

FOR LEASE OFFICE SPACE

Morguard

200 YORKLAND BOULEVARD

TORONTO, ON



CLASS A OFFICE BUILDING EASILY ACCESSIBLE BY HWY 404 & DVP

200 Yorkland is located in the former City of North York, now part of the City of Toronto, with frontage on Yorkland Boulevard in the Consumers Road Business Park at the northeast quadrant of Highway 401 and the Don Valley Parkway/Highway 404. The property is an eleven storey, 151,151 square foot Class "A" suburban office building. The building is situated on a 2.33 acre (101,495 square foot) rectangular site.

Great property with three level exterior parkade

- Walking distance to restaurants and Fairview Mall
- Close to nearby hotel
- Shuttle service to Don Mills Station

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TORONTO, ON

ASKING NET RENT

Starting at \$13.00/SF

ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$17.30/SF	\$4.17/SF	\$21.47/SF (2024 est.)

BUILDING DETAILS

Total Space: 148,993 SF +/-

Typical Floor: 14,500 SF +/-

Number of Floors: 11

Year Built: 1984,
Last Renovated: 1991

Office Class: A

Leasing District: Toronto North East

Sustainability: BOMA BEST Silver

BUILDING AMENITIES

Close proximity to public transit

On-site Cafe

Close to Highway 404/Don Valley
Parkway

24 Hour Manned Security

Security Access Provided by a Card
Access Control System

Property includes a three level
exterior parkade linked by a covered
walkway

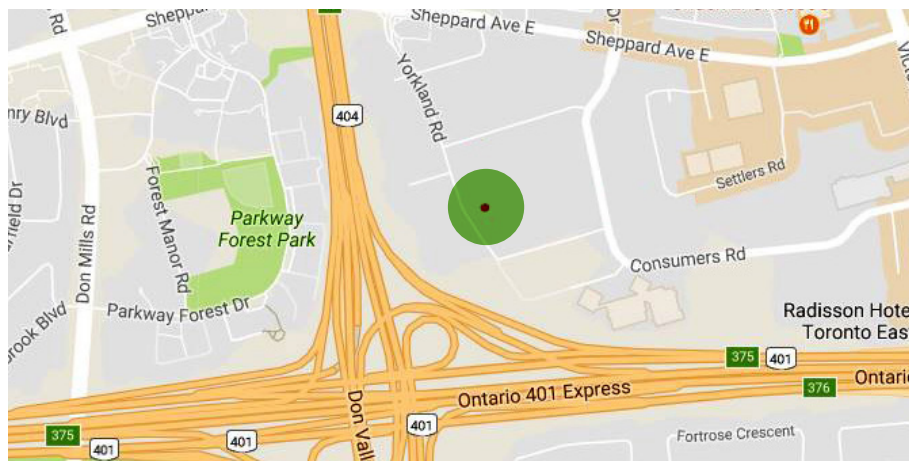


Exterior Rear



Interior Lobby

LOCATION



200 Yorkland Boulevard, Toronto, ON

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