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.

HW Tank

Mechanical

Fridge

DW
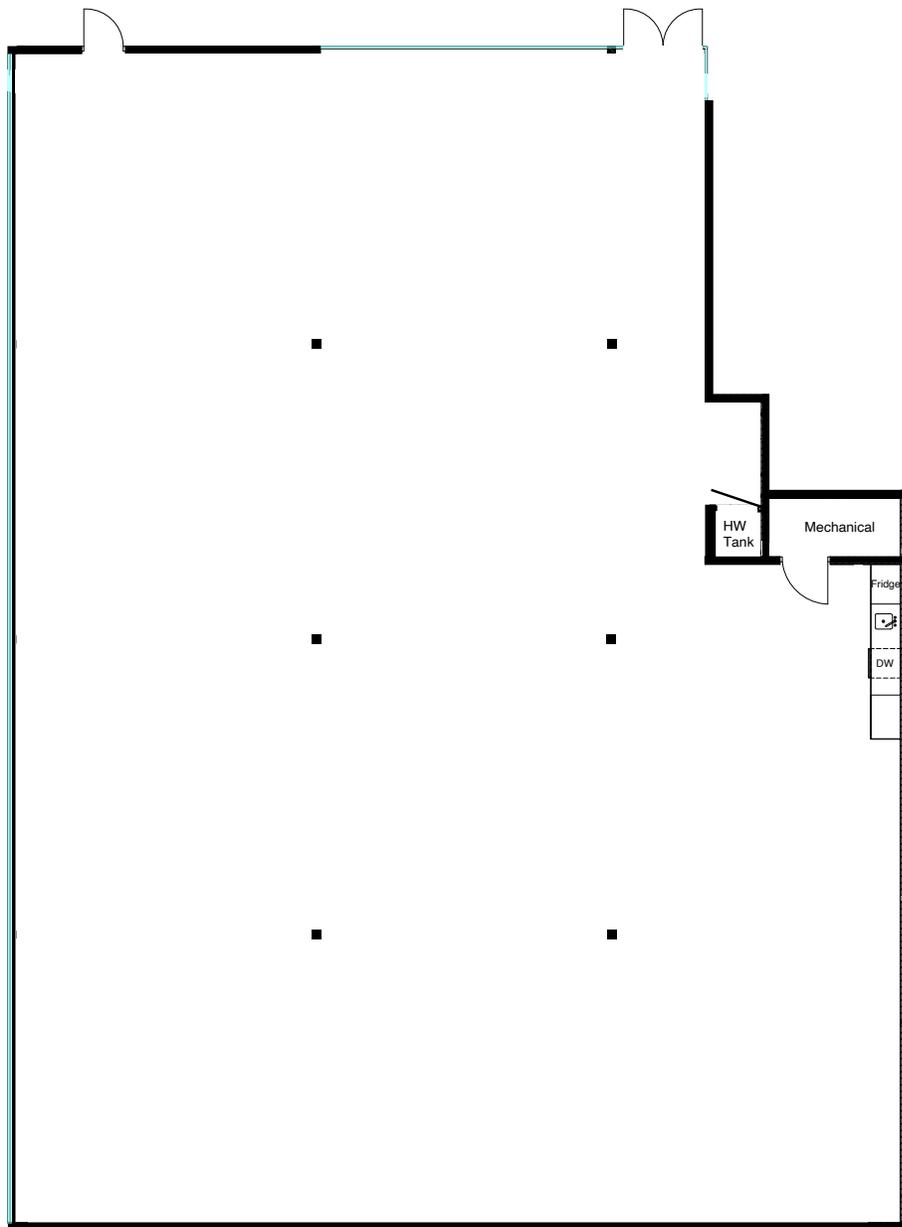
INTERIOR

CONCEPTUAL INTERIOR

TRANSIT MAP

31 SCARSDALE ROAD

Map labels:
- FINCH
- DON MILLS
- LESLIE
- BESSARION
- BAYVIEW
- NORTH YORK CENTRE
- SHEPPARD - YONGE
- LESLIE ST
- DON MILLS RD
- LESLIE ST
- LAWRENCE EAST AVE
- YORK MILLS
- LAWRENCE
- EGLINTON
- EGLINTON WEST
- DAVISVILLE
- ST. CLAIR WEST
- ST. CLAIR
- WARDEN
- VICTORIA PARK
- MAIN ST
- WOODBINE
- COXWELL

Legend
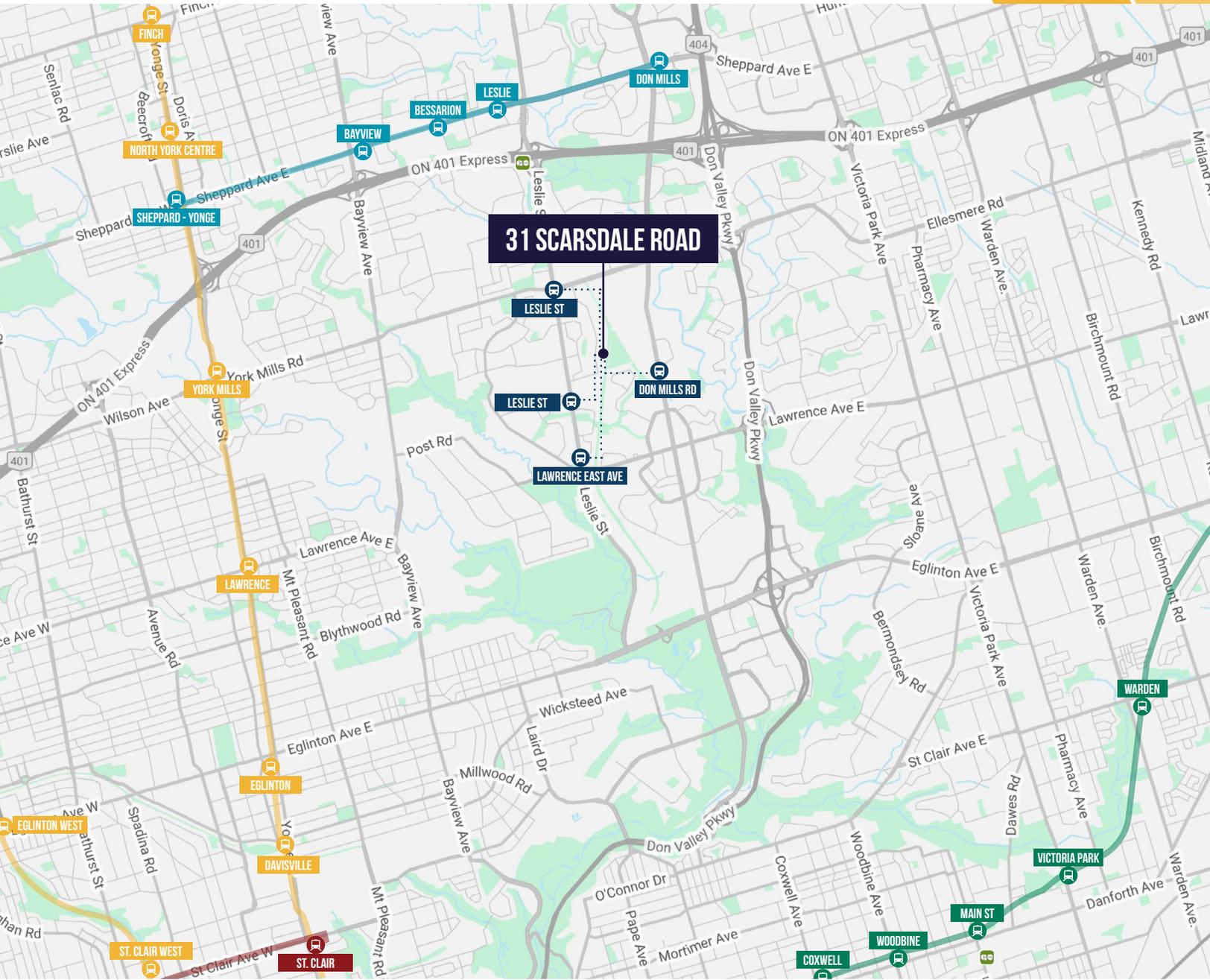
Yonge - University Subway	▬
Sheppard Subway	▬
Bloor - Danforth	▬
Lakeshore West	▬
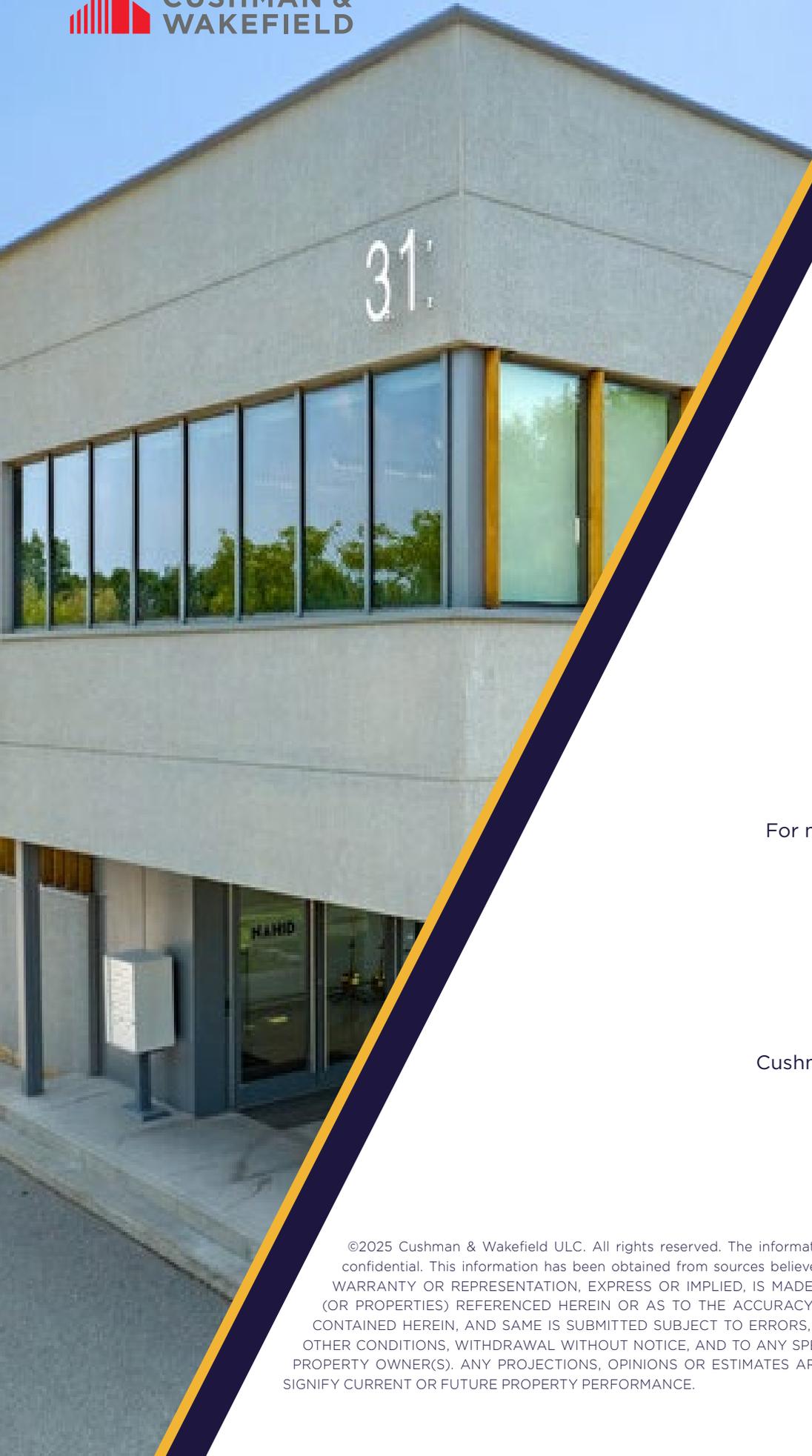
For more information, please contact:

Jordan Mustard
Vice President
Sales Representative
Mobile: +1 647 920 0544
jordan.mustard@cushwake.com

Cushman & Wakefield ULC, Brokerage
1100-3100 SteelesAvenue East
Markham, Ontario L3R 8T3
Main: +1 416 494 9500
cushmanwakefield.ca