

forty one

Valleybrook Drive for lease



Lennard:

Property Summary

11,676 SF boutique office
available for lease at Leslie
Street and York Mills Road



Available Space
5th Floor: 11,676 SF
(Additional area available
if required by tenants)



Availability
Immediate



Gross Rent
\$29.50



Parking
3/1000 SF



Listing Agents

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Jim Higgs**

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*Sales Representative **Broker

Property Highlights

- Owner occupied boutique building
- One of the newest buildings in the area
- Covered deck parking available
- Easy Access to Highway 401 and DVP
- Minutes to Fairview Mall
- Space options allow for open plan or more offices
- Ideal for professional firms
- Very competitive financial transaction
- Furniture available

Amenities Map



Legend

-  41 Valleybrook Drive

-  To Don Valley Parkway **4 mins • 2.0 km**
-  Macdonald-Cartier Fairway **3 mins • 1.4 km**

-  TTC Subway Station

-  TTC Subway Line 1

-  TTC Subway Line 4

-  TTC Bus Stop

-  Oriole Go Station

-  North York General Hospital

**SOCAN owned building
in North York....**

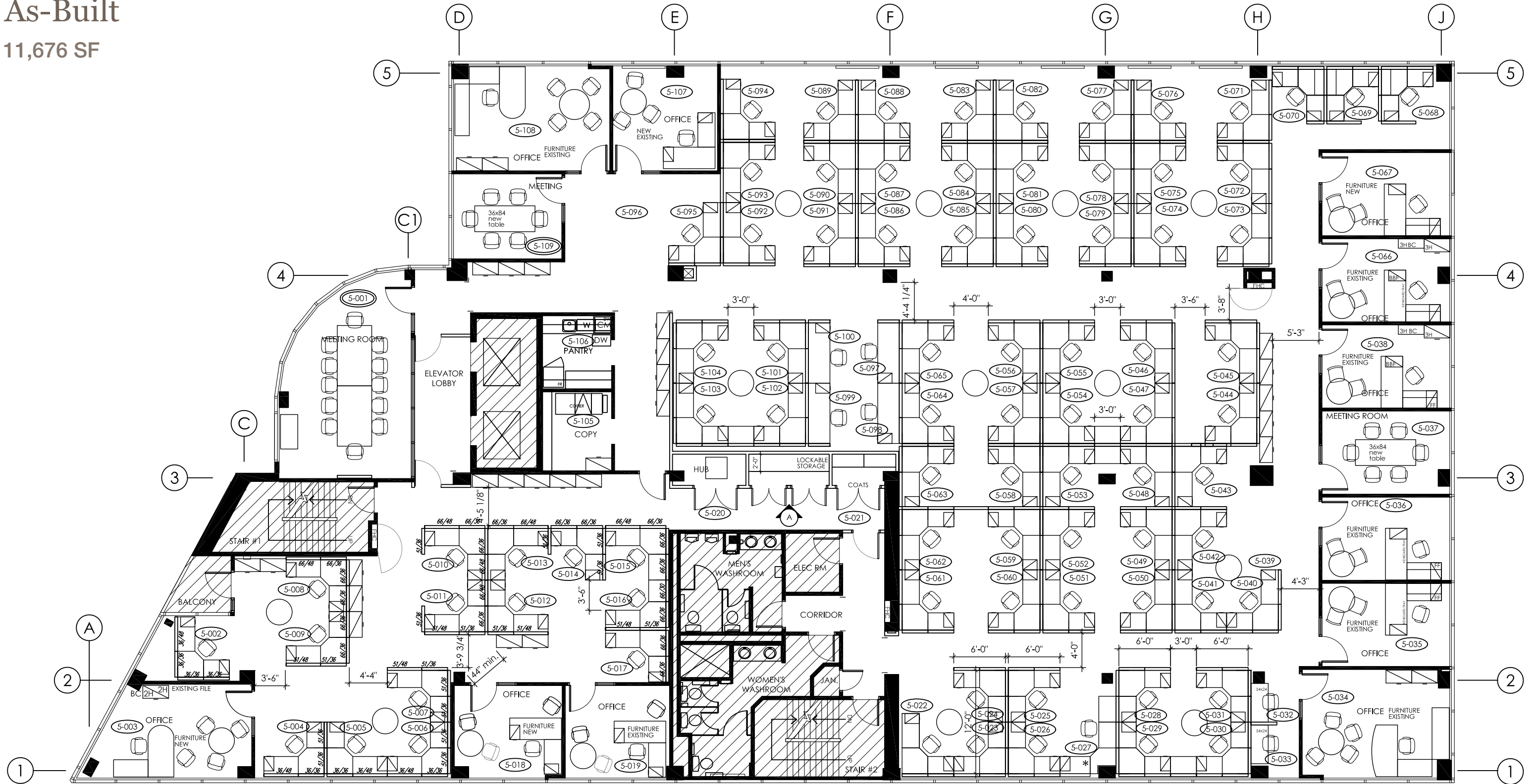
What's Near By

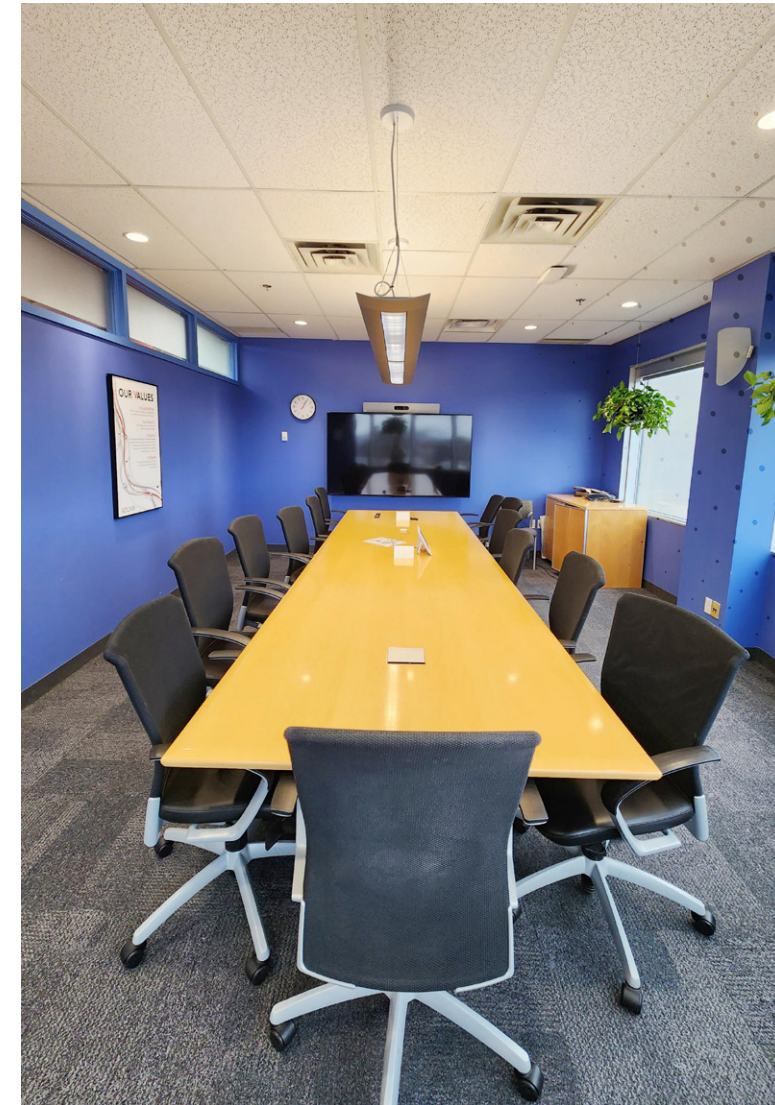
41 Valleybrook Drive is a great location with TTC, GO Station, Restaurants, and cafes nearby. Leslie TTC Station, Don Mills TTC station and the Oriole GO station are all within 2.5 km. The location is also surrounded by Tim Hortons, LCBO, Longo's, Starbucks, Second Cup Coffee Co., Mevame, Freshii and much more. The Fairview Mall which is located just less than 3 km away has Moxies, Starbucks, Shoppers Drug Mart, The Bay and is close to the Don Mills Station.

Floor Plan

As-Built

11,676 SF





Here is
where your
business
will *grow*.



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