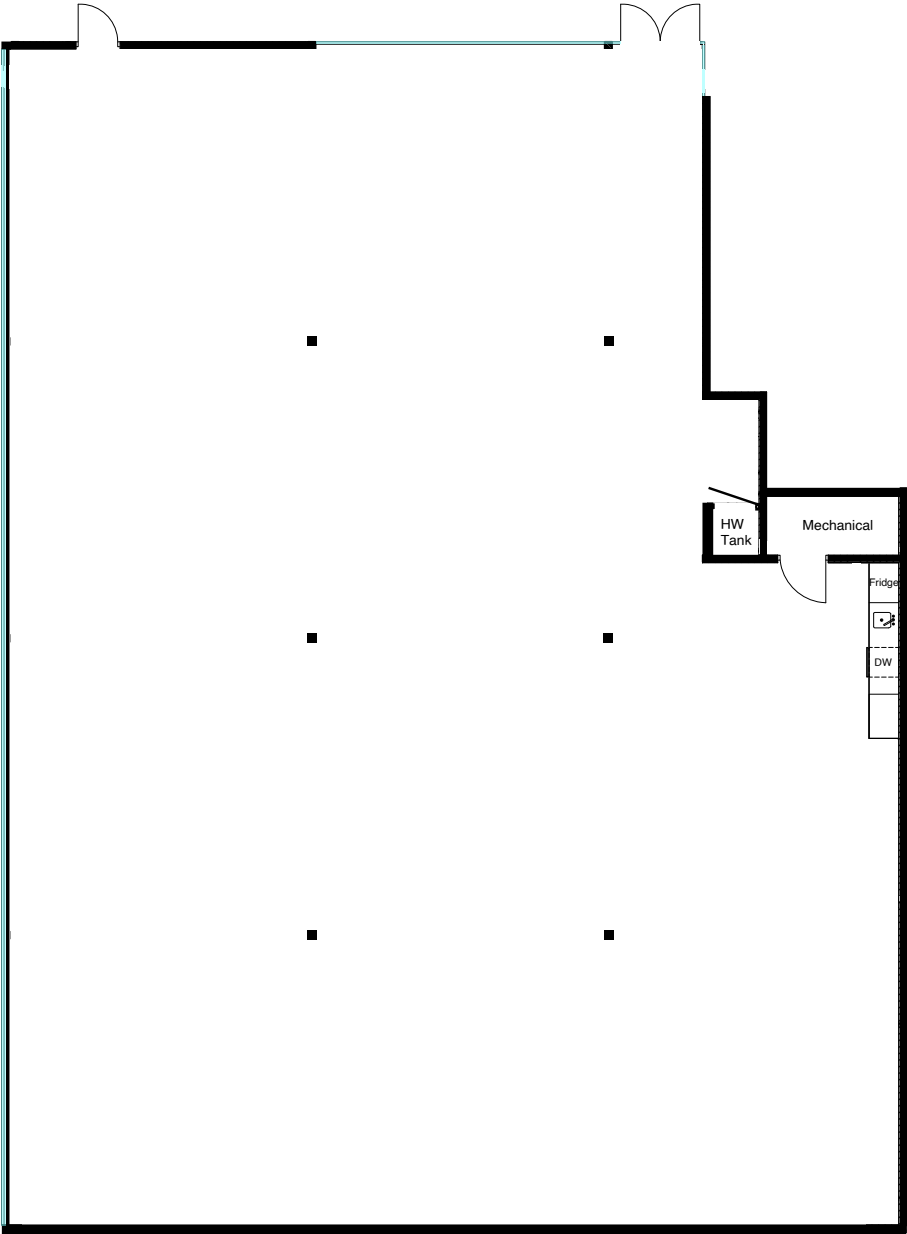
## UNIT HIGHLIGHTS

- Polished concrete floors
- 12' exposed ceilings with an abundance of natural daylight
- Common atrium area with skylights and high ceilings
- Common washroom facilities include showers
- Open layout provides users with a blank slate for their business

# FLOOR PLAN

AVAILABLE	UNIT 6 - 5,377 SF
NET RENTAL RATE	\$18.95 PSF
ADDITIONAL RENT	\$11.15 PSF (2025)

- Utilities are separately metered.
- Janitorial not included in additional rent.





# INTERIOR

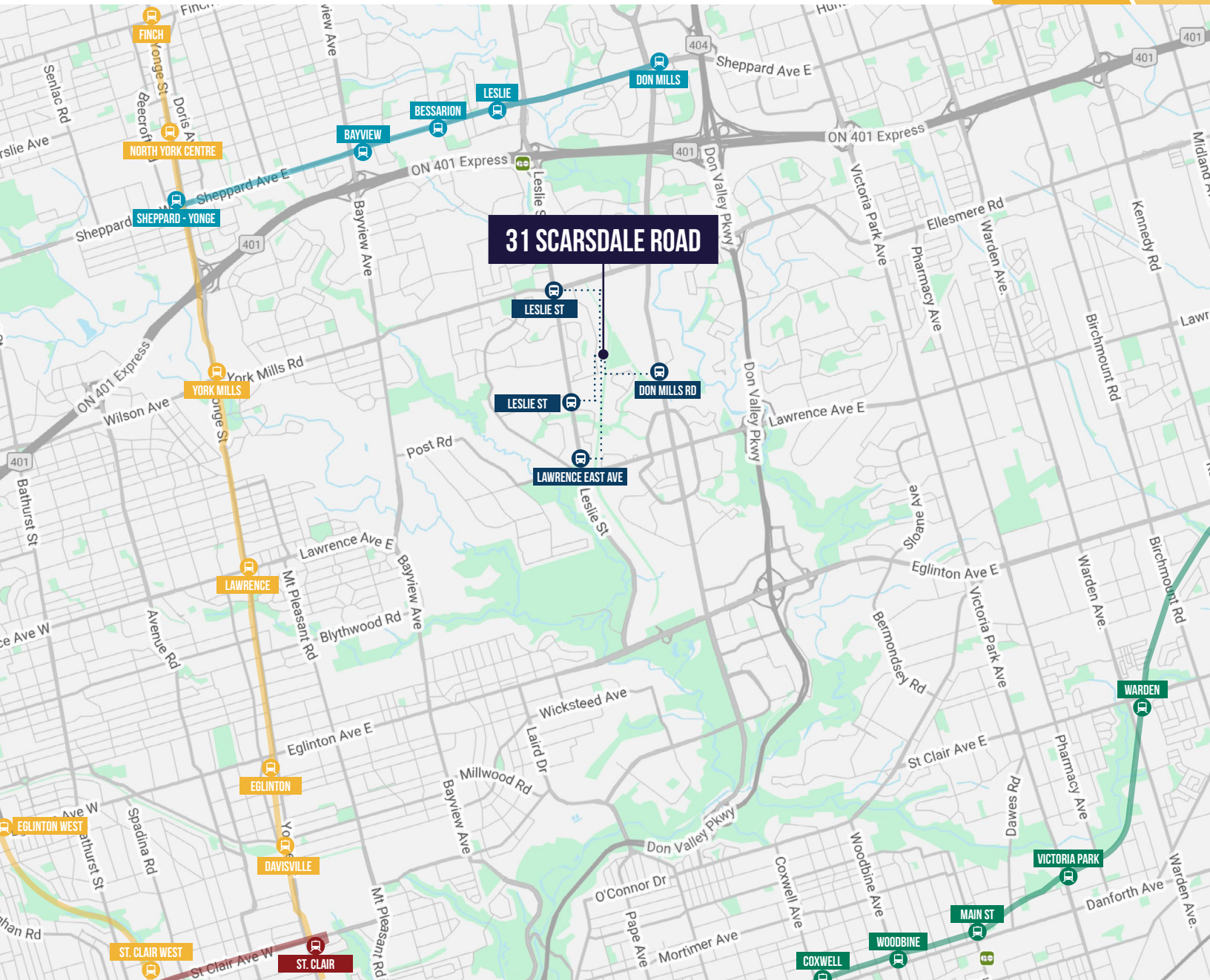


# CONCEPTUAL INTERIOR





# TRANSIT MAP



- Yonge - University Subway
- Sheppard Subway
- Bloor - Danforth
- Lakeshore West



For more information, please contact:

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