

TORONTO'S NEWEST WORLD-CLASS HEALTHCARE FACILITY

240 DUNCAN MILL
ROAD, TORONTO

*A REDEVELOPMENT PROJECT
BY FOREST RIDGE INC.*



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BUILDING SPECS / AMENITIES



OVER 20
MEDICAL
PROFESSIONALS
CURRENTLY IN
BUILDING



ZONED FOR
OVERNIGHT
PATIENTS AND
GUESTS



DRIVE-UP
ENTRANCE
AND AODA
ENHANCEMENTS



CLOSE TO NORTH
YORK GENERAL
HOSPITAL,
HWY 401 AND
404/DVP



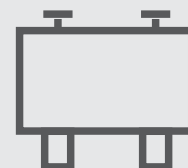
24/7
CONTROLLED
ACCESS AND
CAMERAS



ON-SITE
SECURITY



UNDERGROUND,
SURFACE AND
BICYCLE PARKING




ROOFTOP
SIGNAGE
OPPORTUNITY

Forest Ridge Health has renovated and created a progressive healthcare building that serves the needs of medical and wellness practitioners, in caring for their patients. Forest Ridge Health is surrounded by the lush Duncan Mill Greenbelt offering a comfortable working environment that you will be proud to bring your patients.

- Typical floor size: 23,500 RSF
- Total Building Rentable Area: 195,840 RSF (BOMA)
- Immediate availability
- Rental Rate: Contact agents
- Additional Rent: \$15.24 RSF (estimated for 2021)

Contact agents for more information.

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- 23,500 RSF floor plates
 - Wrap around windows with views of the lush natural greenbelt
 - New bipolarization HVAC that is 98% cleaner than regular buildings
 - Tenants control their own airflow
 - New natural gas back-up generator with 300 kw of sustainable power
 - New thermo double paned windows allowing for quiet interiors; perfect for overnight patient care
 - New sophisticated two-stage fire alarm system
 - Solid infrastructure to support advanced medical technologies
 - Unique ground floor space with 15ft ceilings and floor to ceiling windows
 - Competitive rental rates & tenant allowances

An architectural rendering of a modern, multi-story building with a covered walkway. The building features large windows and balconies. In the foreground, a paved walkway is illuminated by recessed lighting. A yellow taxi with a license plate 'ASKY-967' is driving towards the viewer. Several people are walking along the path, including a man holding a child's hand, a man with a bag, an elderly person with a walker, and a woman with a stroller. The scene is set during dusk or dawn, with a soft glow from the building's interior lights and the taxi's headlights.

**Suites from 900 RSF to 23,500 RSF (full floor).
Multiple floors available and can be combined,
demised, and customized to suit your
specialized medical needs**

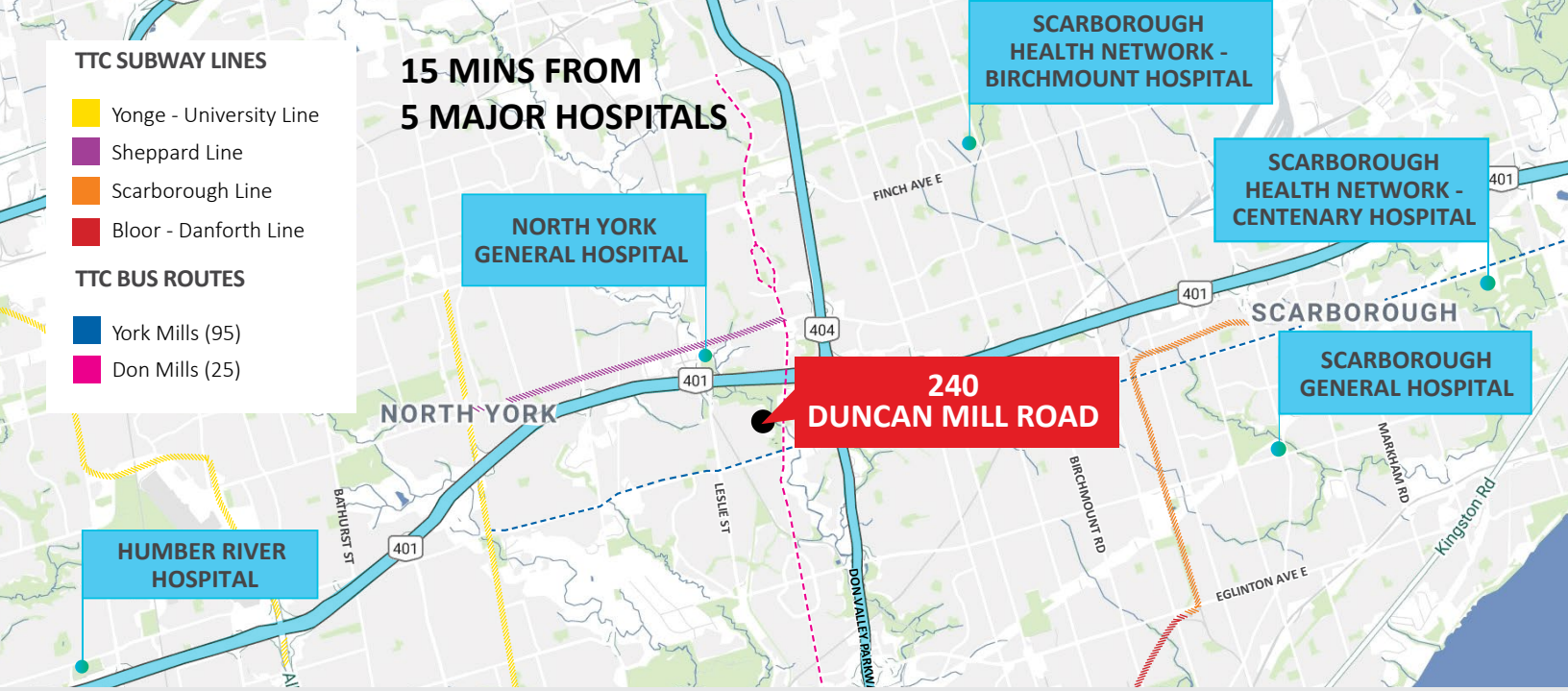
TTC SUBWAY LINES

- Yonge - University Line
- Sheppard Line
- Scarborough Line
- Bloor - Danforth Line

TTC BUS ROUTES

- York Mills (95)
- Don Mills (25)

**15 MINS FROM
5 MAJOR HOSPITALS**



RETAIL & GROCERY

- 1 Fairview Mall | 4 min. drive
- 2 Shops at Don Mills | 6 min. drive
- 3 Bayview Village | 6 min. drive
- 4 IKEA
- 5 Galleria Supermarket
- 6 Longo's York Mills
- 7 LCBO
- 8 Loblaws
- 9 Pusateri's Fine Foods
- 10 Food Basics
- 11 Metro
- 12 McEwan Gourmet Grocery

- 19 Me Va Me
- 20 Cora
- 21 Starbucks
- 22 California Sandwiches
- 23 Five Guys
- 24 Big Smoke Burger
- 25 Second Cup
- 26 McDonald's

BANKS & SERVICES

- 27 TD Canada Trust
- 28 Bank of Montreal
- 29 Royal Bank

TRANSPORTATION

- 30 Oriole GO
6 min. drive
- 31 Old Cummer GO
8 min. drive
- 32 Don Mills TTC Station
5 min. drive
- 33 Leslie TTC Station
6 min. drive
- 34 Bessarion TTC Station
7 min. drive

RESTAURANTS

- 13 Oliver & Bonacini Café Grill
- 14 The Keg Steakhouse & Bar
- 15 David Duncan House
- 16 Katsura Japanese
- 17 Tim Hortons
- 18 Mr. Sub

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