



FOR LEASE

21 APEX ROAD
NORTH YORK, ONTARIO



21 APEX ROAD

NORTH YORK, ON

PROPERTY DETAILS

Building Size	17,940 sf
Office Area	5%
Ceiling Height	15'5"
Shipping	1 TL
Zoning	MC(H)
Power	400A/600V (tbc)
Net Rent	\$16.95 psf
TMI	\$5.47
Occupancy	April 2025

PROPERTY HIGHLIGHTS

- Freestanding building conveniently located at Dufferin & Lawrence Ave
- LED lighting throughout
- Ample parking on site
- Minutes to Highways 401, Allen Road and public transit



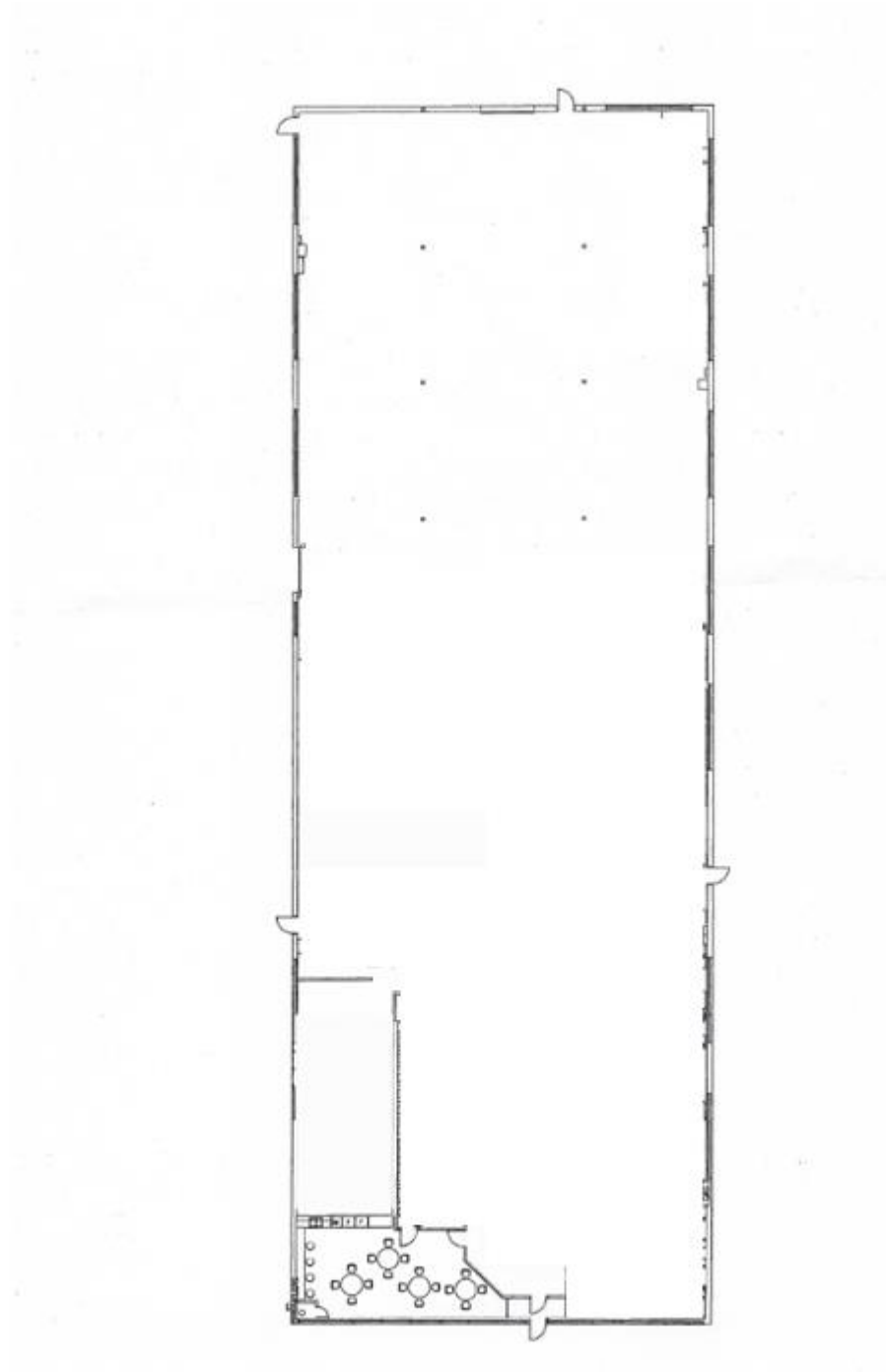
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INTERIOR IMAGES



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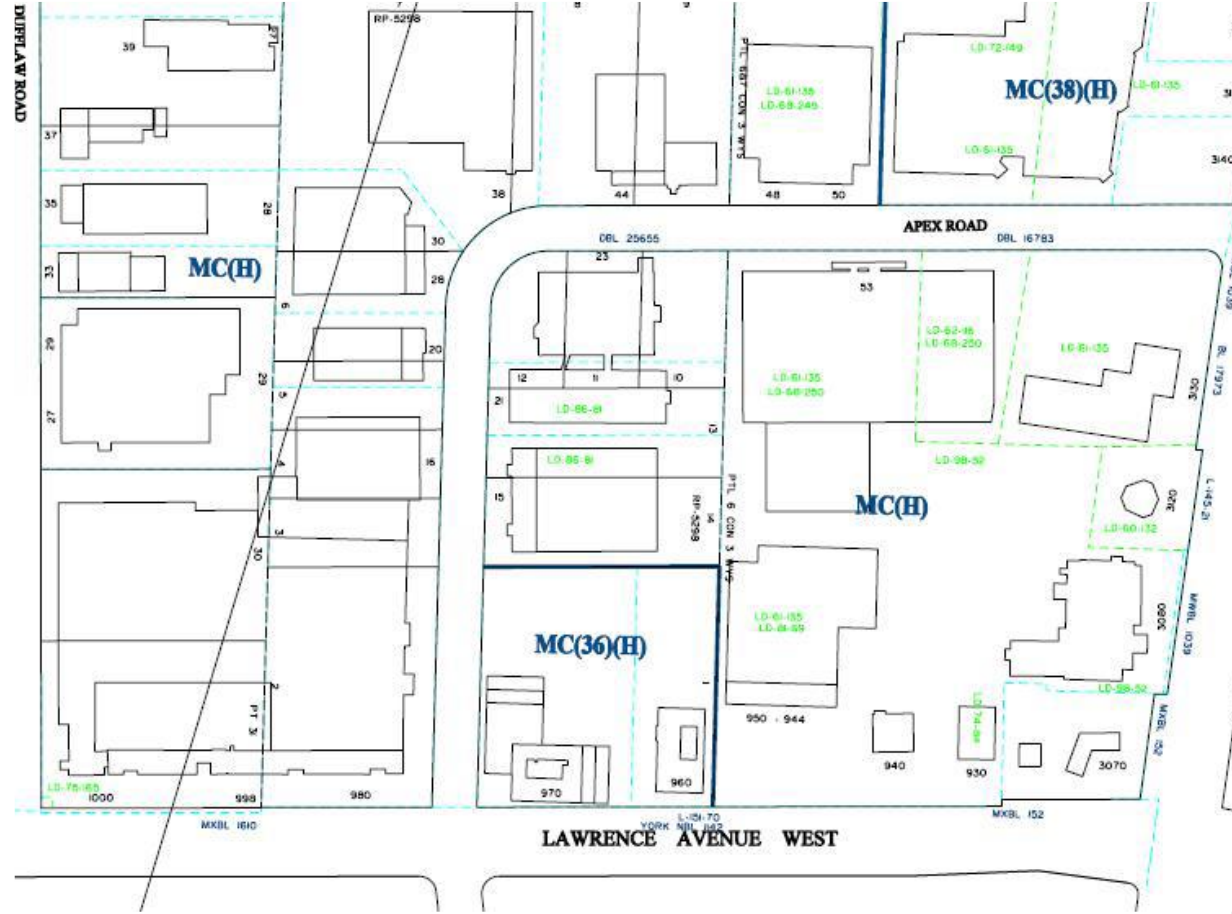
FLOOR PLAN



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ZONING PERMITTED USES

- Adult Education School
- Artist Studio
- Banquet Hall
- Car Rental Agency
- Car Washing Establishment
- Cinema
- Club
- College
- Commercial Gallery
- Commercial Recreation
- Commercial School
- Communications And Broadcasting
- Community Centre
- Contractor's Establishment
- Custom Workshop
- Day Nursery
- Financial Institution
- Fitness Centre
- Funeral Establishment
- Gasoline Station
- Golf course
- Health Science Research Laboratory
- Hotel
- Industrial Sales And Service
- Information Processing
- Laundry
- Manufacturing
- Motor Vehicle Body Repair Shop
- Motor Vehicle Dealership
- Museum
- Office Uses
- Park
- Parking Lot
- Personal Service Shop



- Pinball And Video Games Arcade
- Place Of Worship
- Public Library
- Public Self Storage Warehouse
- Research Laboratory
- Restaurant
- Retail Store
- Secondary School
- Service Shop
- Service Station
- Showroom
- Theatre
- Transportation Terminal
- Warehouse
- Veterinary Clinic

Retail Store and personal service shops, whether accessory or as a main use, shall not exceed the lesser of a floor space index of 0.5 or a combined total gross floor area on a lot of 5,000 square meters (53,800 sf)



FOR MORE INFORMATION, CONTACT:

GORAN BRELIH, SIOR
Executive Vice President, Broker
416 756 5456
goran.brelih@cushwake.com

DIANA MCKENNON
Sales Representative
416 642 5356
diana.mckennon@cushwake.com

