

# forty one

Valleybrook Drive for lease



**Lennard:**

# Property Summary

11,676 SF boutique office  
available for lease at Leslie  
Street and York Mills Road



**Available Space**  
5th Floor: 11,676 SF  
(Additional area available  
if required by tenants)



**Availability**  
Immediate



**Gross Rent**  
\$25.25 PSF



**Parking**  
3/1000 SF



## Listing Agents

### Joseph Wise\*

Executive Vice President  
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### Jim Higgs\*\*

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\*Sales Representative \*\*Broker

## Property Highlights

- Owner occupied boutique building
- One of the newest buildings in the area
- Covered deck parking available
- Easy Access to Highway 401 and DVP
- Minutes to Fairview Mall
- Space options allow for open plan or more offices
- Ideal for professional firms
- Very competitive financial transaction

# Amenities Map



## Legend

-  41 Valleybrook Drive

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-  To Don Valley Parkway **4 mins • 2.0 km**
-  Macdonald-Cartier Fairway **3 mins • 1.4 km**

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-  TTC Subway Station

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-  TTC Subway Line 1

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-  TTC Subway Line 4

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-  TTC Bus Stop

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-  Oriole Go Station

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-  North York General Hospital

**SOCAN owned building  
in North York....**

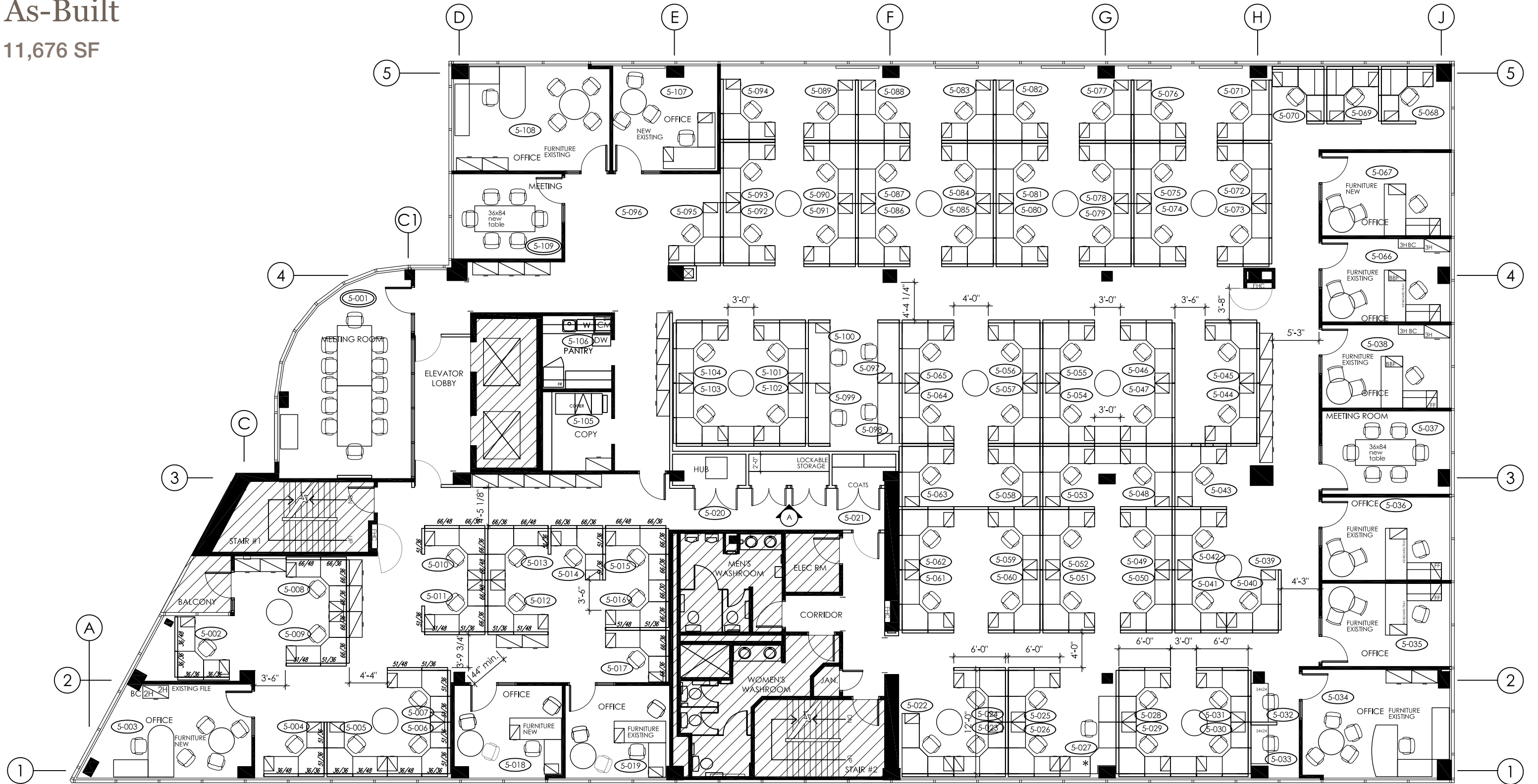
## What's Near By

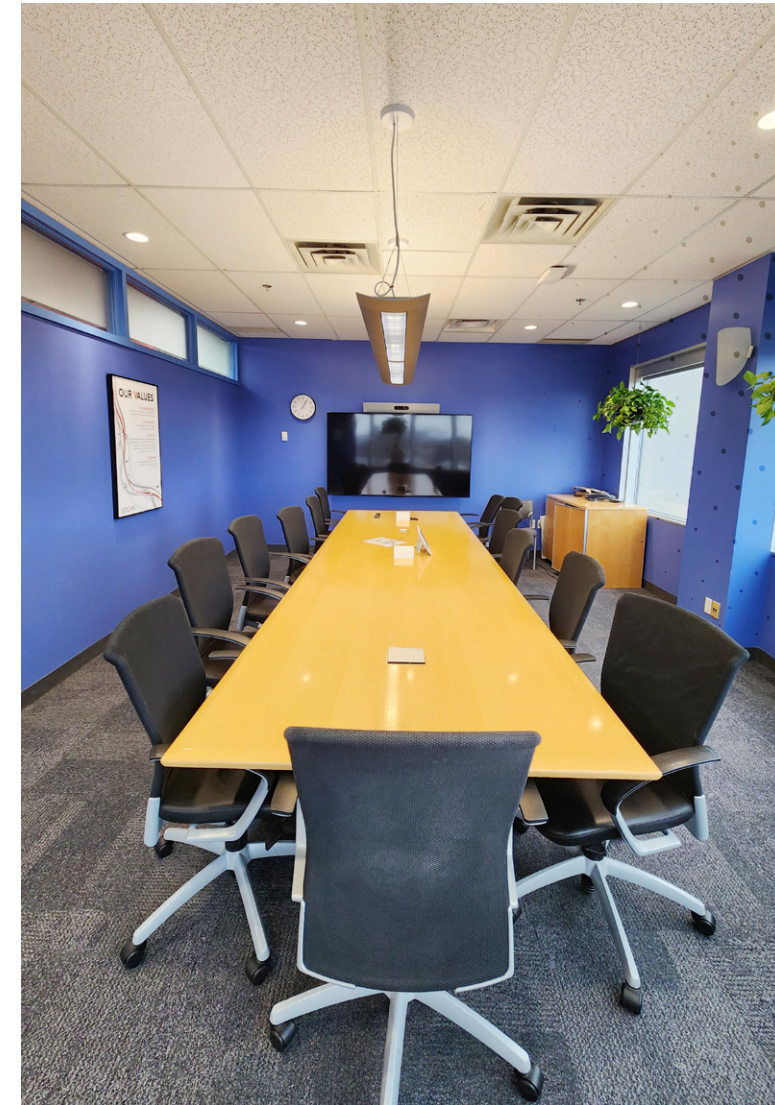
41 Valleybrook Drive is a great location with TTC, GO Station, Restaurants, and cafes nearby. Leslie TTC Station, Don Mills TTC station and the Oriole GO station are all within 2.5 km. The location is also surrounded by Tim Hortons, LCBO, Longo's, Starbucks, Second Cup Coffee Co., Mevame, Freshii and much more. The Fairview Mall which is located just less than 3 km away has Moxies, Starbucks, Shoppers Drug Mart, The Bay and is close to the Don Mills Station.

# Floor Plan

As-Built

11,676 SF





Here is  
where your  
business  
will *grow*.



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