



For Lease: Flex Office

## 34 Kern Road, Unit 1

4,700 SF Flex Office Unit divisible into 3,100 SF and 1,600 SF located in Don Mills/York Mills Area.

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Here is where your business will *grow*.

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Well Located Flex Office Unit in the Don Mills/York Mills Area. Ideal for a small professional business, fitness facility, school, daycare.



Available Space

Unit 1: 4,700 SF\*\*



Zoning

EO 1.5 (e1.5; o1.5)  
Employment Industrial  
Office Zone



Parking

15 Parking Spaces



Net Rent

\$21.00 PSF

Additional Rent

\$6.50 PSF



Availability

May 1<sup>st</sup>, 2024

Term

2-4 Months

\*\*Divisible to 3,100 & 1,600 SF

## Property Highlights

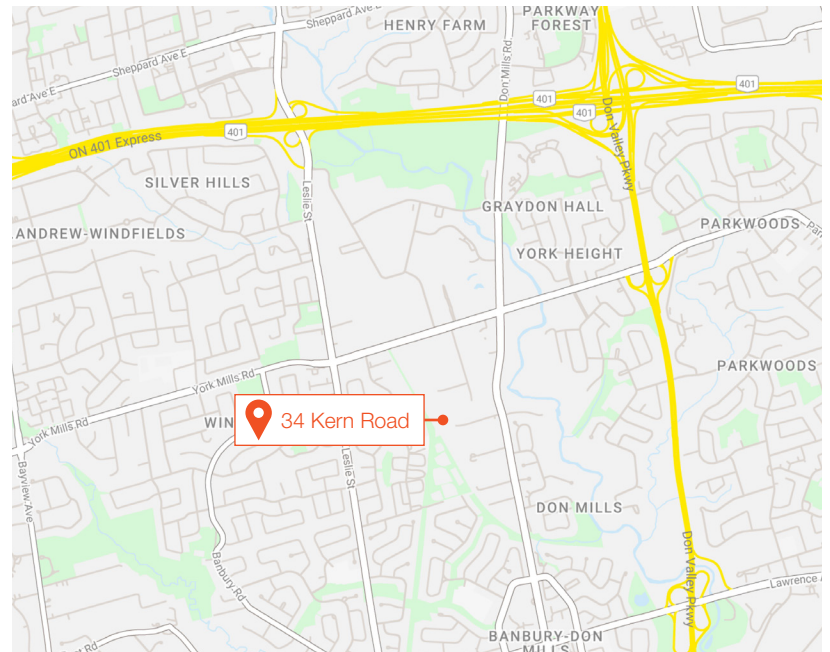
- Landlord is prepared to offer leasehold allowance
- Signage on the building is available
- Great opportunity in a very active area



Listing Agent

**Peter DeGuerre\***, Senior Vice President  
416 649 5903 | [pdeguerre@lennard.com](mailto:pdeguerre@lennard.com)

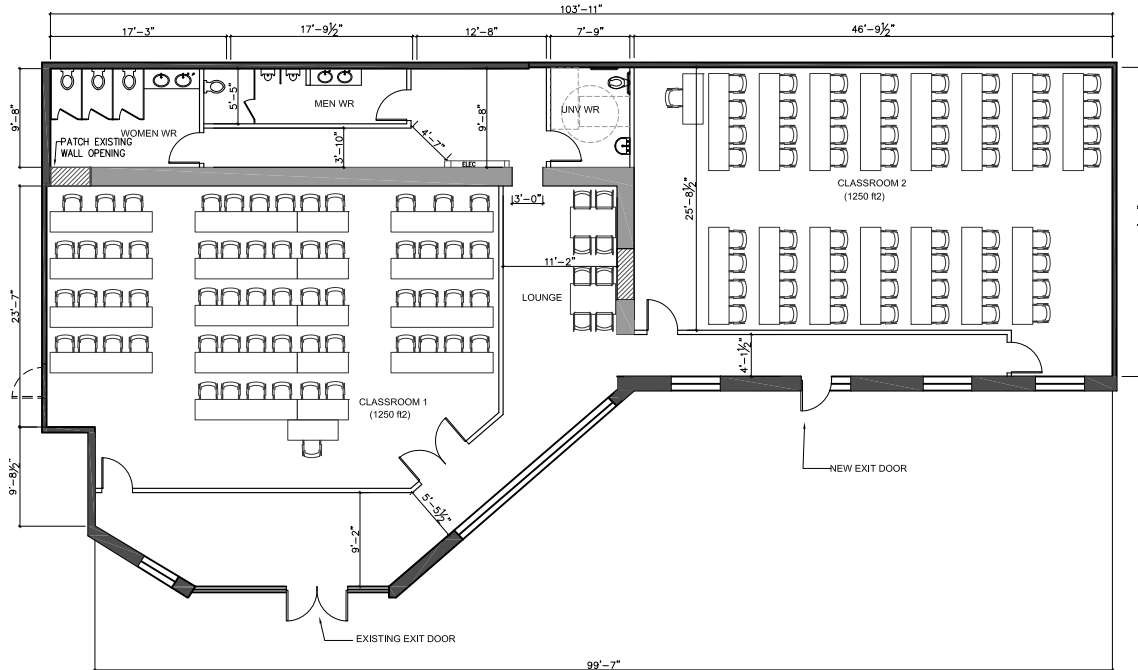
\*Sales Representative



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## Floor Plan



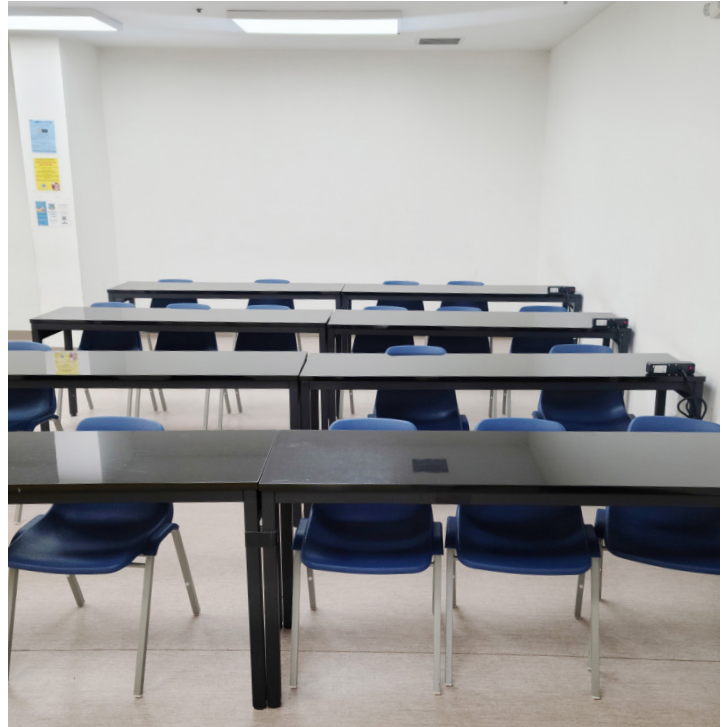
## Zoning EO 1.5 (e1.5; o1.5) Permitted Uses:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Bindery
- Carpenter's Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Industrial Sales and Service Use
- Laboratory
- Police Station
- Printing Establishment
- Production Studio
- Self-storage Warehouse
- Service Shop
- Veterinary Hospital
- Warehouse
- Wholesaling Use
- Art Gallery
- Automated Banking Machine
- Club
- Community Centre
- Education Use
- Financial Institution
- Library
- Massage Therapy
- Medical Office
- Municipal Shelter
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Software Development and Processing
- Wellness Centre

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*A bright future for your  
business is right here.*

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