

# 31 Scarsdale Road, Unit 1

North York,  
Ontario



For Lease 4,004 SF

## BUILDING FEATURES

- State of the art, LEED Gold office complex, completely retrofitted in 2017
- Easy access to Highway 401, Don Valley Pkwy & public transit
- 20-minutes to Downtown Toronto
- 8 on-site, non-reserved parking spaces
- Many amenities including public park space nearby

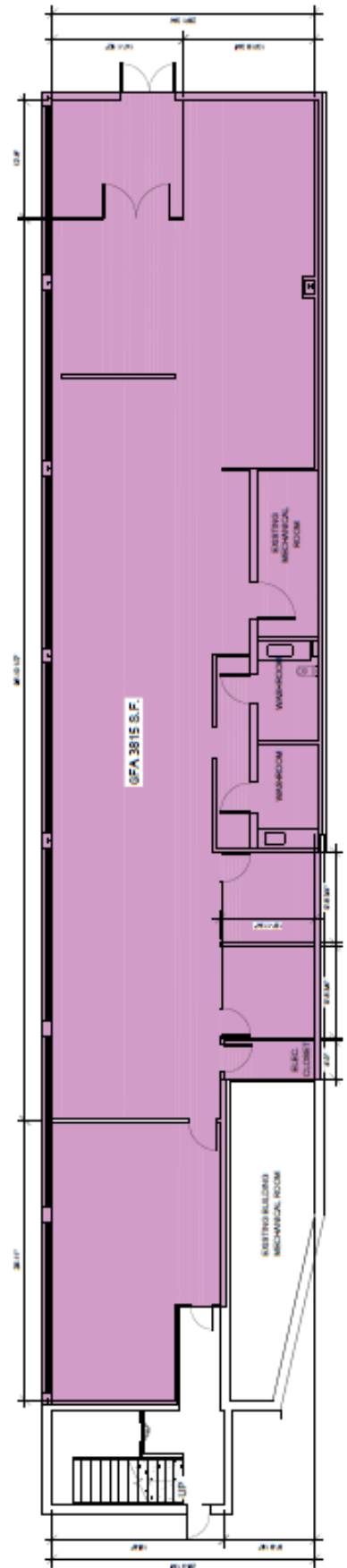
## UNIT HIGHLIGHTS

- Polished concrete floors
- Block walls, exposed ceiling
- 9'-6" clearance to structure, 11'-3" to deck
- Finished washrooms that include a shower

# FLOOR PLAN

AVAILABLE	UNIT #1 - 4,004 SF
NET RENTAL RATE	\$18.95 PSF
ADDITIONAL RENT	\$11.15 PSF (2024)

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





# BUILDINGPHOTOS

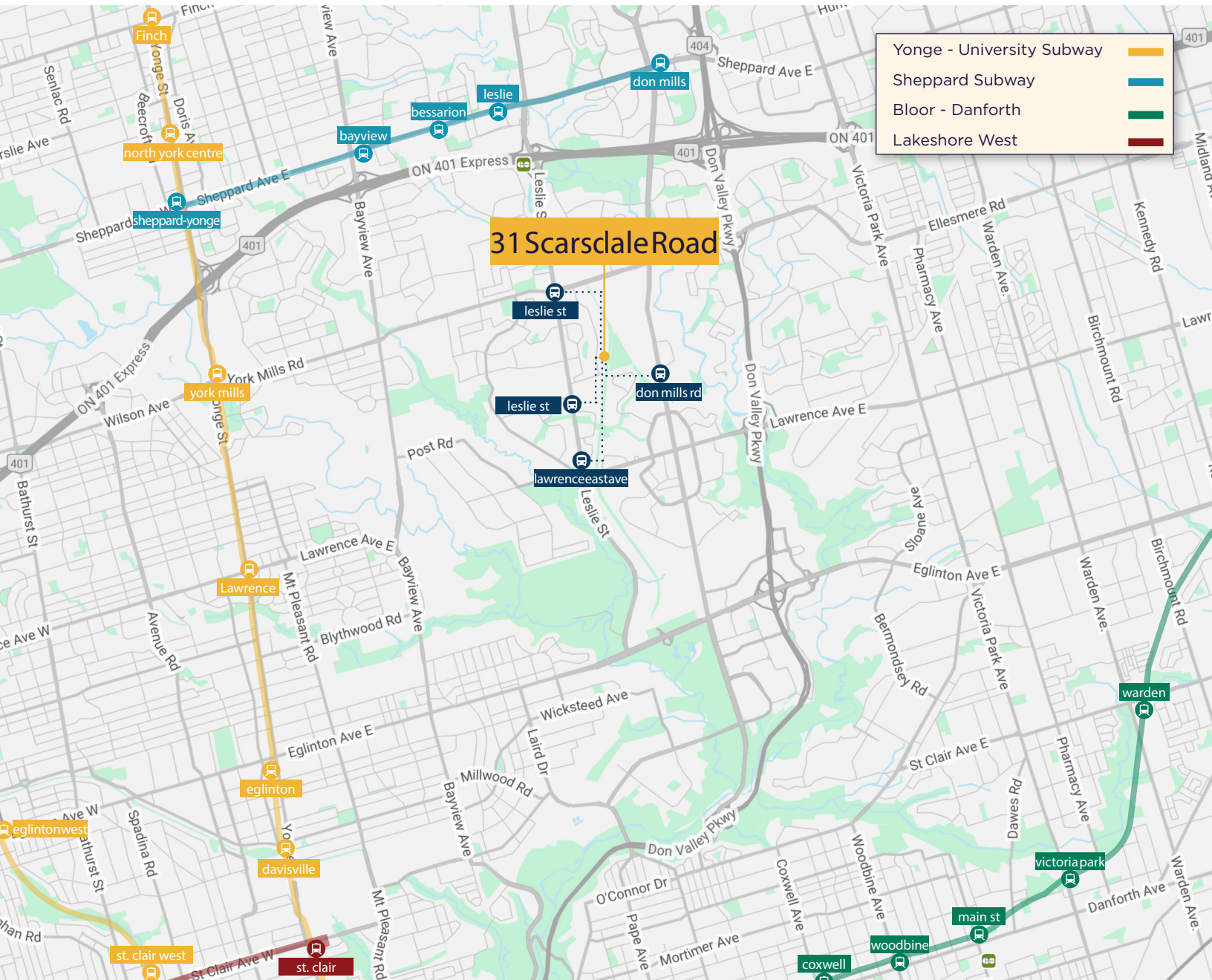


# CONCEPTUAL INTERIOR





# TRANSIT MAP



## CONTACT

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