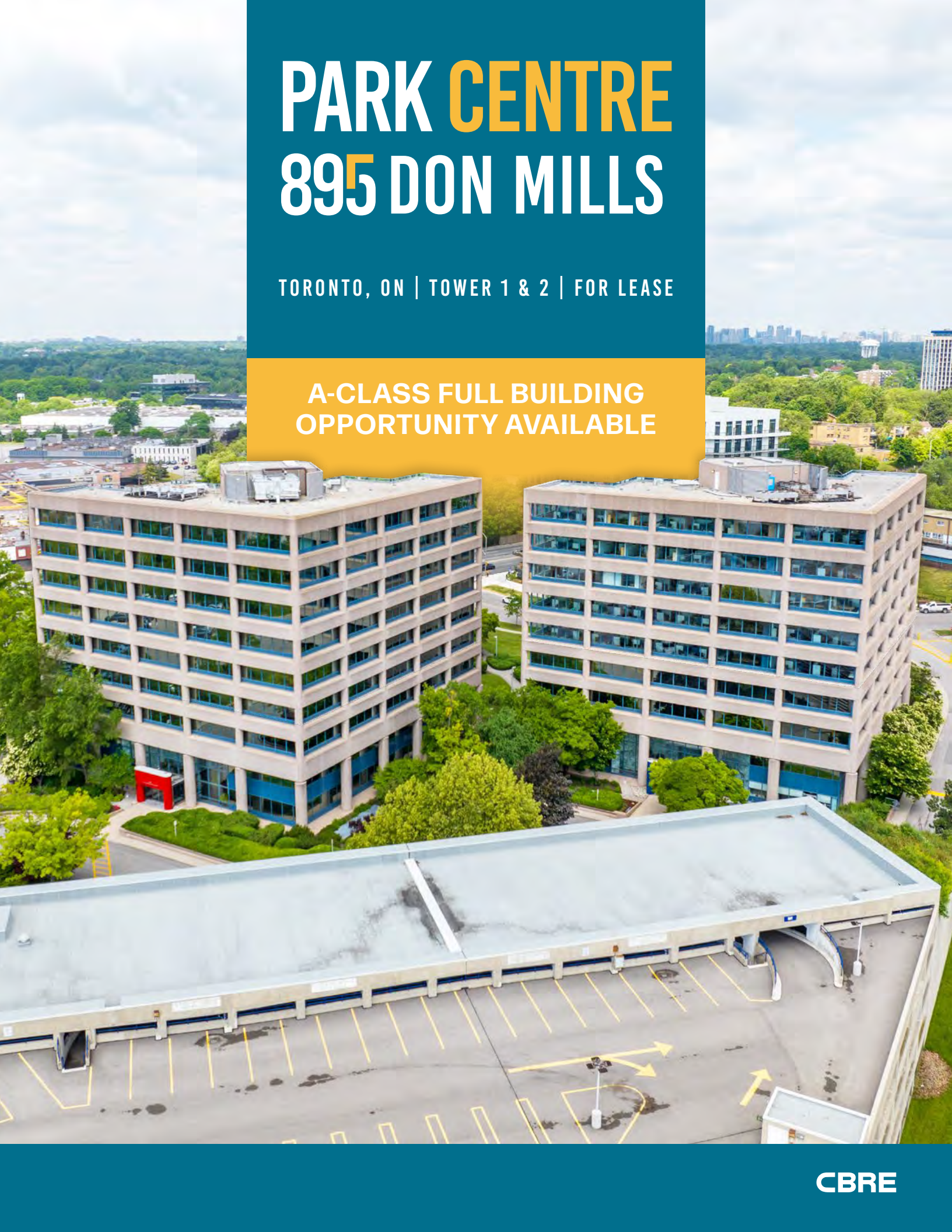


# PARK CENTRE 895 DON MILLS

TORONTO, ON | TOWER 1 & 2 | FOR LEASE

A-CLASS FULL BUILDING  
OPPORTUNITY AVAILABLE



# THE RIGHT PLACE.

## A Landmark Opportunity

Welcome to 895 Don Mills Road, an exceptional Class A office campus setting with a landmark opportunity to lease all of Tower One. Boasting a total of 20 large terraces between two towers, this property offers an abundance of green space to recharge and inspire. 895 Don Mills offers services at the ready with on-site Property Management, security, and generous parking (3/1,000 sq. ft.).

The property is located along Don Mills Road in between Lawrence Avenue East to the north and Eglinton Avenue East to the south. It is within 5 minutes to the Don Valley Parkway (DVP) and its proximity to other major highways makes for an easy commute to the office. For those taking public transit, the soon-to-be completed Eglinton Crosstown LRT, Sheppard Subway Line and ample TTC bus options are right at your doorstep.

895 Don Mills is centrally located in a re-vitalized transformational neighbourhood. New residential developments are breaking ground within the immediate vicinity driven by the rising population and the transit hub as the heart of the community.

**Be at the right place, at the right time - 895 Don Mills is where you leave your mark.**

<b>ASKING NET RATE (\$/PSF)</b>	\$15.00 Per Sq. Ft.
<b>ADDITIONAL RENT (\$/PSF)</b>	\$18.95 (2025)
<b>PARKING RATIO</b>	3/1,000 Sq. Ft. Leased
<b>PARKING COST</b>	\$65.00 / Month

### AMENITIES




- On-site property management
- On-site security
- Private terraces available
- Access to Eglinton Crosstown LRT
- Walking distance to CF Shops at Don Mills

FLOOR	SIZE (SQ. FT.)
1	13,044
2	14,093
3	16,427
4	16,459
5	16,398
6	15,897
7	14,609
8	12,710
9	10,094
<b>TOTAL</b>	<b>129,731</b>

SUITE	SIZE (SQ. FT.)
100	1,441
106	2,774
112	1,740
200	2,175
202	2,605
204	1,910
<del>206</del>	<del>2,159</del>
208	2,165
300	16,338
<del>400</del>	<del>4,892</del>
700	4,399*
720	3,075*
801	1,881
<del>803</del>	<del>974</del>
<b>TOTAL</b>	<b>40,503</b>



**TARGETING:**



# THE RIGHT TIME.

## A Community on the Rise

The vibrant Don Mills neighbourhood continues its upward trajectory becoming one of the most popular neighbourhoods in Toronto. The estimated population in 2022 was 345,434 with an estimated 6.1% increase by 2027 (within a 5km radius from the property). Don Mills Rd and Eglinton Ave E are transforming with mixed-use developments continuing the momentum for burgeoning amenities.

South of 895 Don Mills is the Crosstown Community Development. This 60-acre master planned development will feature commercial and residential spaces consisting of towers and low-rise townhomes, pedestrian walkways, bike paths, community parks, and open green spaces.

The Don Mills neighbourhood is speckled with greenery with Moccasin Trail Park and Greenbelt Park only a 4-minute drive from the property. 895 Don Mills is surrounded by local restaurants, supermarkets, and most notable, is the 3-minute drive or 15-minute leisurely stroll to CF Shops at Don Mills and all its amenities.

Be a part of this rejuvenating neighbourhood on the rise.

RADIUS	POPULATION 2022 EST.	2022 - 2027 POP. CHANGE EST.	HOUSEHOD INCOME 2022 EST.
3 KM	114,354	121,950	\$123,434
5KM	345,434	366,439	\$155,155



4 AGA KHAN MUSEUM



5 2 - 6 THE DONWAY EAST



## NEW DEVELOPMENTS

Hover over development type to see list



# ALL THE RIGHT CONNECTIONS.

Walk, drive, ride to and from work

This property is well connected with easy access to major highways. Highway 401 can take you east to Scarborough or west to Etobicoke and Mississauga in under an hour. The Don Valley Parkway can take you north to Markham or south into the downtown core in less than twenty minutes. Your commute to and from the office is made easy with the DVP only 5 minutes away and approximately 7 to 15 minutes drive to HWY 401 and 404.

The nearest public transit stop is a 2-minute walk with bus routes on Don Mills Road that can take you all the way south to Pape station connecting you to the Bloor-Danforth Subway line. Tenants will be able to connect to the LRT at Don Valley Station, which is located just south of the site and is accessible either by bus (6-minute trip) or by foot (12-minute walk). The completion of the Eglinton Crosstown LRT will provide 60% faster than current travel times, access to 25 stops between Kennedy in the east and Mount Dennis in the west along Eglinton Avenue, and link to 54 bus routes, three TTC subway stations and GO lines.



## AMENITIES



## TRAVEL TIMES

LOCATION	CF SHOPS AT DON MILLS	DVP	HWY 401	DON MILLS STATION	HWY 404	DANFORTH GO TRAIN	GARDINER EXPY	FINCH STATION
DRIVE TIME (MIN)	3	5	7	11	14	21	20	25
TRANSIT TIME (MIN)	10	-	-	9	-	47	-	65

# THE RIGHT WELCOME

Enjoy a personalized greeting as you enter your new bespoke workplace branded to reflect your company.

## FULL BUILDING AVAILABILITY

Tower One: 129,731 SF



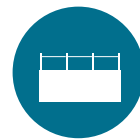
Branding and Signage



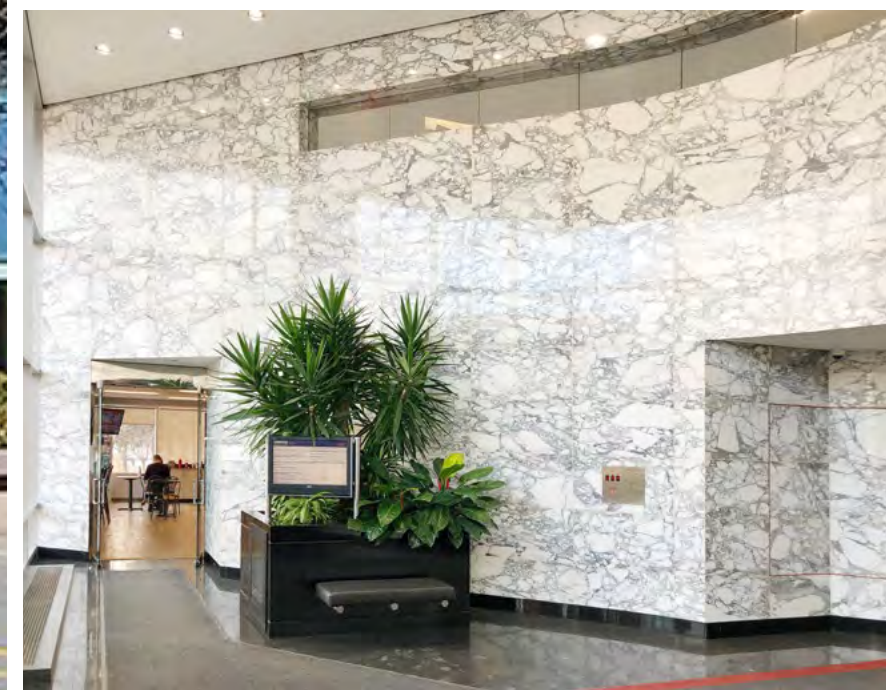
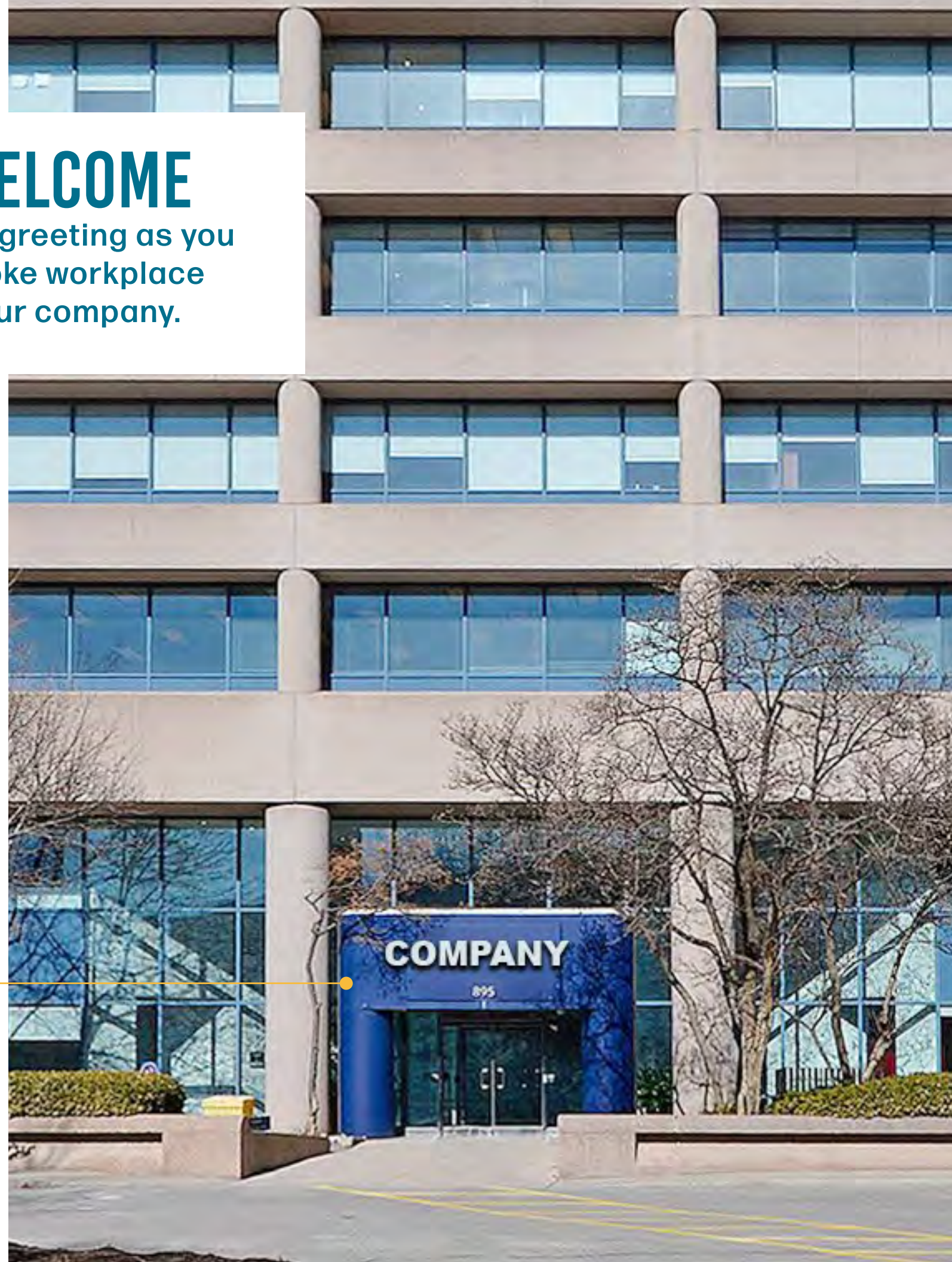
Ability to create own amenity space



Interconnected staircase Floors 6 to 8



Up to 10 terraces available



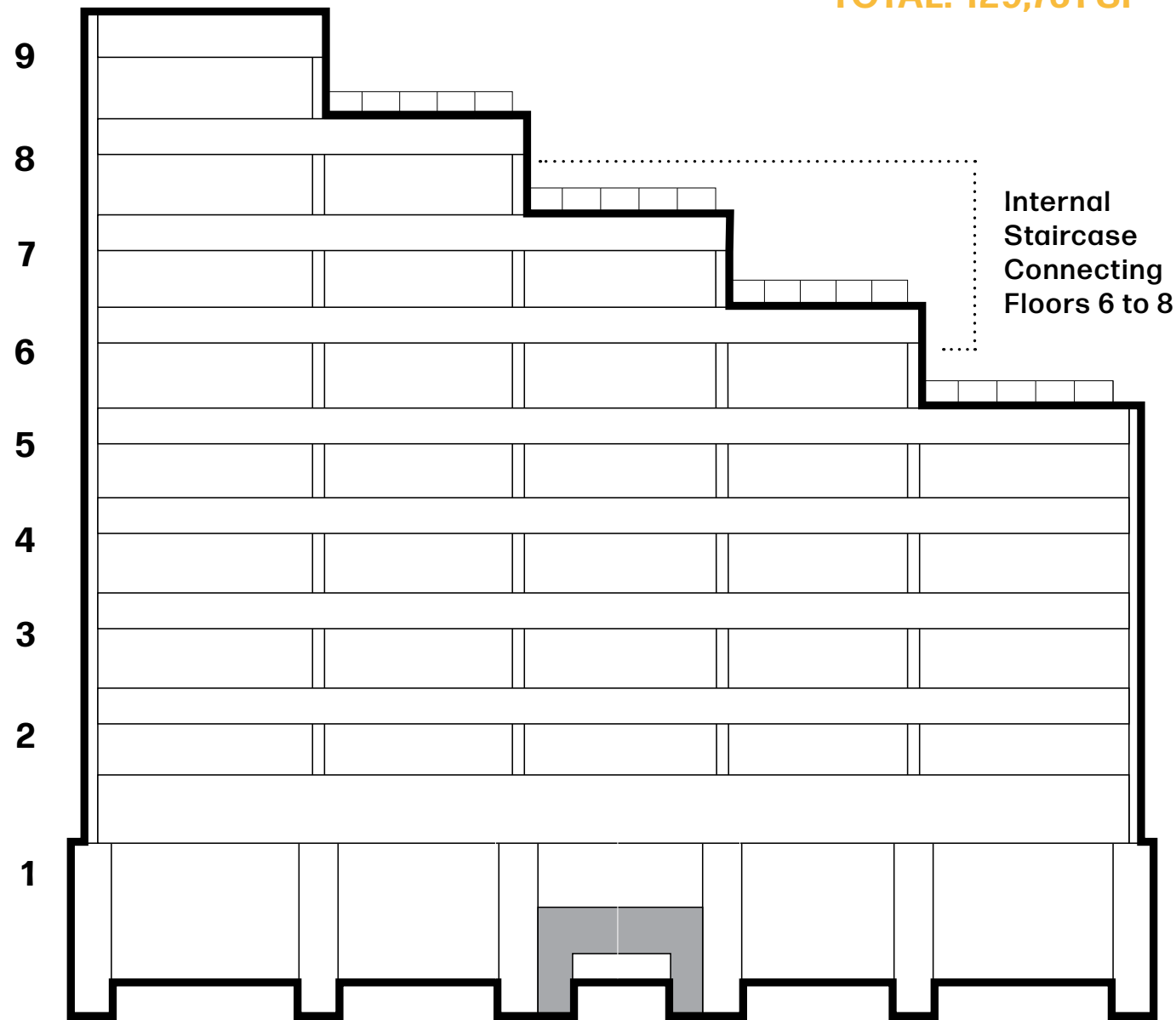
# THE RIGHT SPACE AVAILABLE

## Tower One & Two Stacking Plans

FULL  
BUILDING  
OPPORTUNITY  
TOTAL: 129,731 SF

*Click on floors to view floor plan*

TOWER ONE



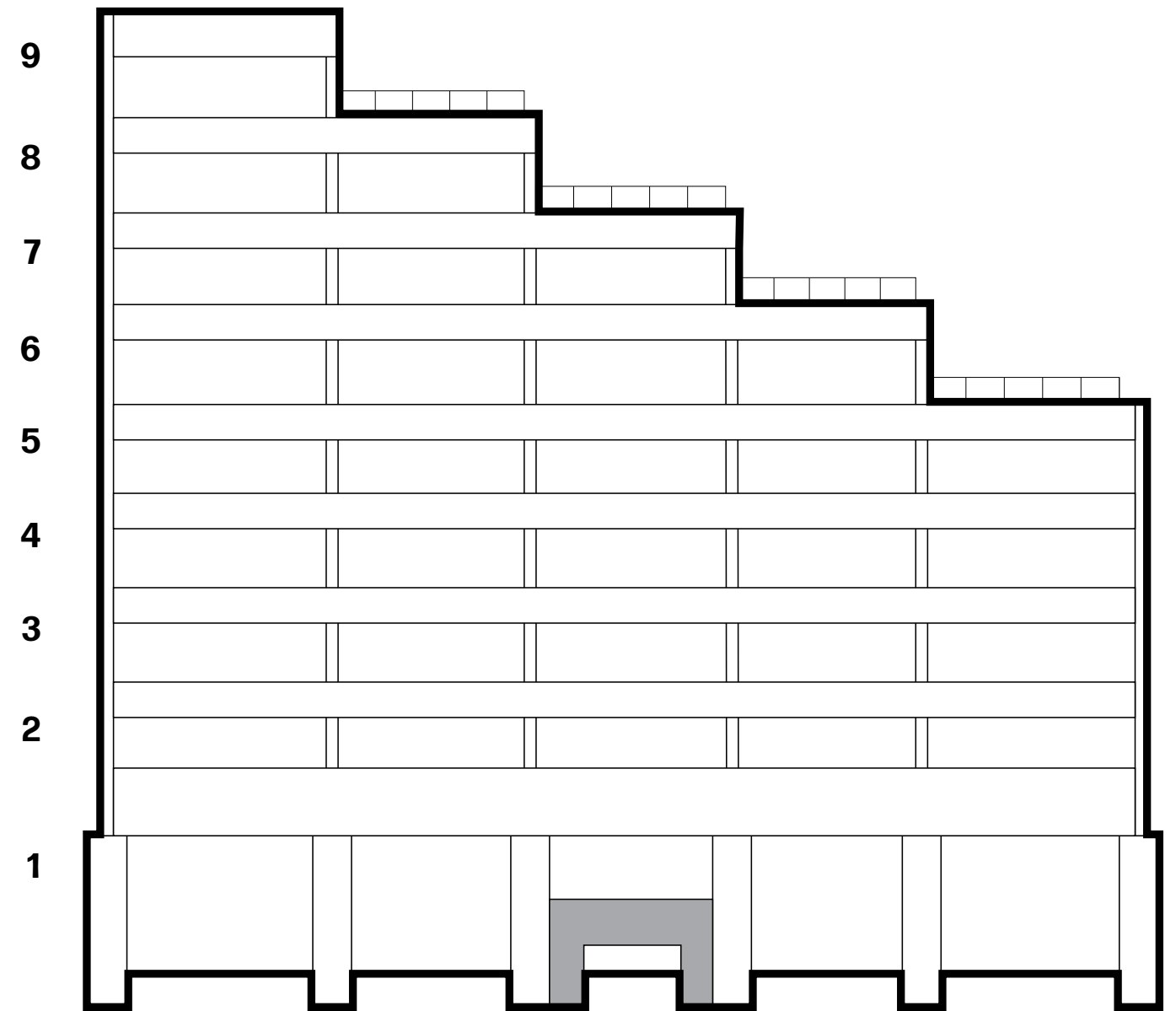
Open Office Admin.  
(Newer Standard)

Mail  
Room

Data  
Centre

Club House (Cafeteria/Community  
Space) With Outdoor Patio

TOWER TWO



Open Office Admin.  
(Newer Standard)

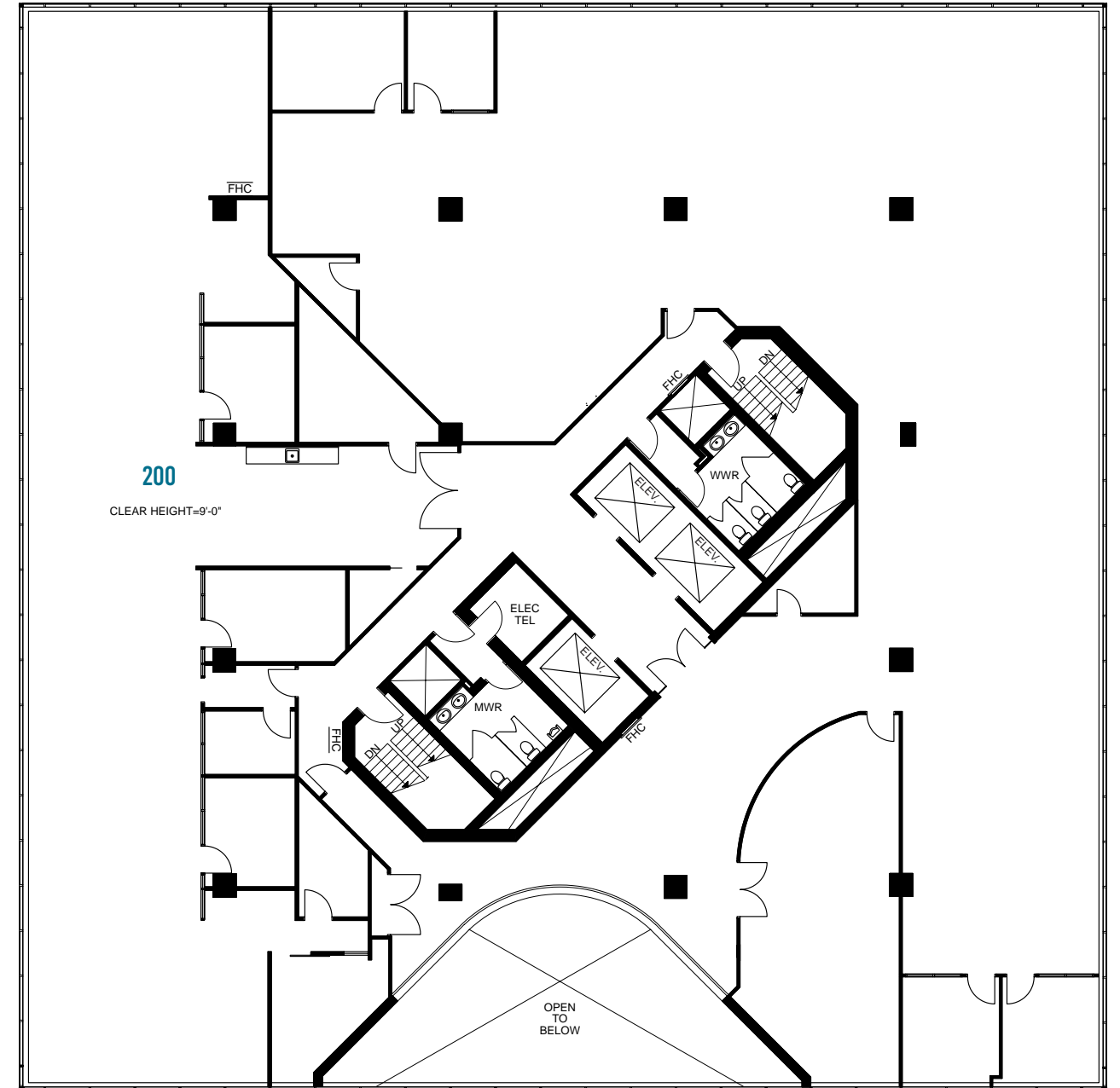
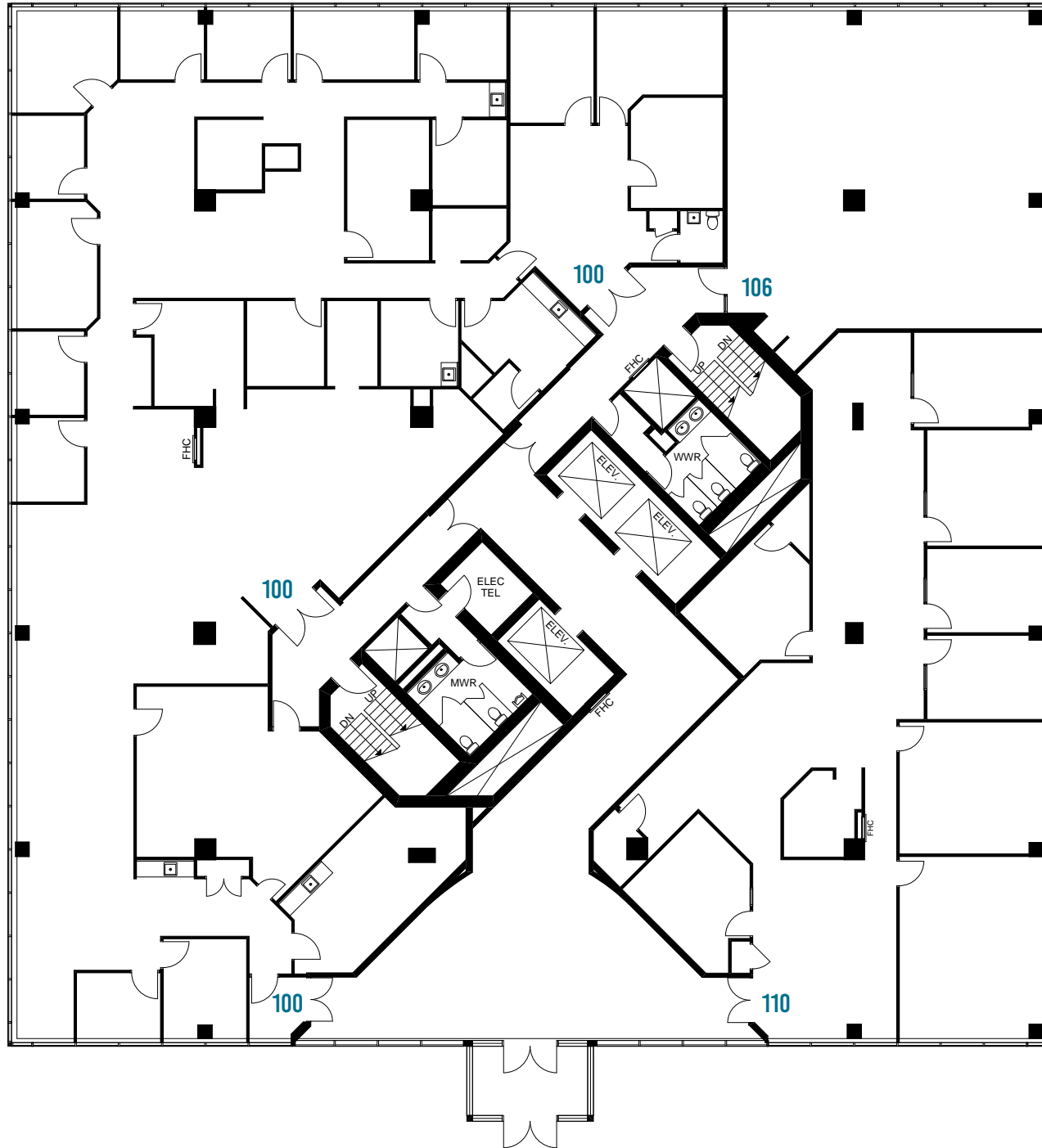
Mail  
Room

Data  
Centre

Club House (Cafeteria/Community  
Space) With Outdoor Patio

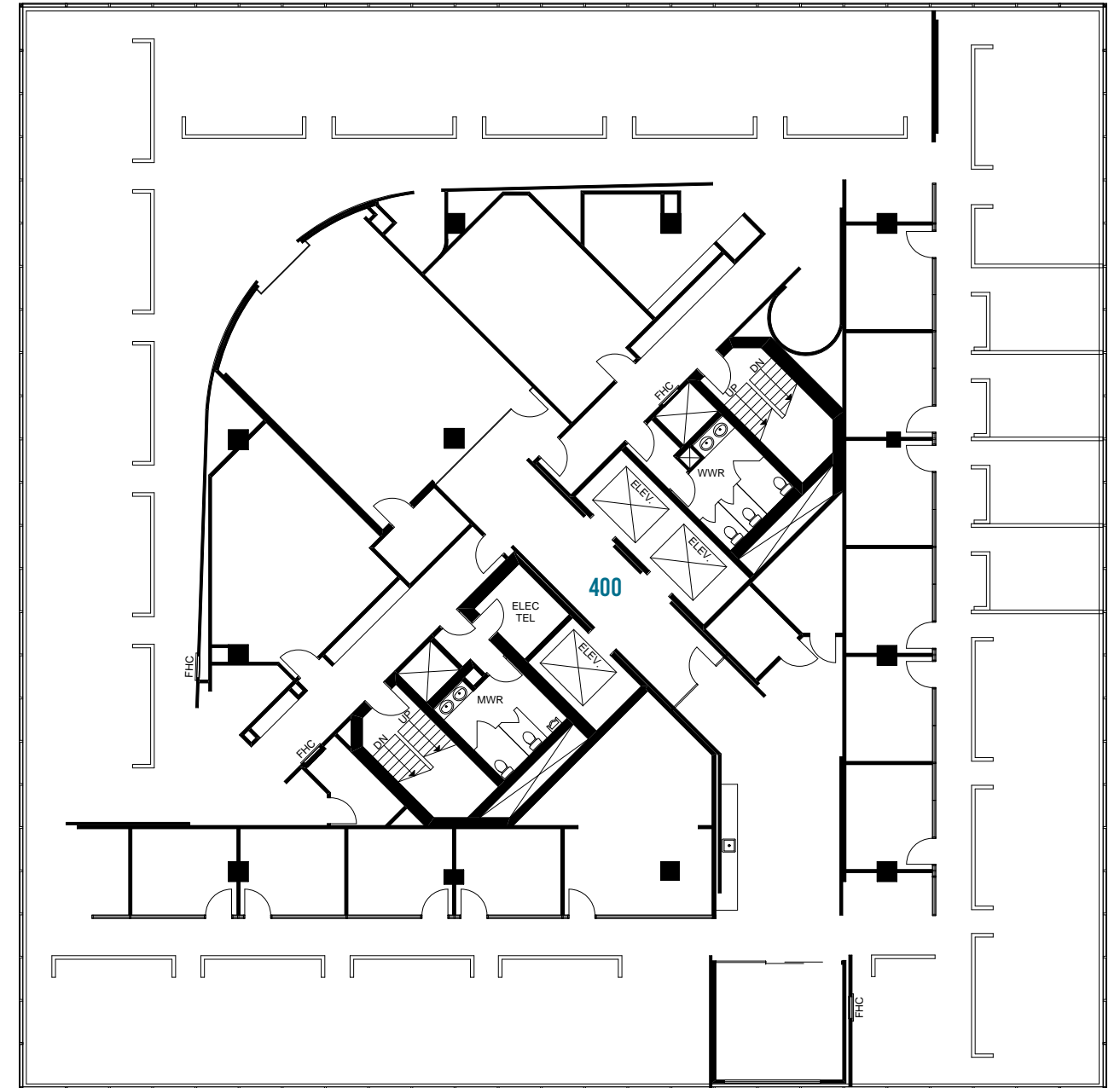
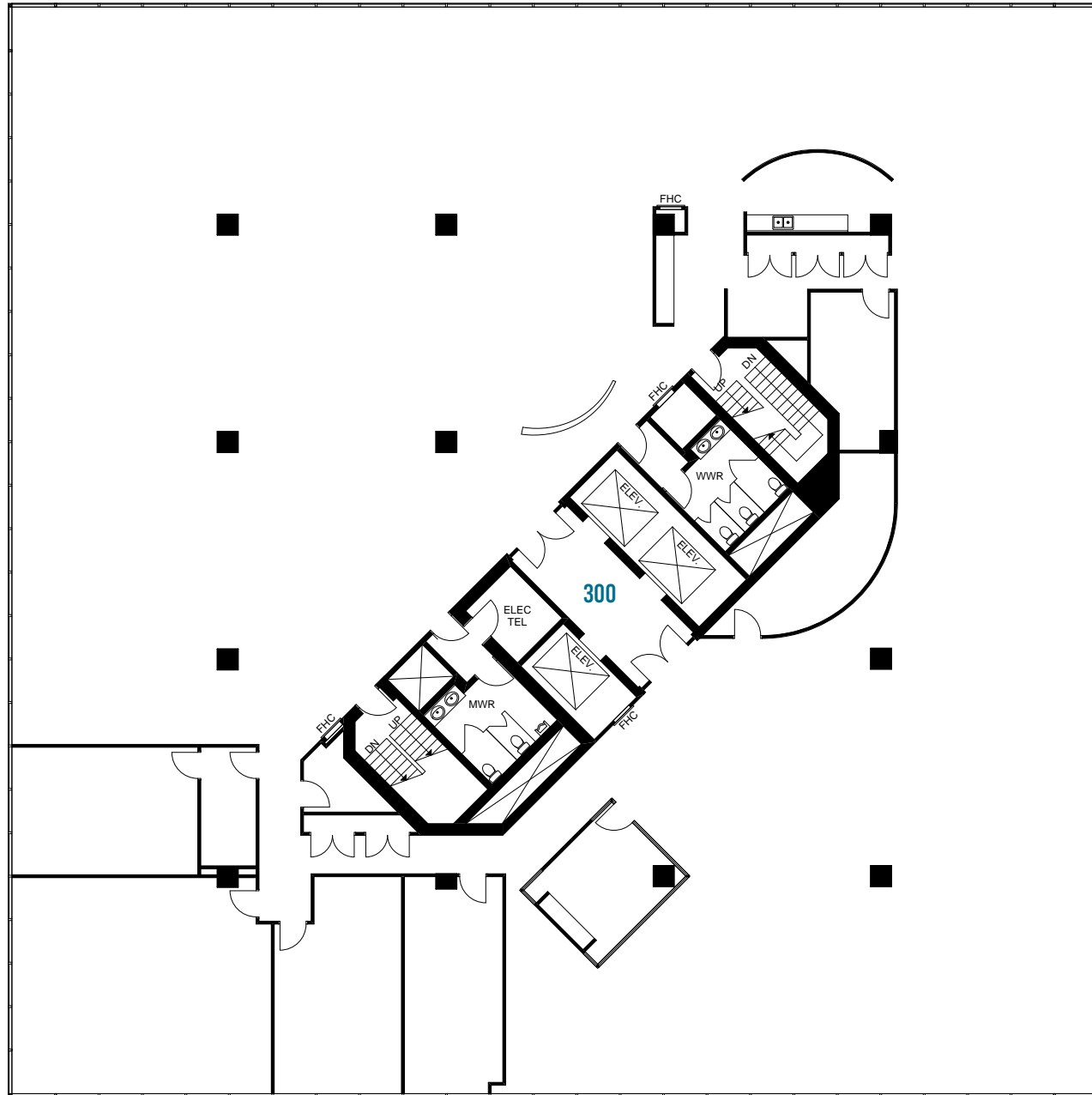
Tower One

# FLOORS 1 & 2



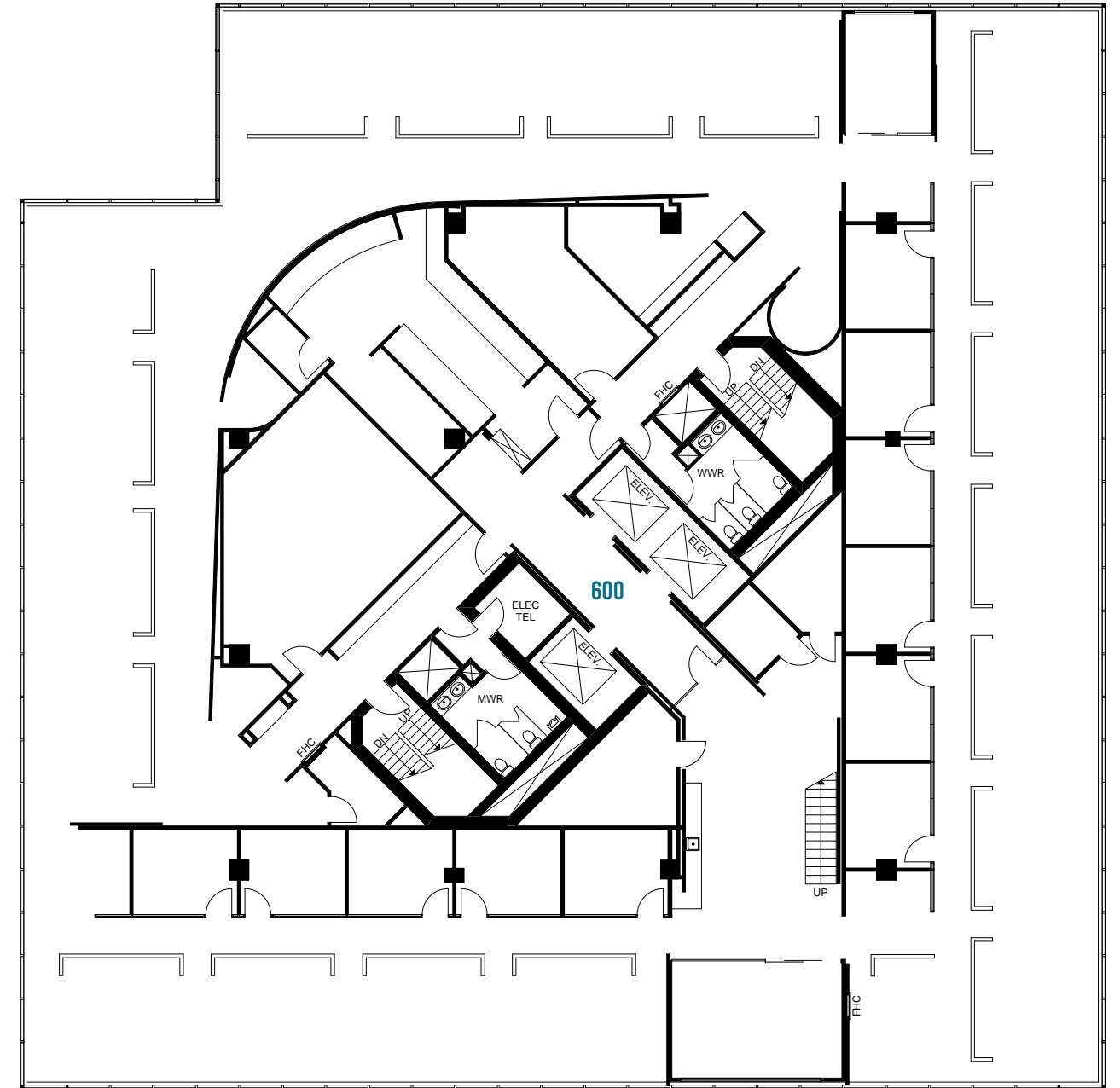
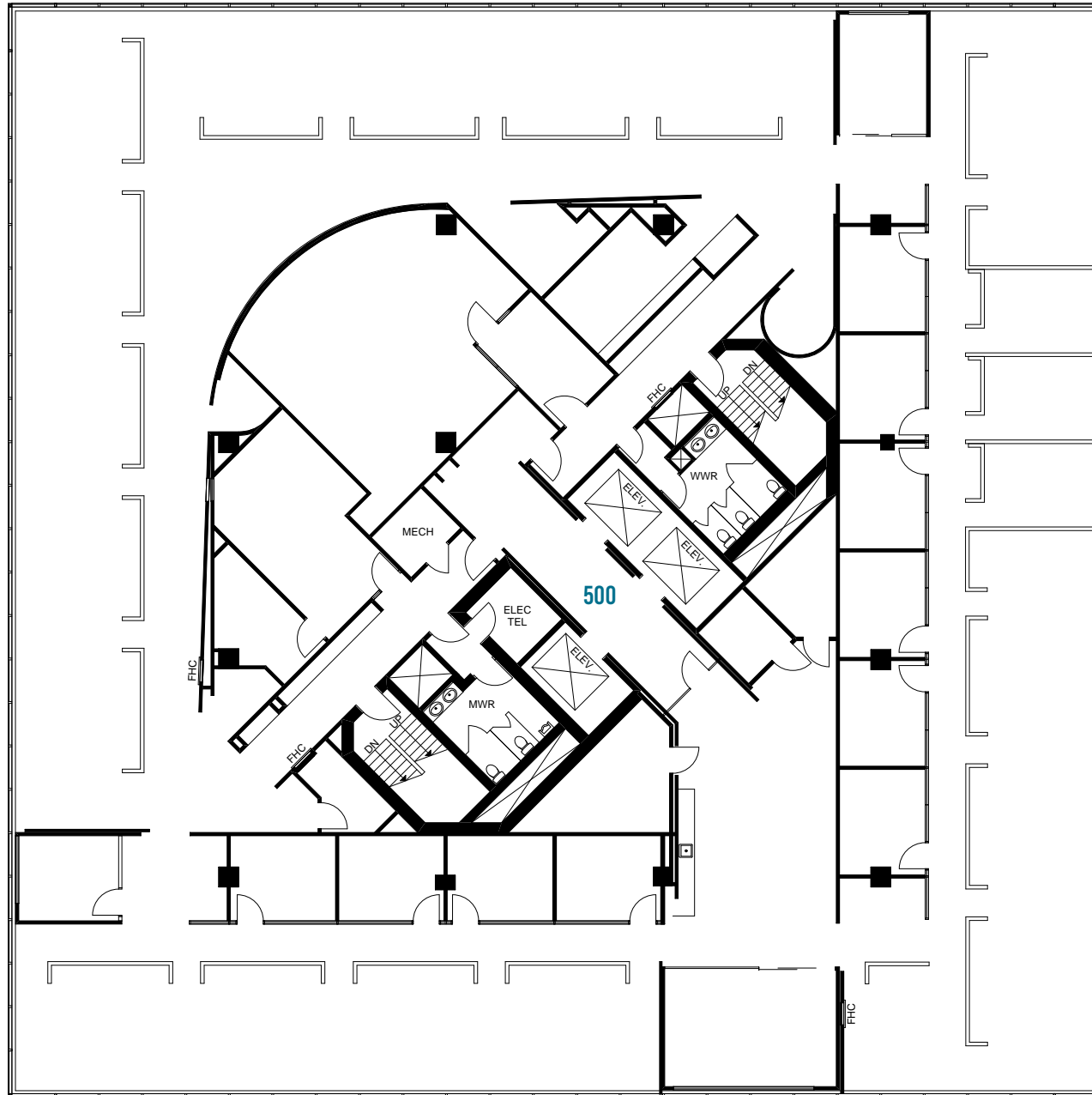
Tower One

# FLOORS 3 & 4



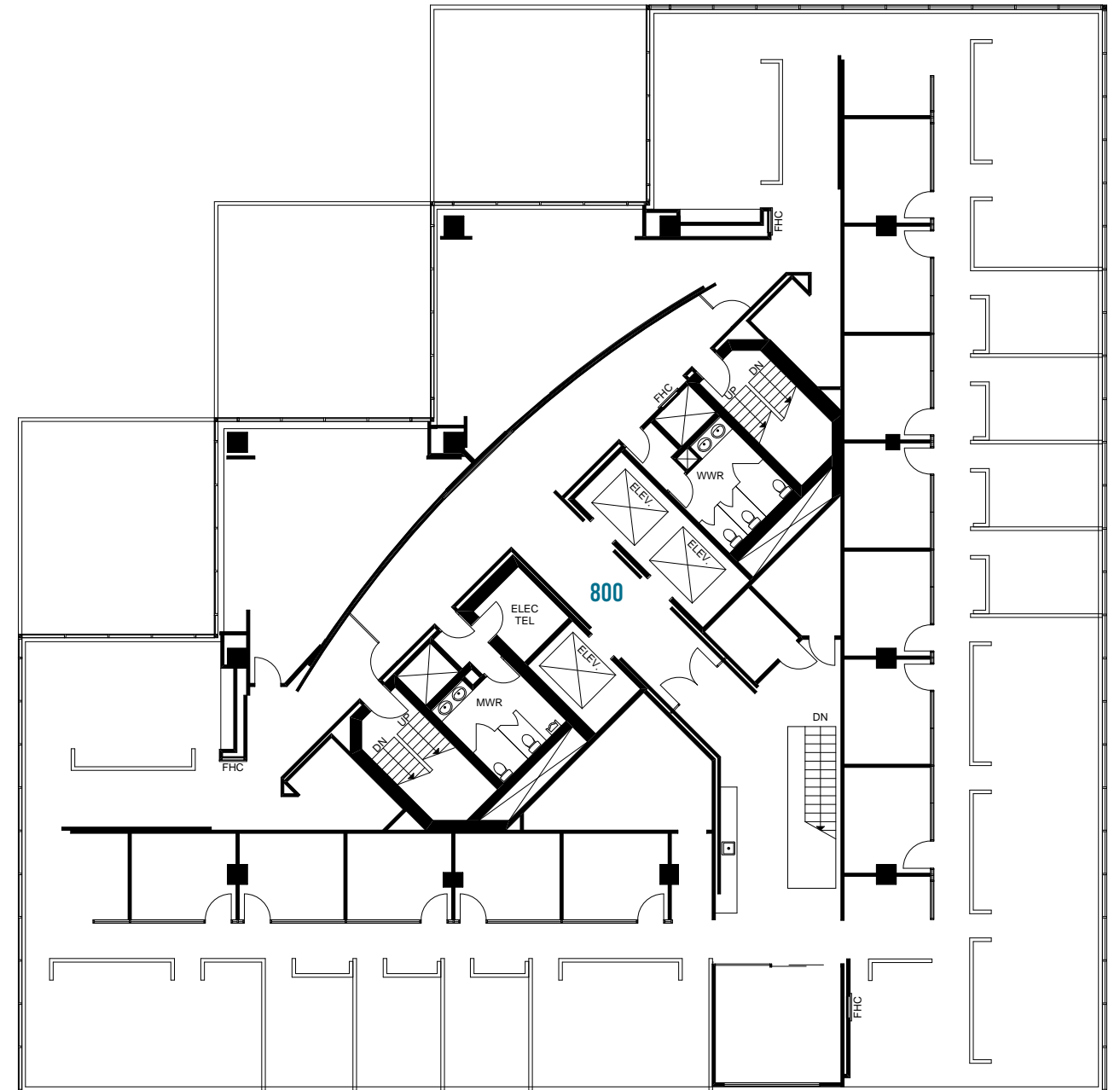
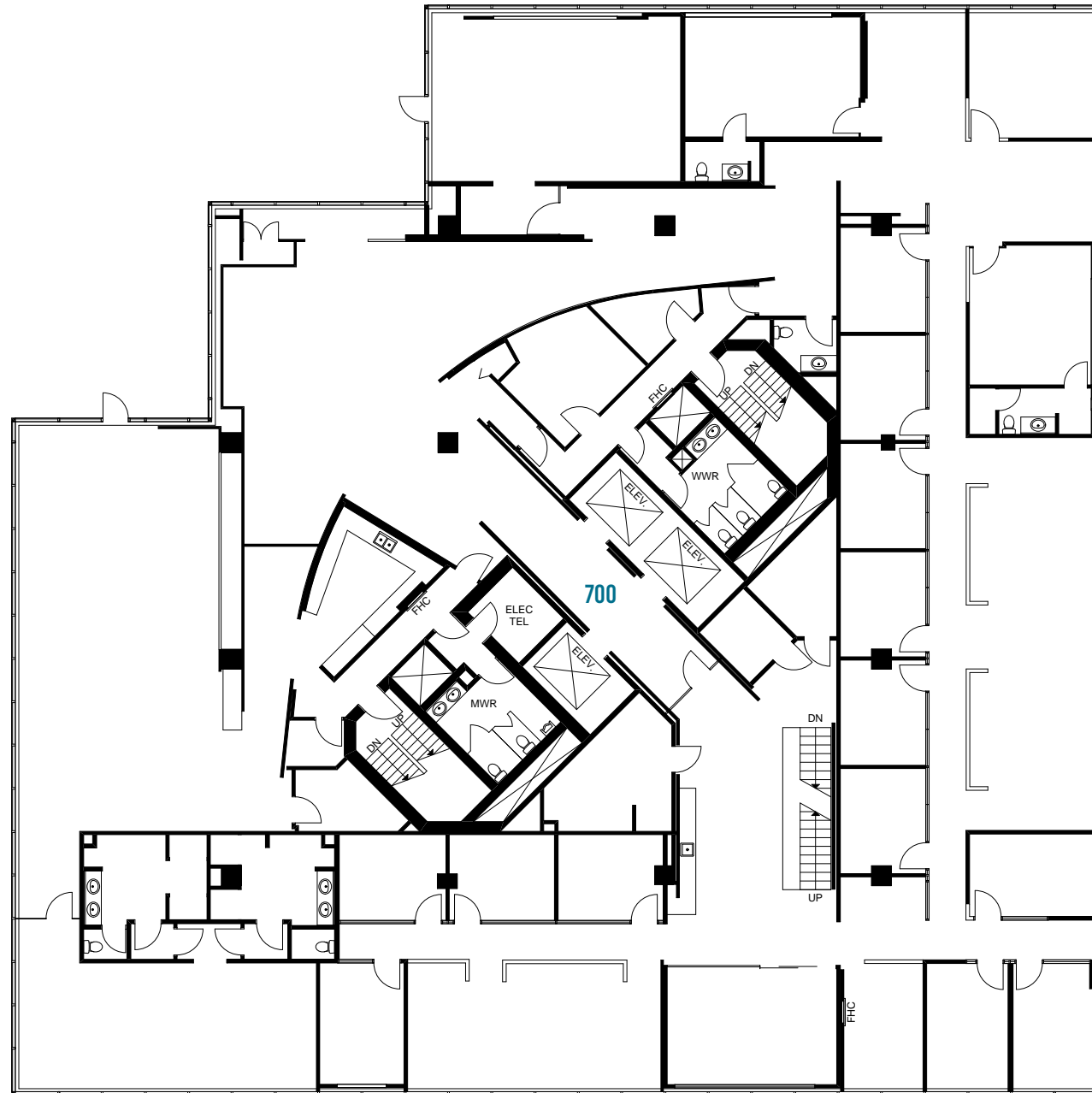
Tower One

# FLOORS 5 & 6

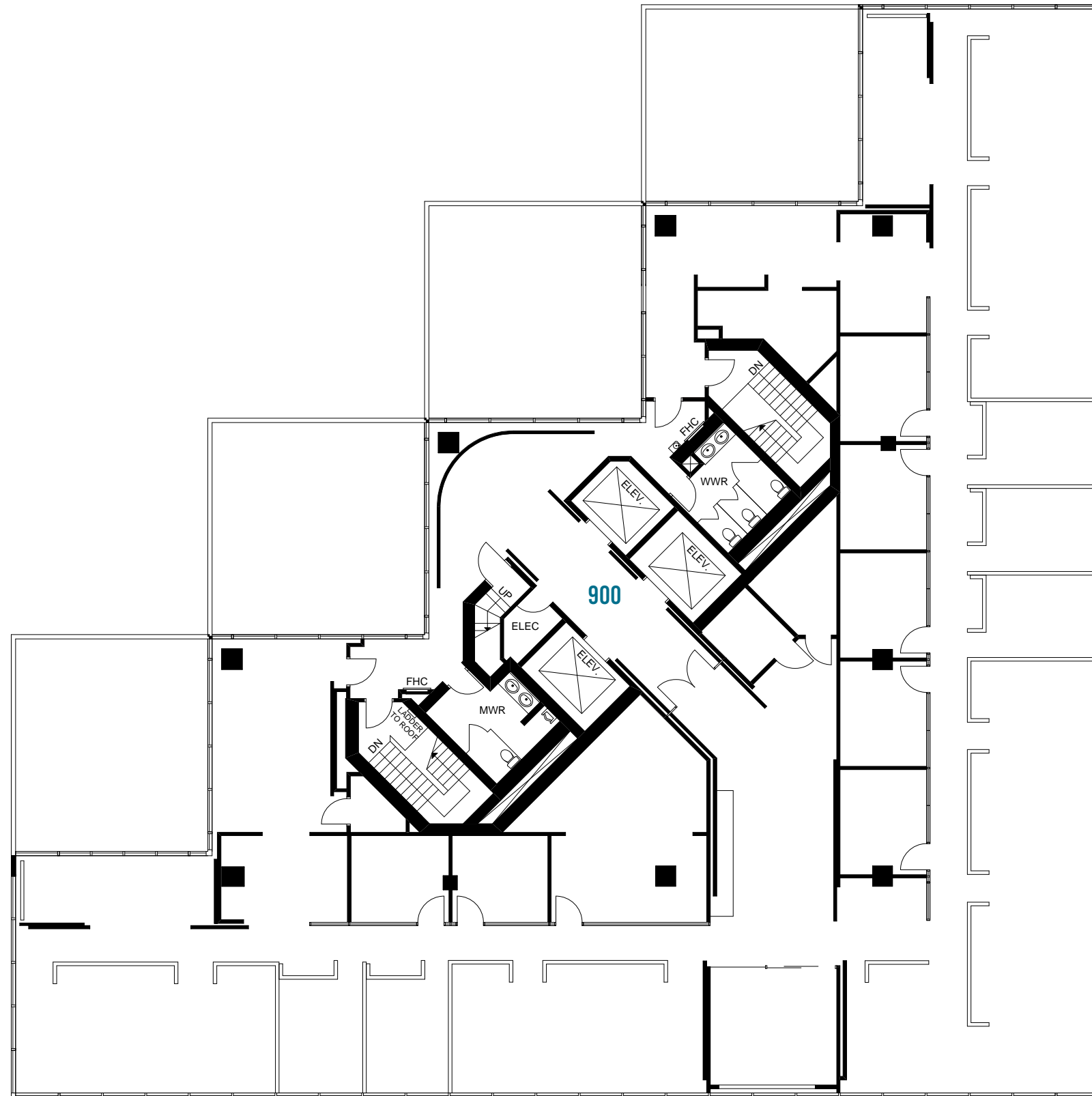


Tower One

# FLOORS 7 & 8

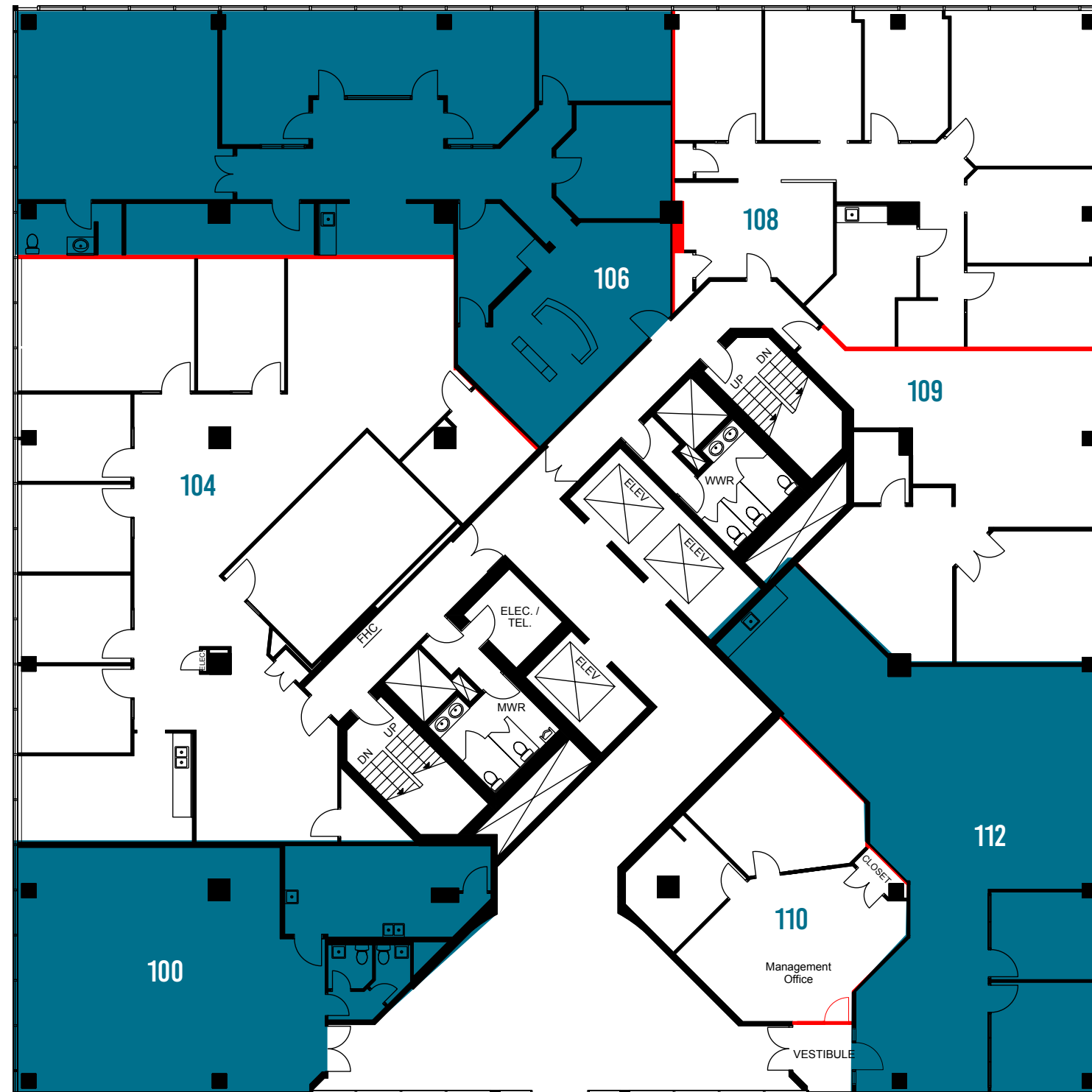


Tower One  
**FLOOR 9**



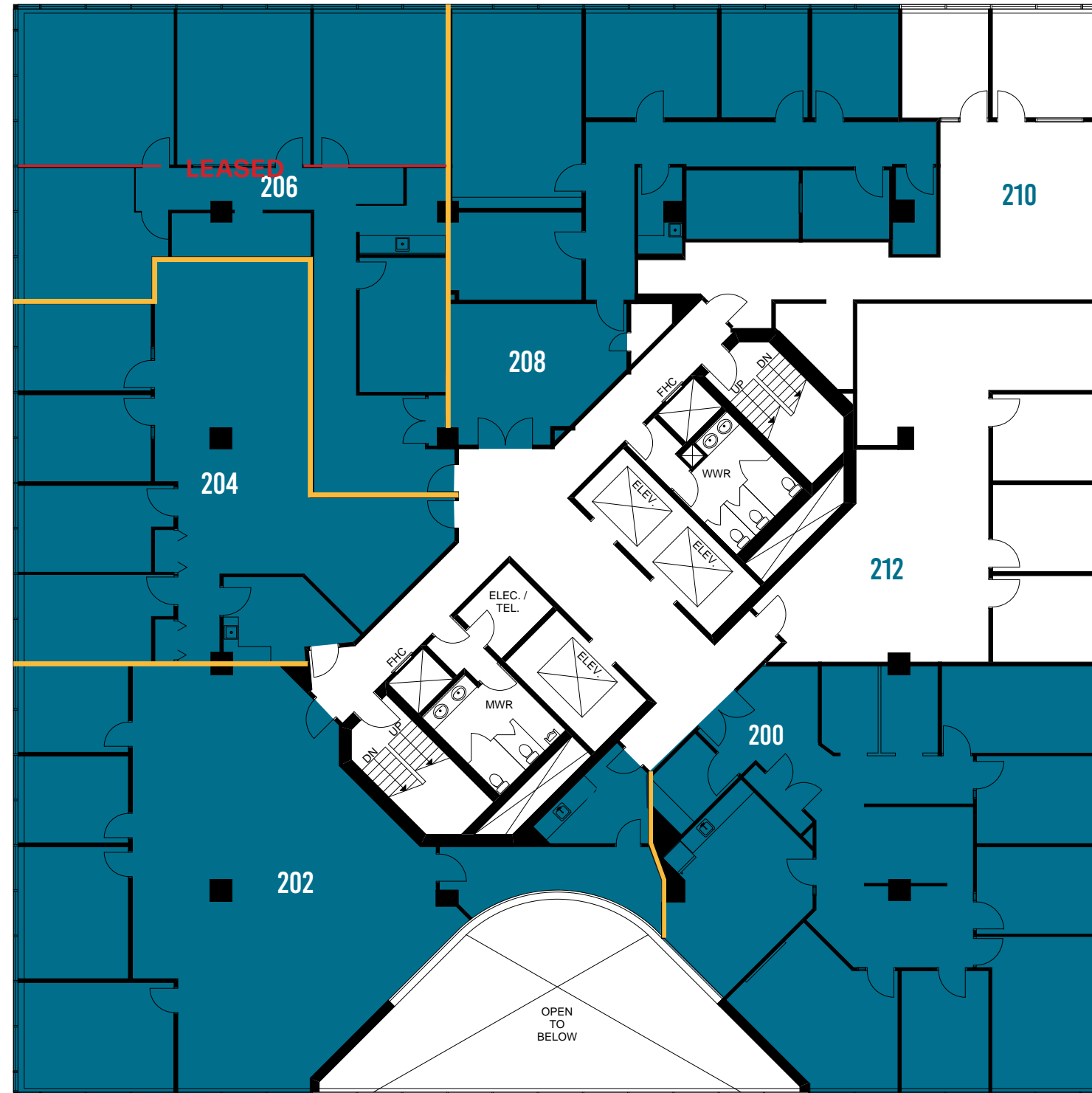
Tower Two

# SUITE 100, 106, 112



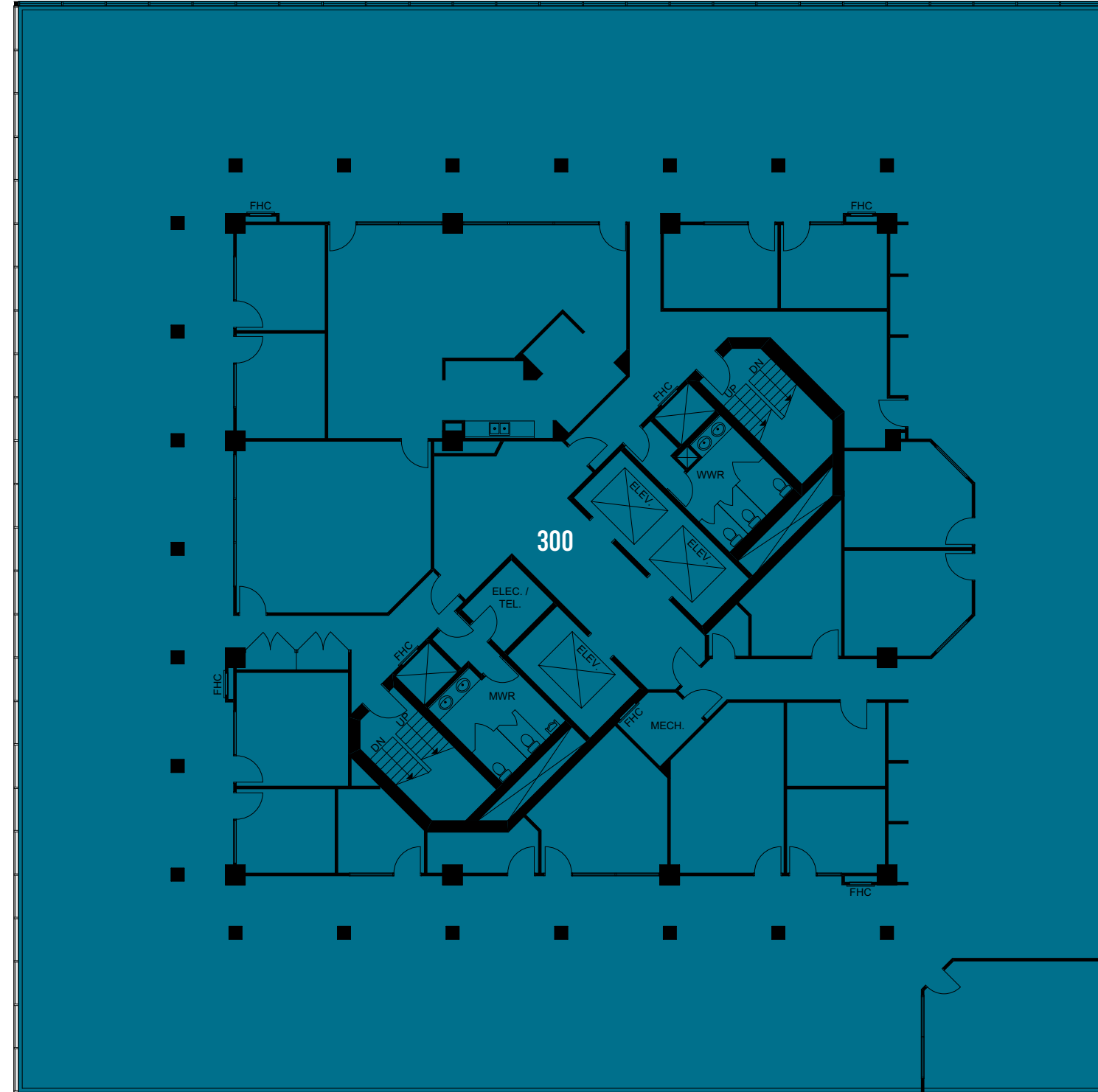
Tower Two

# SUITE 202, 204, 206, 208



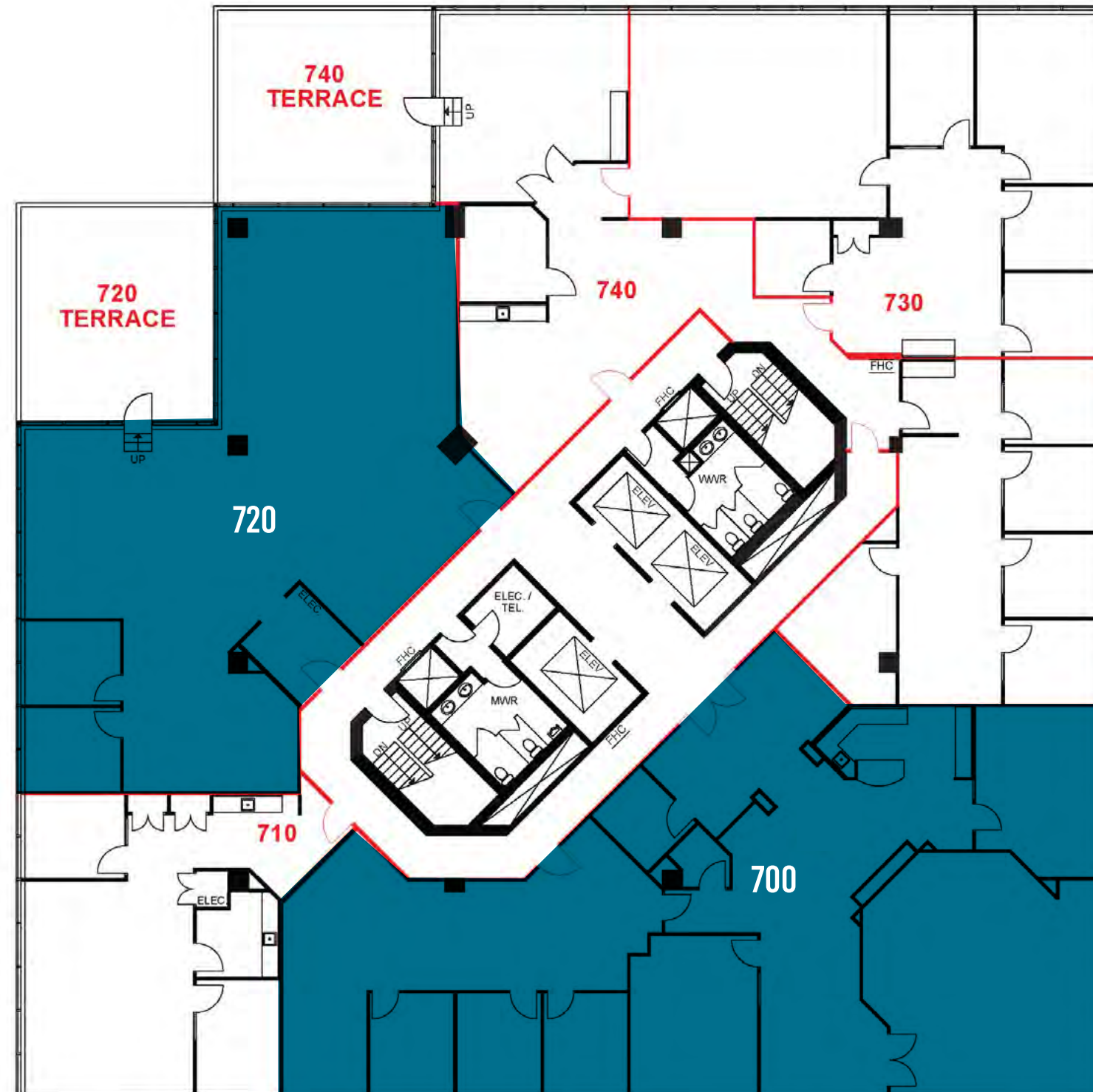
Tower Two

# SUITE 300



Tower Two

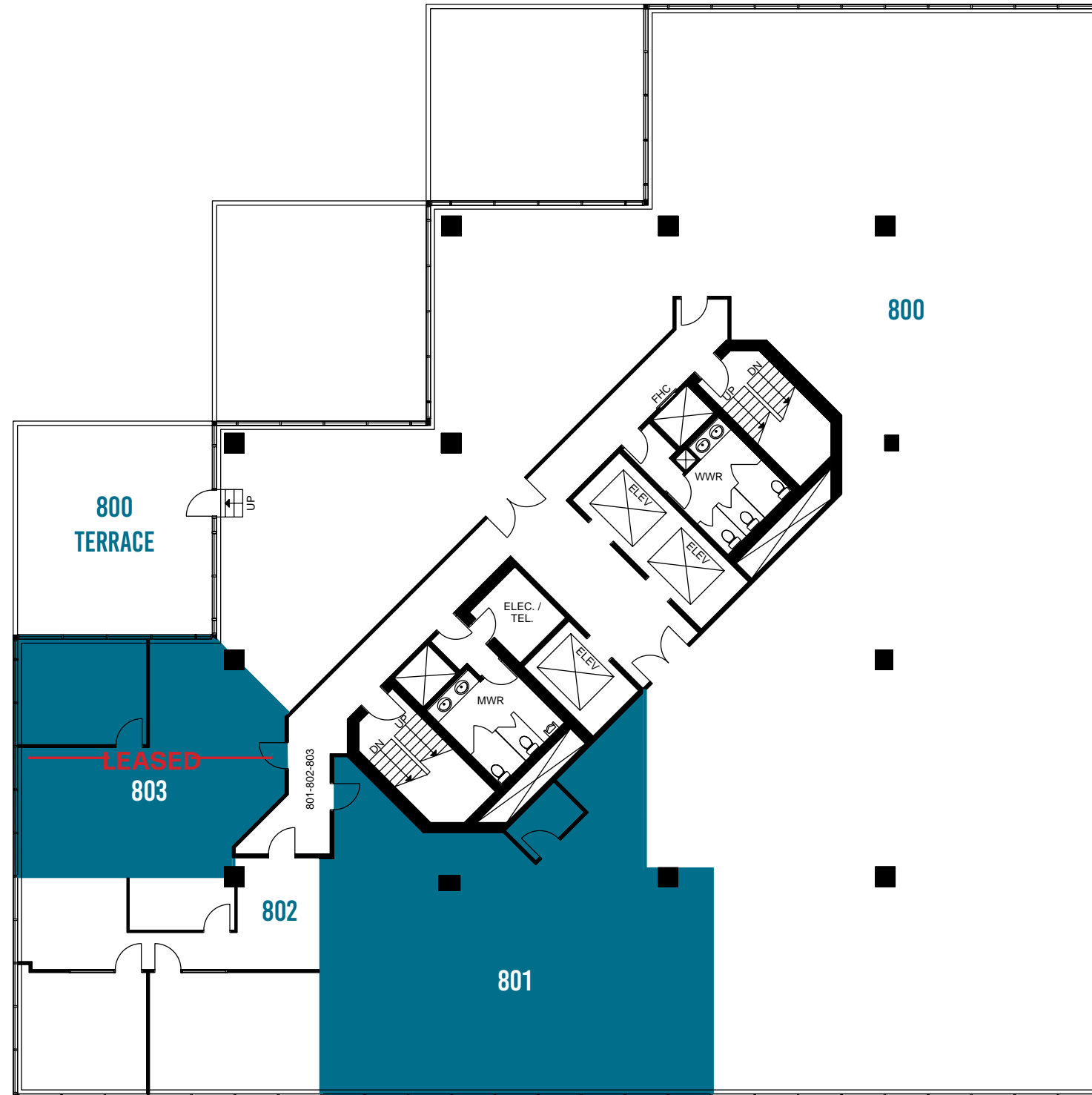
# SUITE 700, 720



Preliminary floorplan drawing for 7th Floor. Final plans to be updated once available.

Tower Two

# SUITE 801, 803







# THE RIGHT PARTNERS

## CBRE

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**895**  
**DON MILLS**

**THE RIGHT OFFICE STARTS HERE.  
CONTACT US TO LEARN MORE ABOUT  
THIS LANDMARK OPPORTUNITY.**

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