



33 Kern Road

High Quality Office Space in Don Mills available for lease

Lennard:



Aerial Overview



Don Valley Parkway

Don Mills Road

33 Kern Road

Kern Road

Property Details

High Quality building in Don Mills offering office space for lease.

Property Highlights

- Excellent midtown location with easy access to DVP, 401 & 407 and Downtown
- Direct TTC access to Don Mills TTC subway station and new Crosstown LRT stations
- Fully built out high quality office space with furniture available
- Low Gross Rents!
- Potential to convert some office back to warehouse
- Day Care Facility on site

The Specifications



East Office

19,362 SF



Zoning

Employment Industrial E.1.0



Parking

Ample Parking Available



Availability

Immediate



Net Rent

Contact Listing Agent

Additional Rent

\$4.40 PSF/Annum



Listing Agents

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Employment Industrial: E 1.0

60.20.20.10 Permitted Uses

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- All Manufacturing Uses except:
 - 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
 - 2) Ammunition, Firearms or Fireworks Factory;
 - 3) Asphalt Plant;
 - 4) Cement Plant, or Concrete Batching Plant;
 - 5) Crude Petroleum Oil or Coal Refinery;
 - 6) Explosives Factory;
 - 7) Industrial Gas Manufacturing;
 - 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
 - 9) Pesticide or Fertilizer Manufacturing;
 - 10) Petrochemical Manufacturing;
 - 11) Primary Processing of Gypsum;
 - 12) Primary Processing of Limestone;
 - 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
 - 14) Pulp Mill, using pulpwood or other vegetable fibres;
 - 15) Resin, Natural or Synthetic Rubber Manufacturing;
 - 16) Tannery
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use [By-law: OMB PL130592]

60.20.20.20 Permitted Uses - with Conditions

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment (18)
- [By-law: 0403-2014]
- [By-law: 1124-2018]
- [By-law: 1198-2019]

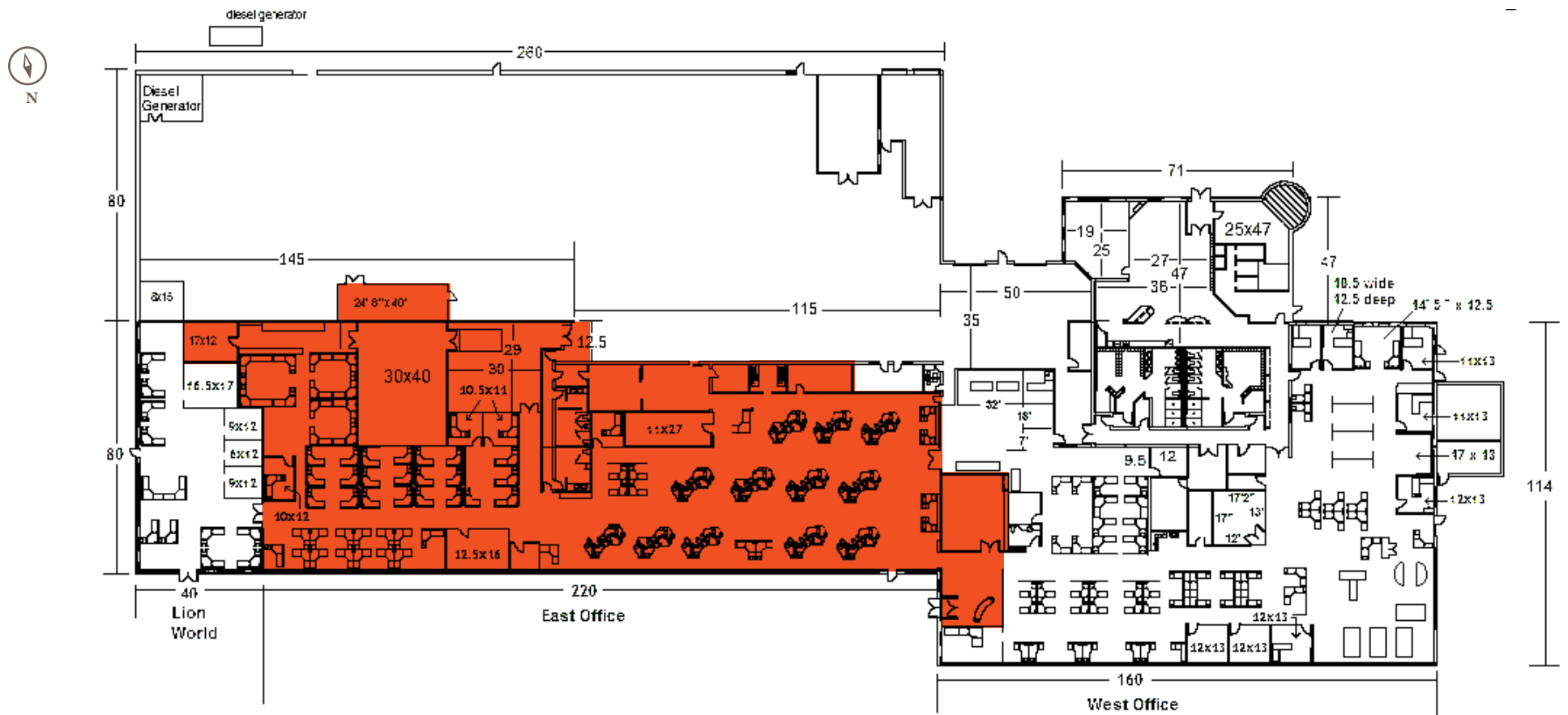
Floor Plan



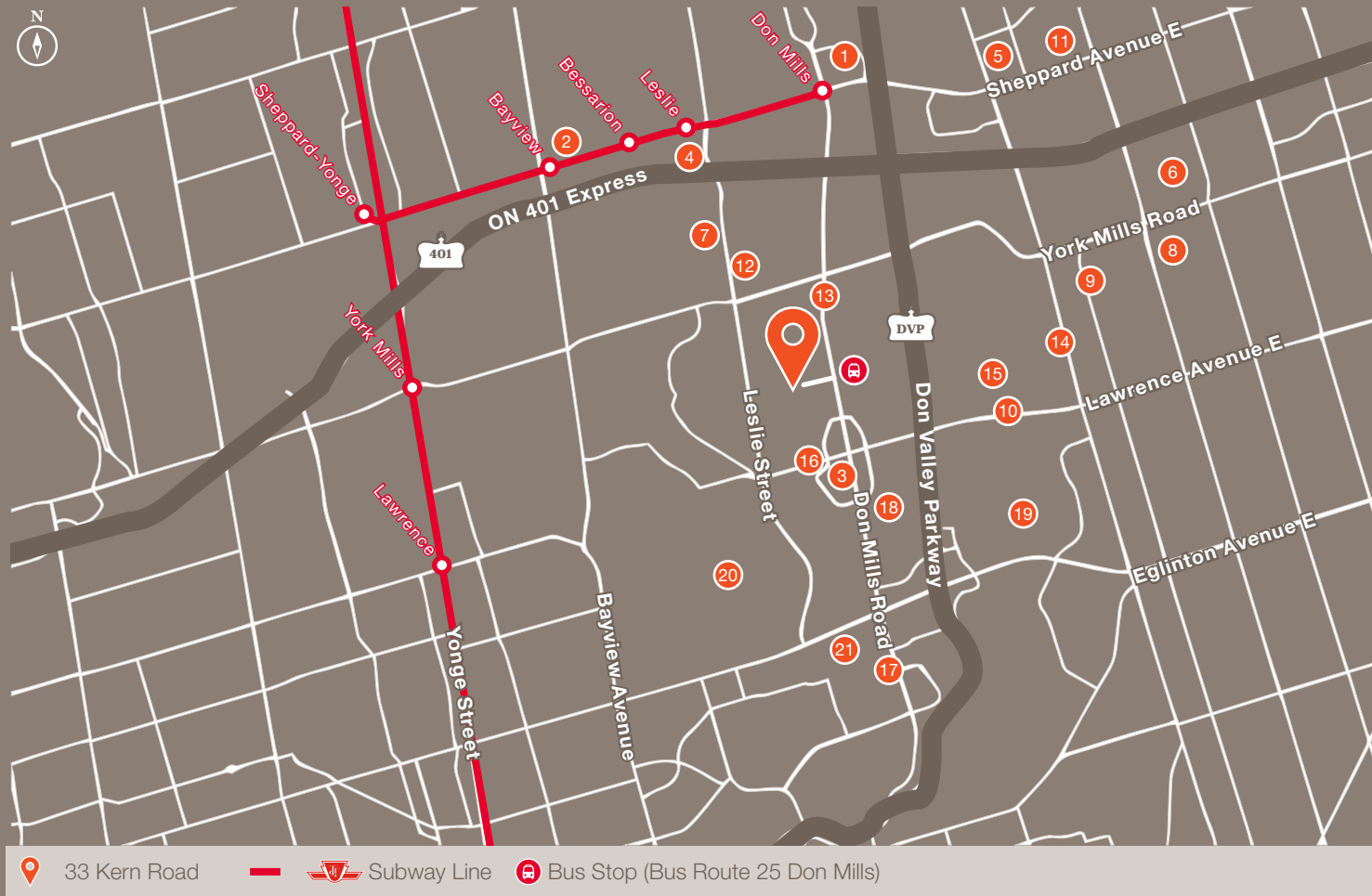
Space	SF
East Office	19,362



Existing Furniture Plan



Local Area



Shopping Mall

- 1 CF Fairview Mall
- 2 Yonge Sheppard Centre
- 3 CF Shops at Don Mills

Amenities

- 4 IKEA North York
- 5 Winners
- 6 Home Depot
- 7 Dollarama
- 8 Costco
- 9 Staples
- 10 Tesla

Restaurants

- 11 Red Lobster
- 12 The Keg Steakhouse
- 13 Matsuda Japanese Cuisine
- 14 Tim Hortons
- 15 Allwyn's Bakery
- 16 Congee Queen - North York
- 17 Okasa Sushi

Attractions

- 18 Moccasin Trail Park
- 19 Charles Sauriol Conserveation
- 20 Sunnybrook Park
- 21 Ontario Science Centre

 Drivetime to Don Mills
Subway Station
8 Minutes

Drivetime to Highway
401 Express
8 Minutes

Drivetime to Don
Valley Parkway
3 Minutes

Building Tour



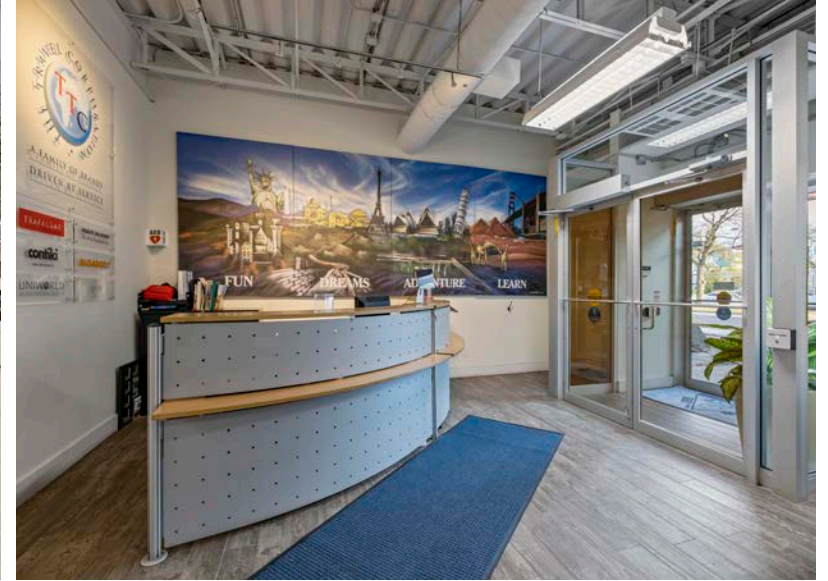
Building Features

- Tier 2 Data Centre
- Tenant will have opportunity for racks and data storage on site
- Kyoto Fly Wheel and UPS Generator
- with extra 100KVA back power capacity for Tenant
- Full Security System
- with 16 CCTV cameras on site plus glass break & motion sensors throughout
- Recycling Program In Effect For The building



Lennard:

Building Tour





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