

TORONTO'S NEWEST WORLD-CLASS HEALTHCARE FACILITY

240 DUNCAN MILL
ROAD, TORONTO

*A REDEVELOPMENT PROJECT
BY FOREST RIDGE INC.*



Daniel Gangbar *
Vice President,
Commercial Sales and Leasing
416 230 0269
dgangbar@thebehargroup.com

The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24,
Toronto, ON M3K 2A3
Tel: 416.636.8898 / Fax: 416.636.8890
www.thebehargroup.com
**Sales Representative*

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



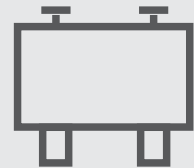
24/7
CONTROLLED
ACCESS AND
CAMERAS



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 agent 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

**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**

AVAILABLE SPACES

SUITE	SIZE
Suite 107	5,244 SF
Suite 200	18,497 SF
Suite 201	5,096
Suite 301	1,810 SF
Suite 302	6,805 SF
Suite 304	1,798 SF
Suite 306	4,309 SF
Suite 403	4,741 SF
Suite 405 & 406	7,573 SF
Suite 409	1,754 SF
Suite 500	1,126 SF
Suite 501	6,052 SF
Suite 502	7,480 SF
Suite 503	2,962 SF
Suite 505	3,291 SF
Suite 510	2,586 SF
Suite 601	6,144 SF
Suite 602	1,719 SF
Suite 605	1,070 SF
Suite 604	3,300 SF

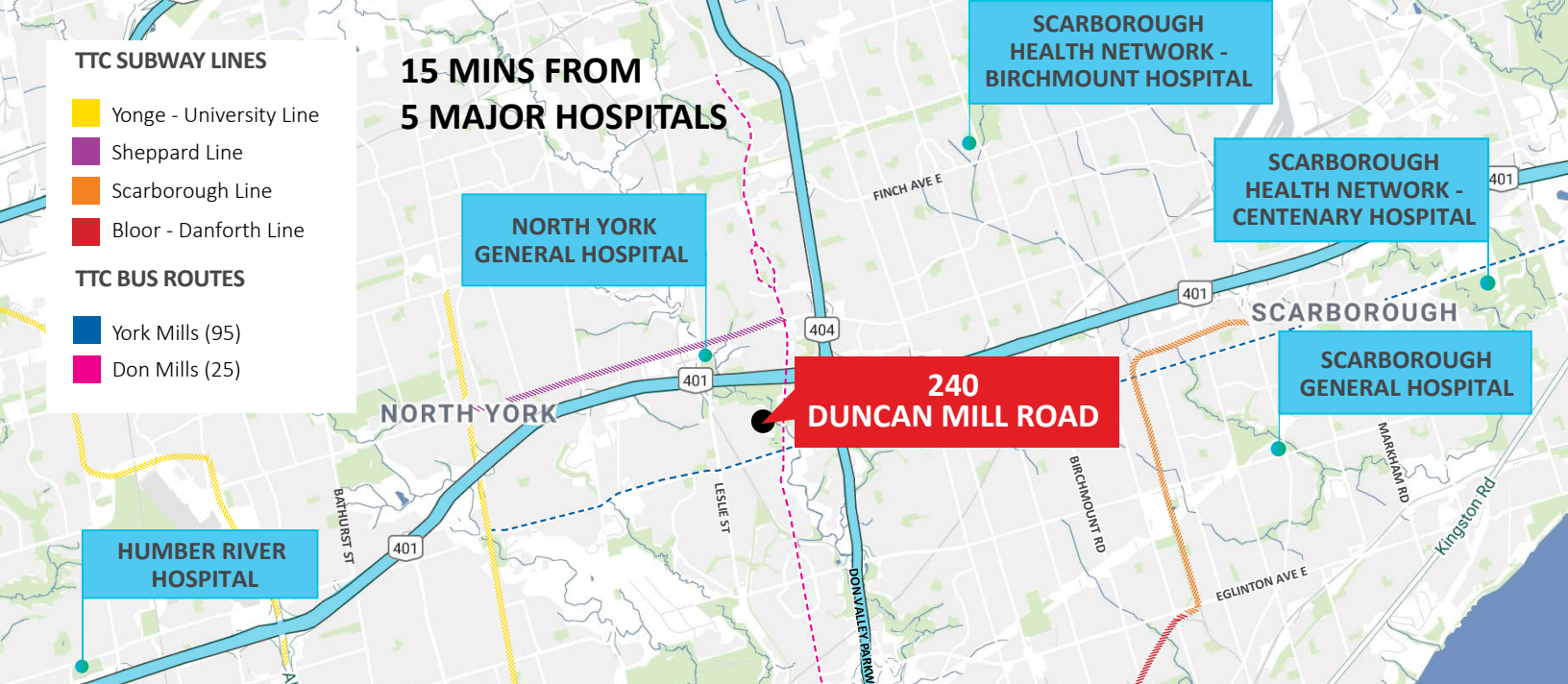
TTC SUBWAY LINES

- 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

RESTAURANTS

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

- 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

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