



111
GORDON
BAKER

Premium Office Space For Lease



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Opportunity

111 Gordon Baker Road offers an excellent corporate campus location just north of Finch Avenue and Victoria Park Avenue with highway 404 exposure.

This is a prime location with excellent highway access, TTC, and lots of amenities in the immediate area.



Leasing Details

Net Rental Rate

Starting at \$16.00 PSF per annum

Additional Rent

\$19.15 PSF / Year (2026 estimate)

Available Space

Suite 505	2,986 RSF	Improved open concept
Suite 601	3,586 RSF	Improved with 3 offices
Suite 900	17,595 RSF	Full floor furnished move-in condition
Suite 1000	11,851 RSF	Improved furnished move-in condition

Additional Details

TI Allowance	Call Listing Agents
Parking	Outside and surface 4/1,000 SF @ \$60.00/stall
Possession	Immediate



Property Highlights



Outstanding Location near Finch Avenue E

Excellent nearby amenities, restaurants & park land



Transportation

Easy access to Hwy 404, and close proximity to Hwys 407 and 401



Transit

Shuttle bus service to the subway station at



Healthy, Vibrant Community

Building has a restaurant, and outdoor terrace



BOMA Gold Certification



Sustainability

Rooftop Beehive

A sustainability initiative introduced in 2019, the onsite rooftop hive is a sustainable way to contribute to the local urban ecosystem. 111 Gordon Baker Road's bees produce delicious, local honey which is shared with the tenants of the building.

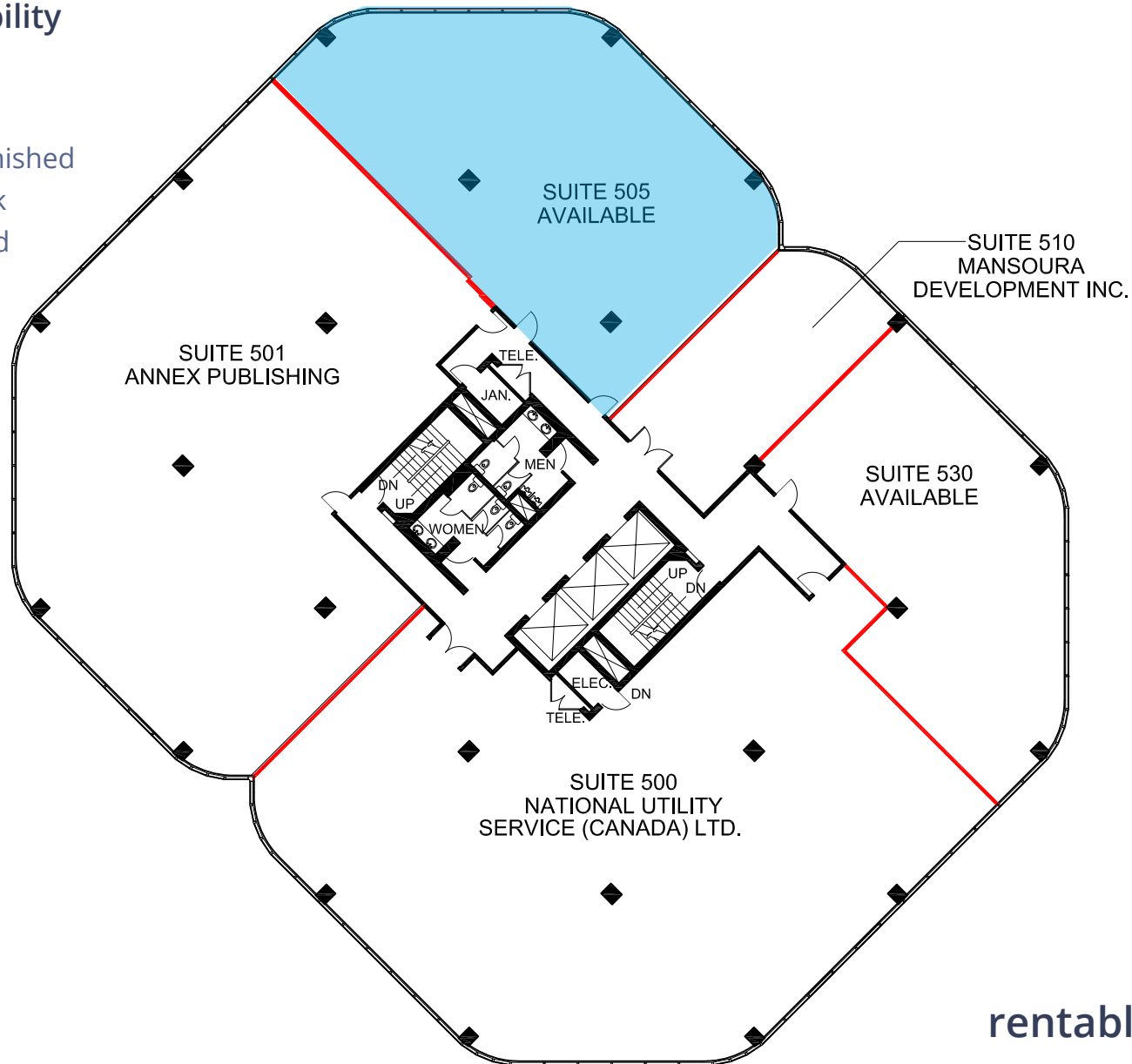
Floor Plan

Fifth Floor Availability

Suite 505 - 2,986 RSF

Description

Open space, fully furnished with high quality work stations, one enclosed room



2,986

rentable square feet
available

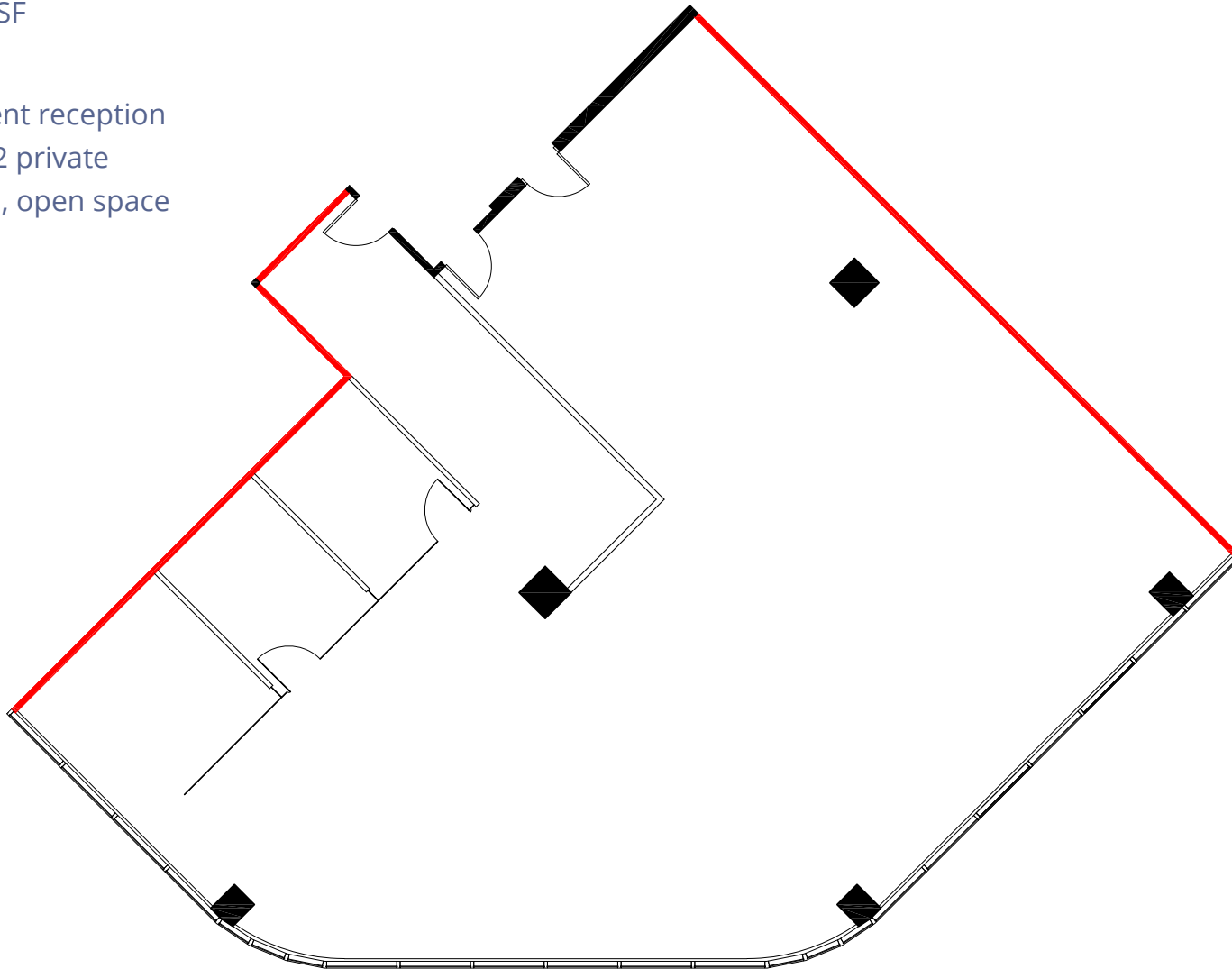
Floor Plan

Sixth Floor Availability

Suite 601 - 3,586 RSF

Description

Model Suite, efficient reception area, boardroom, 2 private offices, kitchenette, open space along windows



— DEMISING WALL

3,586

rentable square feet
available

Floor Plan

Ninth Floor Availability

Suite 900 - 17,595 RSF

Description

Full floor, reception, 1 large boardroom, 3 large meeting/training areas, 3 small meeting rooms, 16 private offices, large kitchen area, open space along windows for workstations. Fully furnished



17,595

rentable square feet
available

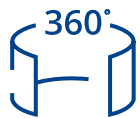
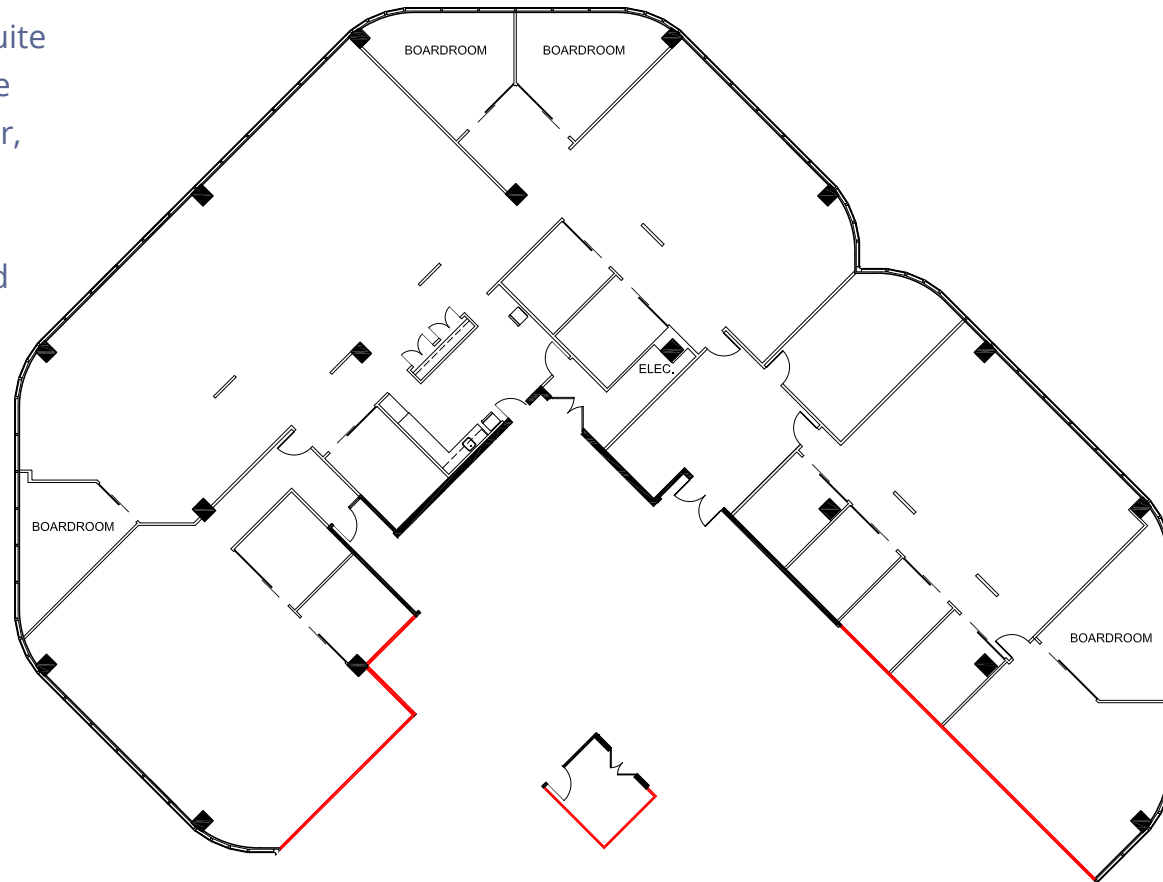
Floor Plan

Tenth Floor Availability

Suite 1000 - 11,851 RSF

Description

Full floor, combined with Suite 1001, reception with double glass door entry off elevator, 5 meeting rooms, 9 private offices, open space along windows, kitchen, furnished



Take Virtual

11,851

rentable square feet
available



Building Amenities

- Daily Fresh Restaurant (2nd Floor)
- Outdoor Terrace (Open in Summer)
- Shuttle Bus Services to the Subway Station & Fairview Mall
- Visitor Parking (Accessible via Placer Court)
- Convenience Store (105 Gordon Baker)

Shuttle Bus Schedule

Don Mills Subway	111 Gordon Baker Road
7:00 AM	7:12 AM
7:30 AM	7:42 AM
8:00 AM	8:12 AM
8:30 AM	8:42 AM
9:00 AM	9:12 AM
9:30 AM	9:47 AM
Fairview Mall (Shoppers Drug Mart)	111 Gordon Baker Road
---	11:32 AM
11:45 AM	12:02 PM
12:15 PM	12:32 PM
12:45 PM	1:02 PM
1:15 PM	1:32 PM
1:45 PM	---
Don Mills Subway	111 Gordon Baker Road
---	4:02 PM
4:15 PM	4:37 PM
4:50 PM	5:17 PM
5:30 PM	5:52 PM
6:05 PM	6:32 PM
7:15 PM	---

Specifications

Floor Areas

Floors	Area (SF)
10	17,595
9	17,595
8	17,595
7	17,595
6	17,595
5	17,595
4	17,595
3	17,519
2	15,106
Grd.	9,711

Mechanical System

General Data Summary

- Individual floor by floor mechanical system for optimum tenant control and flexibility
- Air supply and return through ceiling
- Monitored and controlled from central computerized facility on a 24 hour, 7 day a week basis
- 24 hour condenser water system with additional cooling capacity
- Energy efficient cooling

Fresh Air Exchange

- 15 cubic feet per minute per sq. ft.
- 100% fresh air exchange once every 45 mins

Heating

- Energy efficient gas fired boilers

Zones / Floor

- 4 zones + 18-20 heat pumps for optimum tenant comfort

Architectural / Structural Data Summary

Number of Storeys 10

Total Rentable Area 165,497 SF

Window Treatment

- Hermetically sealed double glazed units
- Reflective glass with low "E" coating

Ceilings

- 60' x 20' recessed fluorescent luminaries
- 5' planning grid
- Ceiling Height 8' 10"

Walls

- Prime painted drywall finish

Common Area Doors

- Painted hollow metal to core areas

Tenant Doors

- Full height solid core wood

Floor Finish

- Steel troweled and sealed concrete

Floor Landing

- 100 lbs. per sq. ft. (total live load and partition)
- Concrete structure

Electrical System

Design Capabilities

- 1.5 watts per sq. ft. lighting
- 2.5 watts per sq. ft. - "clean" power
- 1.0 watt per sq. ft. for regular power

Elevators

- 3 high speed traction 1 hydraulic shuttle - parking garage

Freight Handling

- Loading docks on 2nd level

Lighting System

- 60"x20" lighting fixture complete with clear prismatic acrylic lens
- Parabolic lens capacity
- Two energy efficient 4' white T-8 lamps (LED) with 347 volt electronic ballasts

Wiring

- Flexible wiring allows for easy fixture relocation

Communication Facilities

Telephone

- Capacity is provided in each on floor telephone room to handle the tenant's telephone riser requirements

Cable Television

- Cable service can be accessed by arrangement with the supplier

Fibre Optics

- Available on each floor

Service Providers

- Bell, Allstream, and Cogeco

Satellite Telecommunications

- Can be individually assessed when required
- Space exists to provide necessary routing of signal cable and installation of dishes

Recycling Program

- All paper recycling
- Each kitchen is equipped with a special container for bottles and cans which is removed nightly
- All cardboard will be picked up on a regular basis

Building Security

Closed Circuit Camera Monitoring Provided Tenant After-Hours Access

- Tenant after-hours access is provided by way of a card access system

Visitor After-Hours Access for Building and Elevator

- Client after-hours access if provided through an enterphone system

Emergency Generator

- 2nd generator (275 KvA) can be made available for tenant use
- Space available for installation of tenant's emergency generator


Parking

- 2/1,000 SF - Indoor
- 2/1,000 SF - Outdoor

Sustainability

- BOMA GOLD CERTIFIED, BOMA PLATNIUM APPLICANT

Location & Nearby Amenities

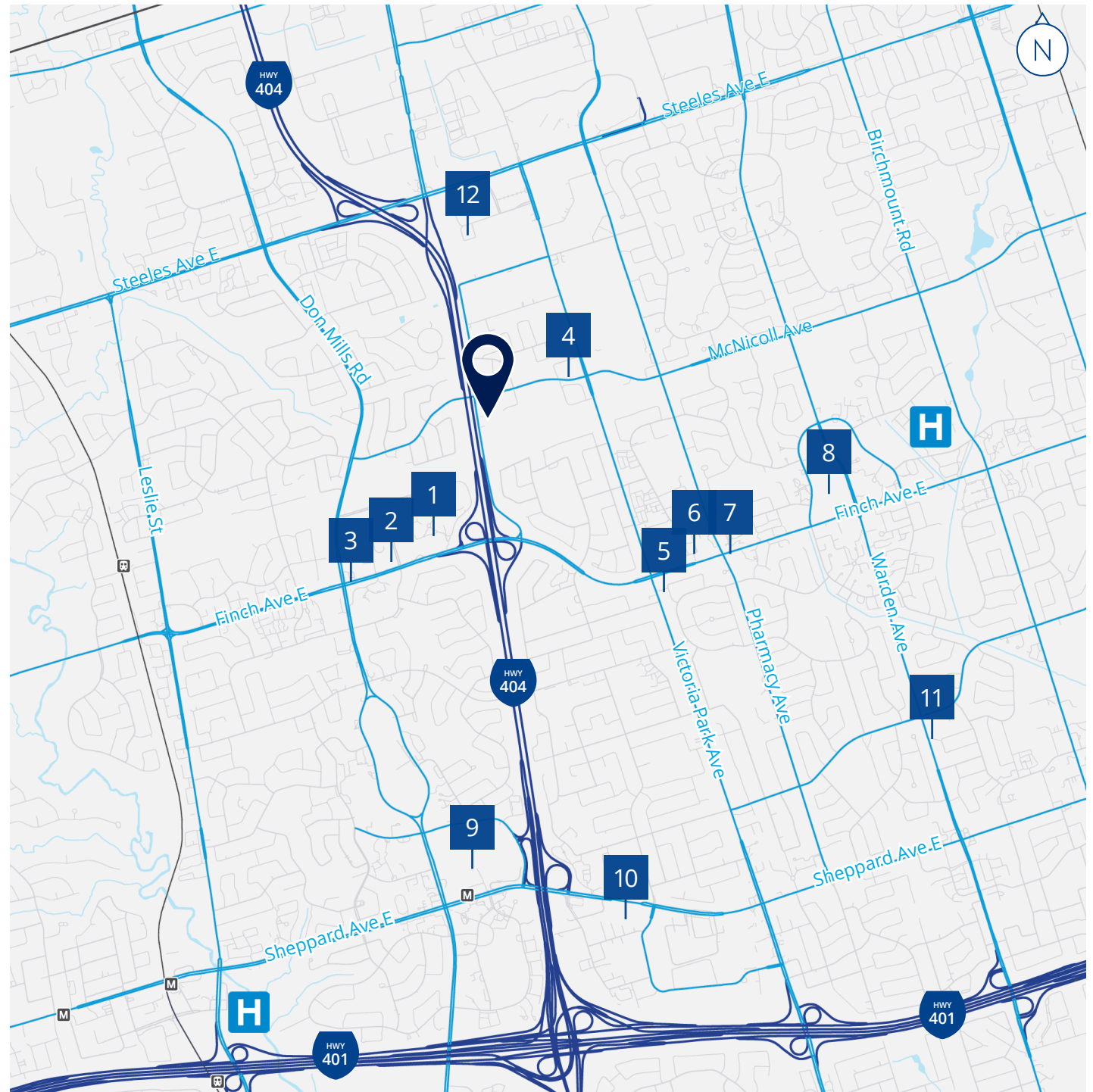
 111 Gordon Baker Road

1	Seneca College
2	No Frills
3	Tim Horton's
4	Tim Horton's
5	Shell
6	McDonald's
7	LCBO
8	Bridalwood Mall
9	Cadillac Fairview Mall
10	Tim Horton's
11	Shoppers Drug Mart
12	Loyalist College

 Hospital

 Subway Station

 GO Station





Ownership



Headquartered in Toronto, Adgar Canada is an active owner of quality commercial real estate with a specific focus on office properties situated in Toronto, Mississauga, Markham and Richmond Hill.

For more information, visit adgarcanada.com

Property Management Team



Stockton & Bush and its affiliate companies have continuously demonstrated strong leadership and creative and prudent management of real estate assets in Canada and the United States. Over the last 20 years, management has been involved in the acquisition, disposition, asset management and property management of more than \$600 million of office, industrial, retail and residential income producing properties totaling approximately 12 million sq. ft. of gross leasable area (GLA).



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