

**JLL** SEE A BRIGHTER WAY

# For Lease

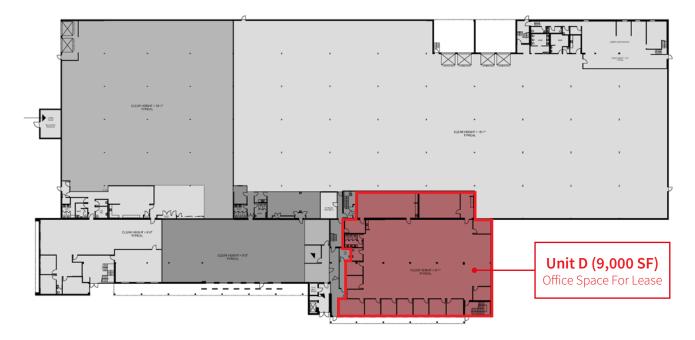
# 9,000 SF Office Space

1870 Birchmount Rd, Scarborough





# **Floor Plan**



Location: Birchmount Rd / Highway 401	Highlights:	
	Ē	Ground floor office space
Size: 9,000 sf		Well appointed office
Possession:	$\blacksquare$	Bright and spacious with plenty of windows
July 1, 2025 List Price:	2	Excellent exposure on Birchmount Rd
\$16.00 psf net	Ρ	Ample parking
TMI (2025)*:	20	Minutes to Hwy 401 and amenities
\$6.50 psf		TTC service at doorstep

\*TMI includes all utilities.

#### 1870 Birchmount Rd Unit D / Scarborough











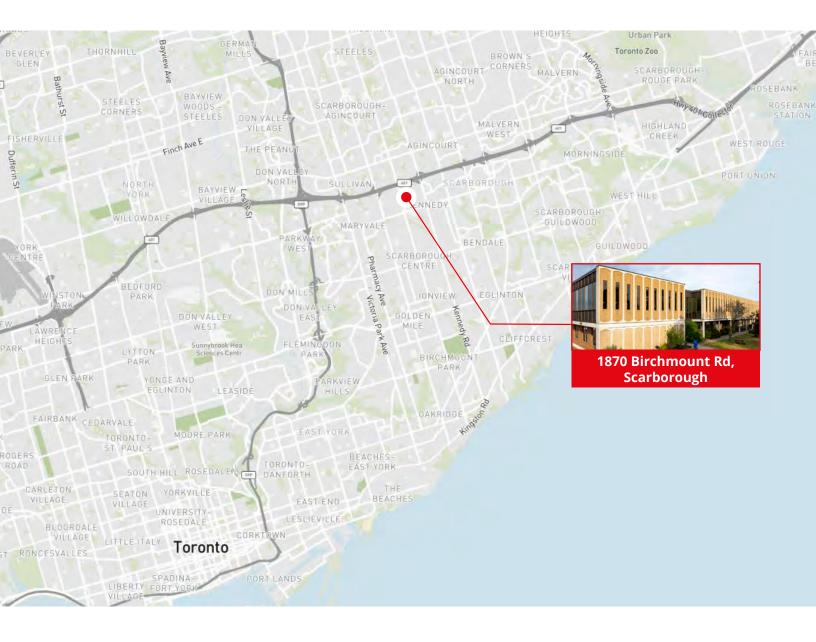






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### Location



#### Contact

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