

TENANT INCENTIVE

6 MONTHS NET FREE RENT†

† For deals completed by September 30th, 2026 - based on a 5-year term with terms acceptable to the Landlord.

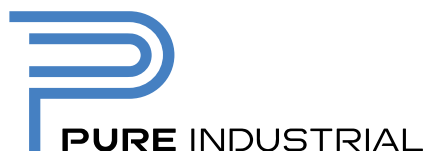


Office For Lease

1120 BIRCHMOUNT ROAD










SCARBOROUGH, ON

UP TO 60,848 SF





PROPERTY HIGHLIGHTS

-  Available immediately
-  Office over two floors with ability to be demised
-  Elevator access to second floor
-  Excellent parking ratio
-  Public transit at doorstep
-  757 ft of exposure along Birchmount Rd
-  Well located in the Golden Mile
-  Close proximity to a variety of amenities
-  Minutes to Highway 401



PROPERTY PROFILE

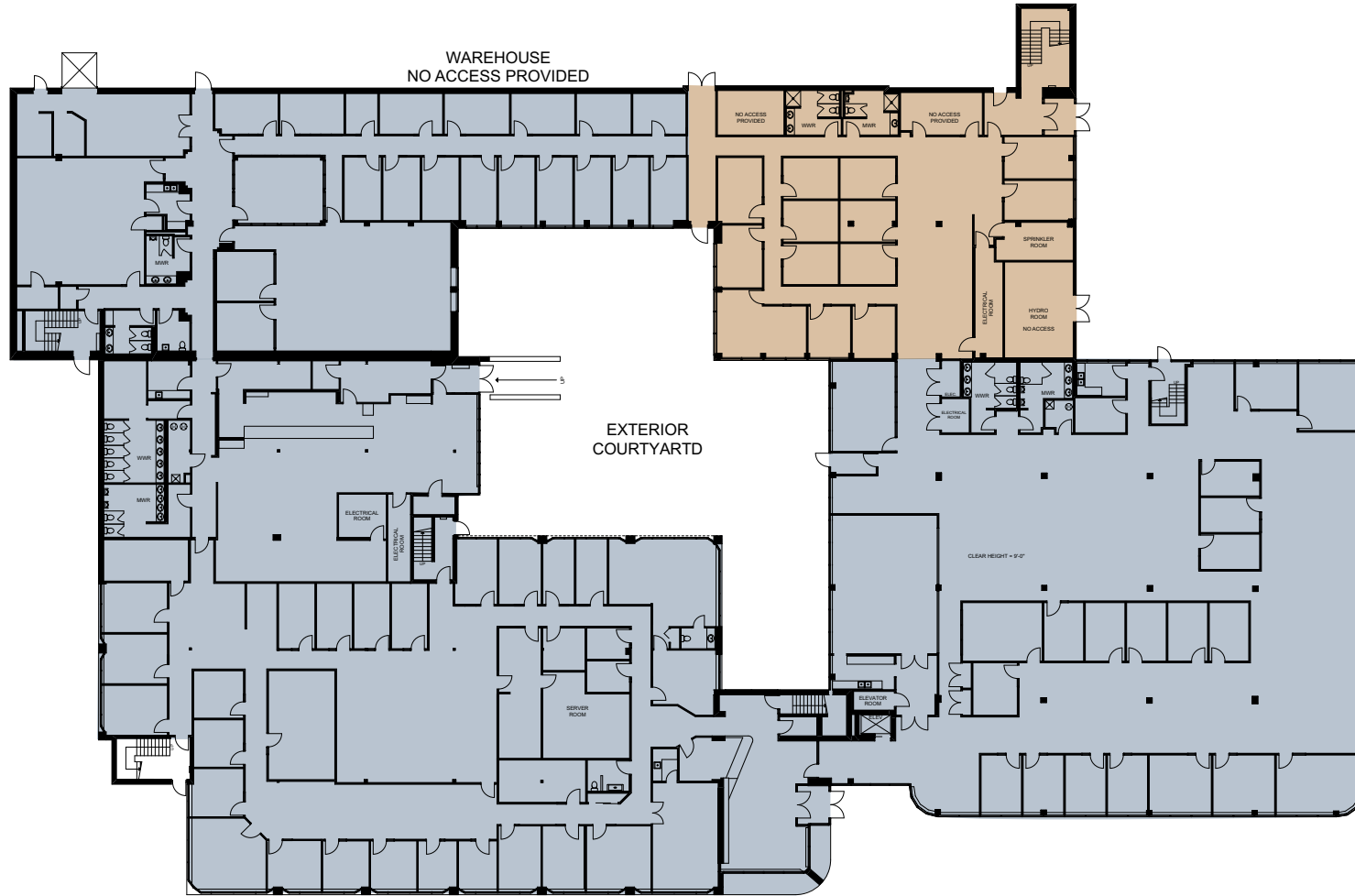
Specifications

Size	Unit 4 (Ground floor): 34,626 SF Unit 7 (Second floor): 26,222 SF Total: 60,848 SF
Asking Rate	\$12.00 psf net (Year 1)
T.M.I.	\$3.59 psf (2026) (15% management fee and utilities not included)
Occupancy	Immediate



FLOOR PLAN

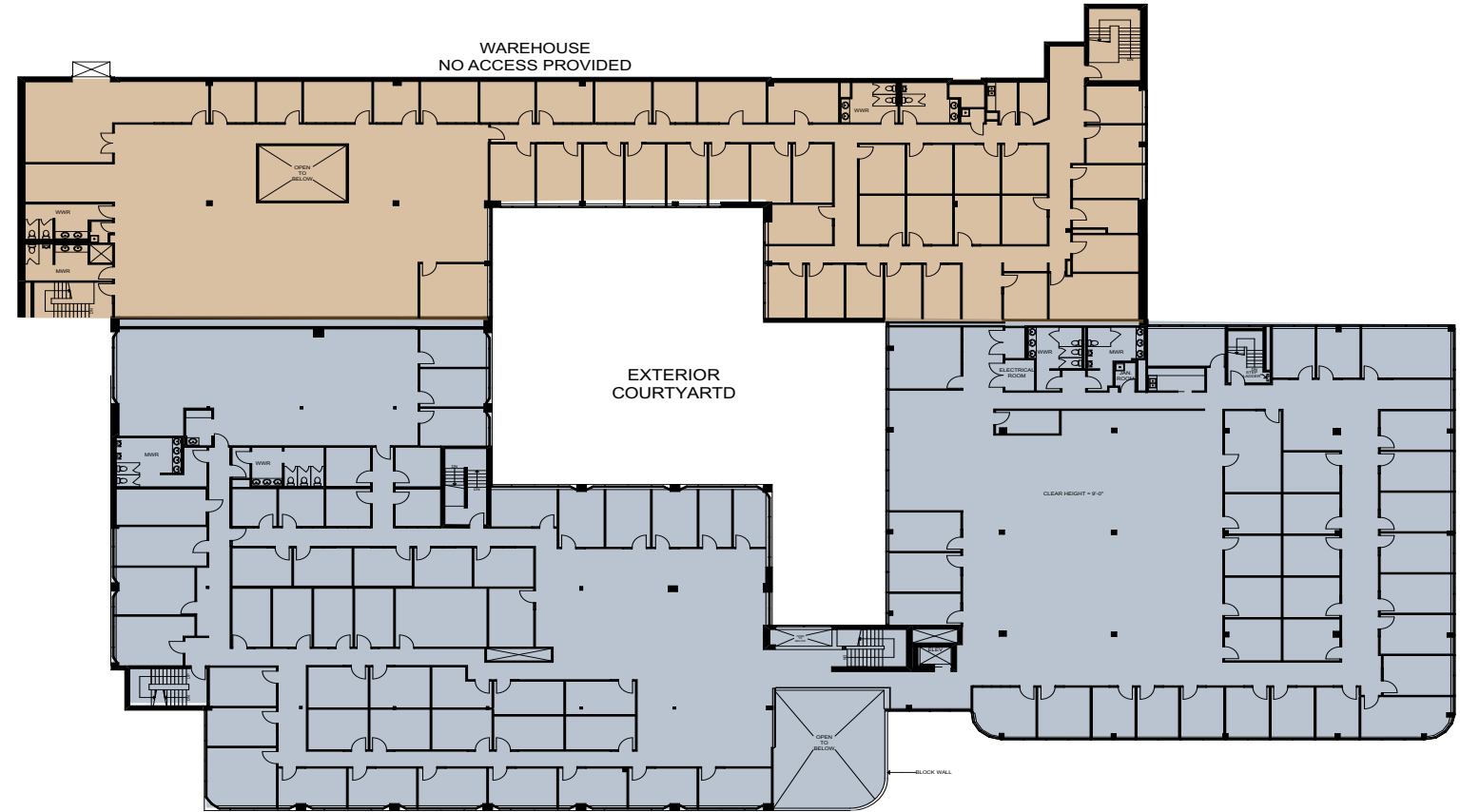
Unit 4 (Ground Floor) – 34,626 sf



- Leased
- Available

FLOOR PLAN

Unit 7 (Second Floor) – 26,222 sf

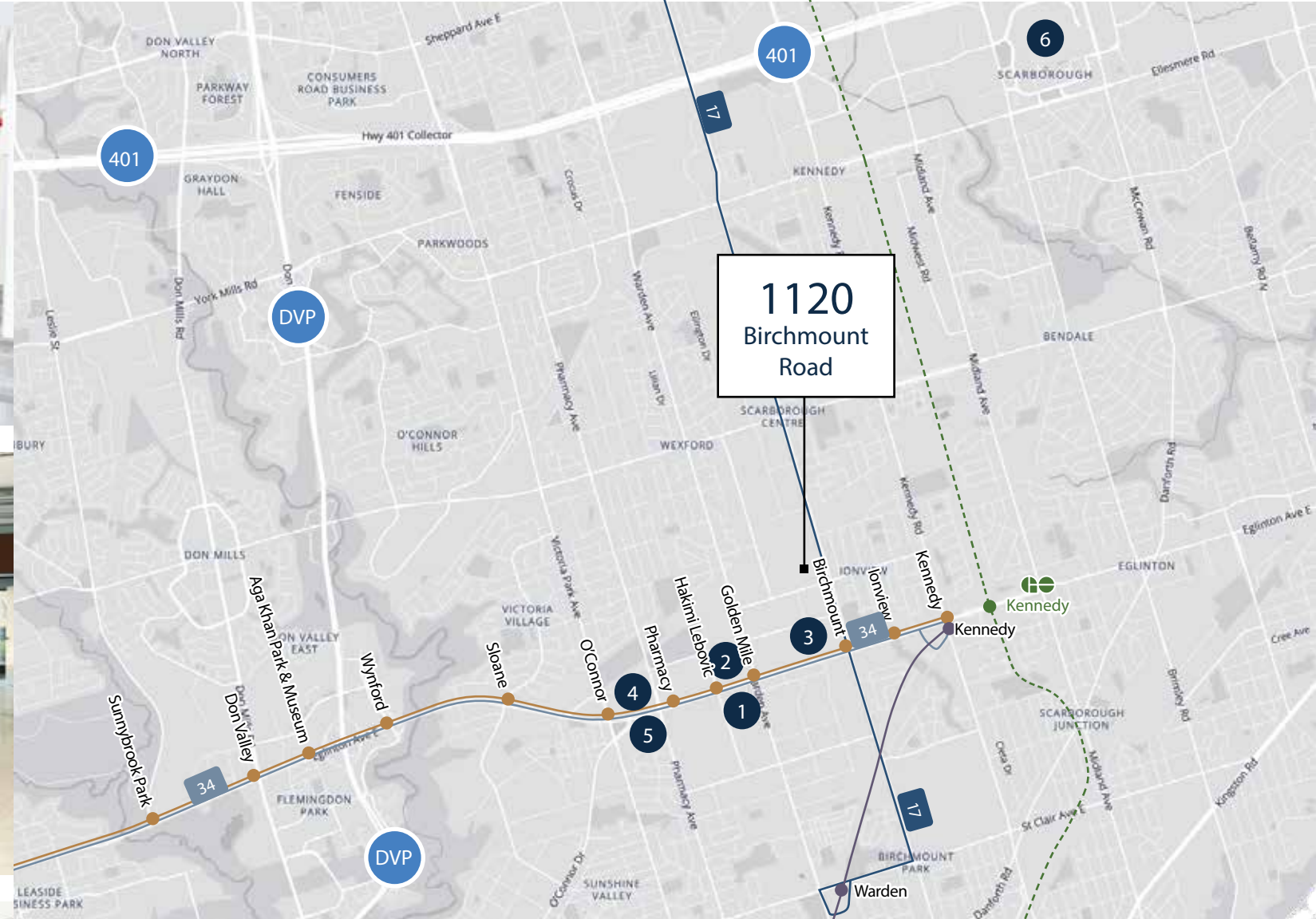


- Leased
- Available

PHOTOS



AMENITIES+TRANSIT



- TRAIN
- 34 Eglinton East
- 17 Birchmount
- Line 2 - Bloor
- Line 5 - Eglinton Crosstown
- 1** RONA
Canadian Tire
CIBC
East Side Mario's
Healthy Planet
Marshall's
Michaels
Seafood City Supermarket
Wendy's
Tim Hortons
- 2** Adonis
BMO
LCBO
Walmart
Best Buy
Jollibee
Home Sense
RBC
Starbucks
Winners
- 3** Costco Business Centre
Staples
AI Premium
LA Fitness
Kelseys Original Roadhouse
McDonald's
Popeyes Louisiana Kitchen
TD Canada Trust
- 4** Loblaws
Scotiabank
- 5** Eglinton Square Shopping Centre
- 6** Scarborough Town Centre

OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

pureindustrial.ca

AVISON YOUNG

Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

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