

# PROFESSIONAL OFFICE SUITES FOR LEASE

39 Wynford  
Drive, Toronto,  
Ontario



## HIGHLIGHTS

- ✓ Improved office suites available for immediate possession
- ✓ Professional office environment
- ✓ Responsive and reliable property management
- ✓ Easy access to Don Valley Pkwy
- ✓ Located in close proximity to the Ontario Science Center, ample notable retailers, as well as residential communities
- ✓ 10 min to Hwy 401 and 404
- ✓ Located 13km from Downtown Toronto

**RENTABLE AREA:** From 1,820 sq to 8000 sqf .

**Various Office Suites**

**ASKING BASE RENT:** Please discuss with listing agent

**ADDITIONAL RENT ESTIMATE:** \$15.92 per square foot

**OCCUPANCY:** Please discuss with listing agent

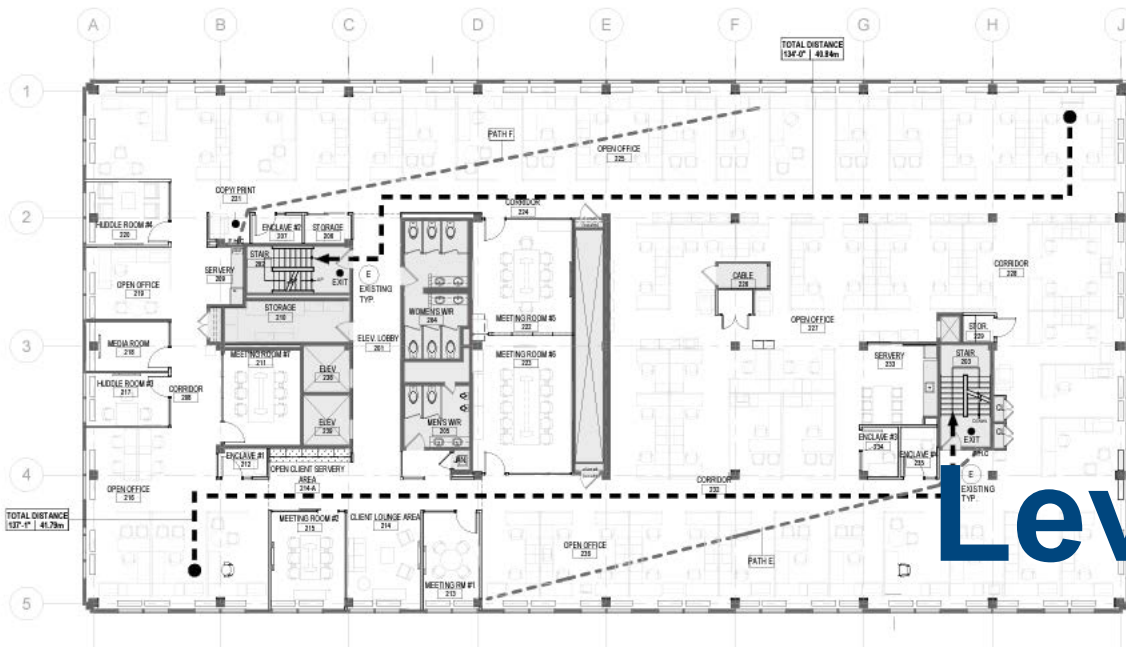
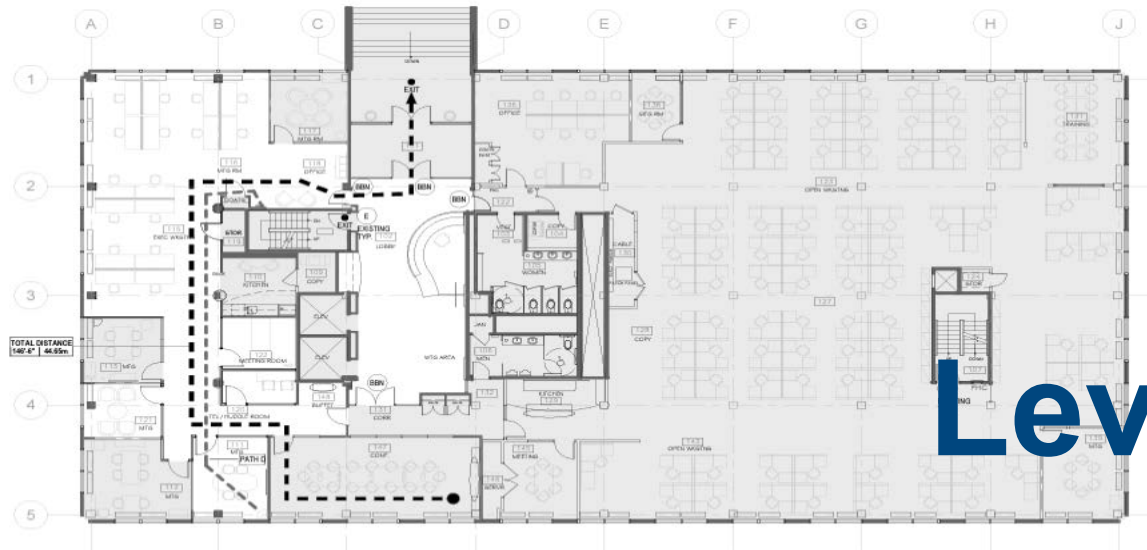
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## FLOOR PLANS

### Suite 301

#### NEW PLUMBING KEY NOTES:

- ◆ INSTALLED NEW PLUMBING FITTINGS PROVIDED CONNECTIONS TO EXISTING SERVICES: WATER, SANITARY, VENT PIPING AS REQUIRED.
- ◆ PUMP BELOW SLAB.

**AS-BUILT DRAWING**  
THIS DRAWING IS A COPY OF THE ORIGINAL DRAWING AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL DRAWING AUTHOR.  
DATE: 01/11/2023

DATE	BY	CHKD	APPD
01/11/2023	WTS	WTS	WTS
01/11/2023	WTS	WTS	WTS
01/11/2023	WTS	WTS	WTS
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01/11/2023	WTS	WTS	WTS

**CM COMMERCIAL MECHANICAL SERVICES LTD.**  
1000 SHEPPARD AVENUE EAST, SUITE 100  
MARKHAM, ON L3R 0V2  
TEL: (905) 477-1111  
FAX: (905) 477-1112

**WatServ**  
OFFICE  
WatServ  
39 Wynford Drive  
NORTH YORK, ON

**THE THIRD FLOOR OFFICE PLUMBING NEW WORK PLAN**

DRAWING ISSUED AS-BUILT

DATE	BY	CHKD	APPD
01/11/2023	WTS	WTS	WTS
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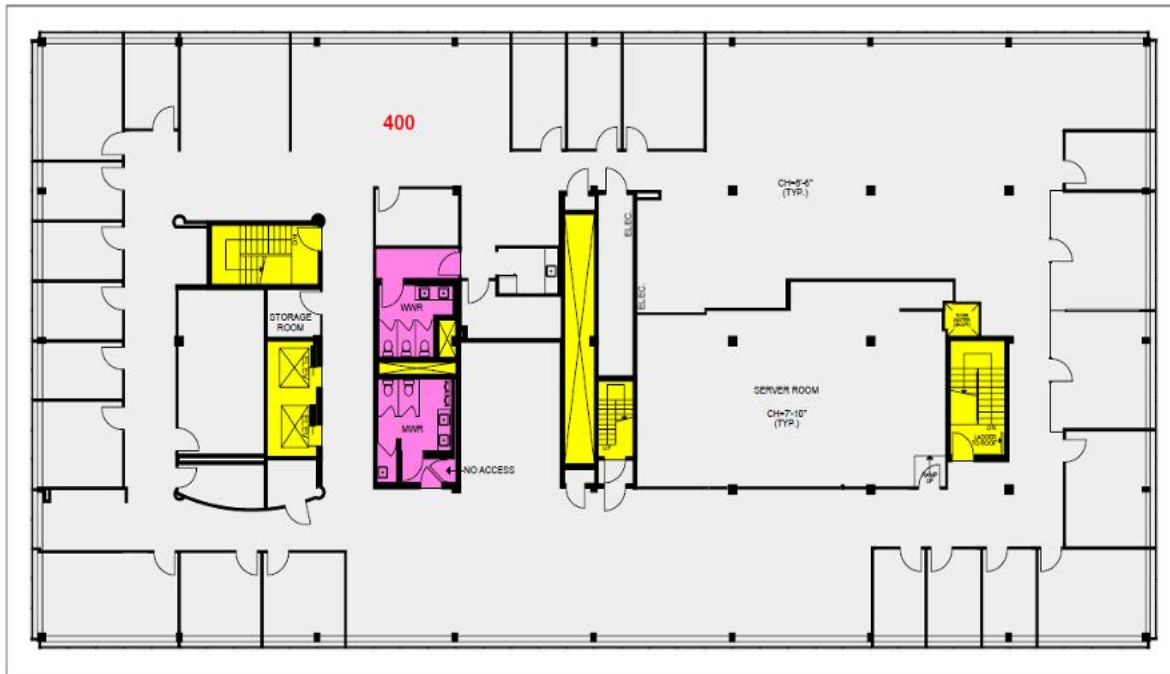
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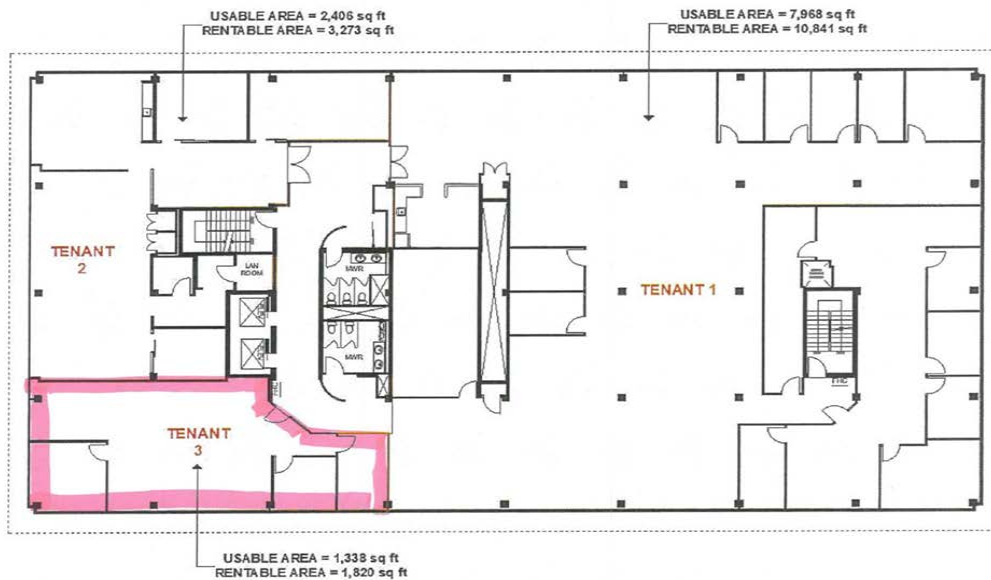
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UNIT #302



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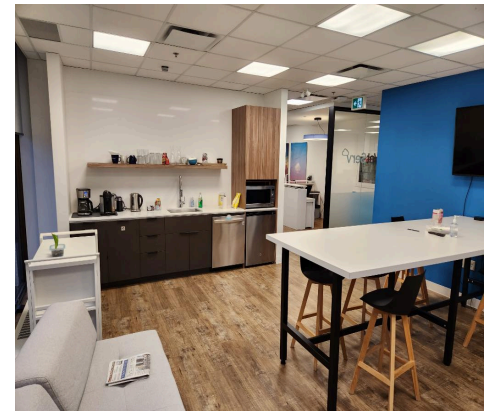
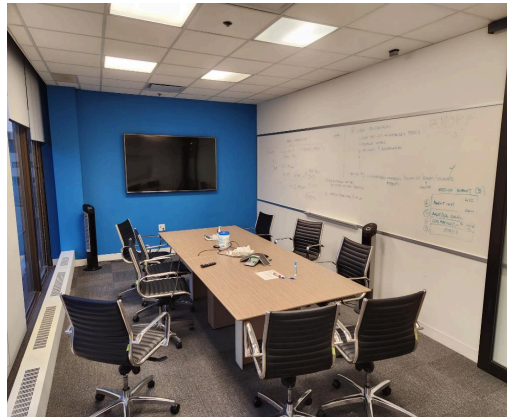
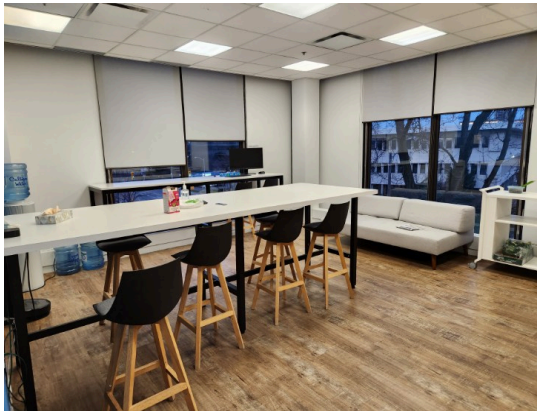


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## PICTURES



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## PHOTOS



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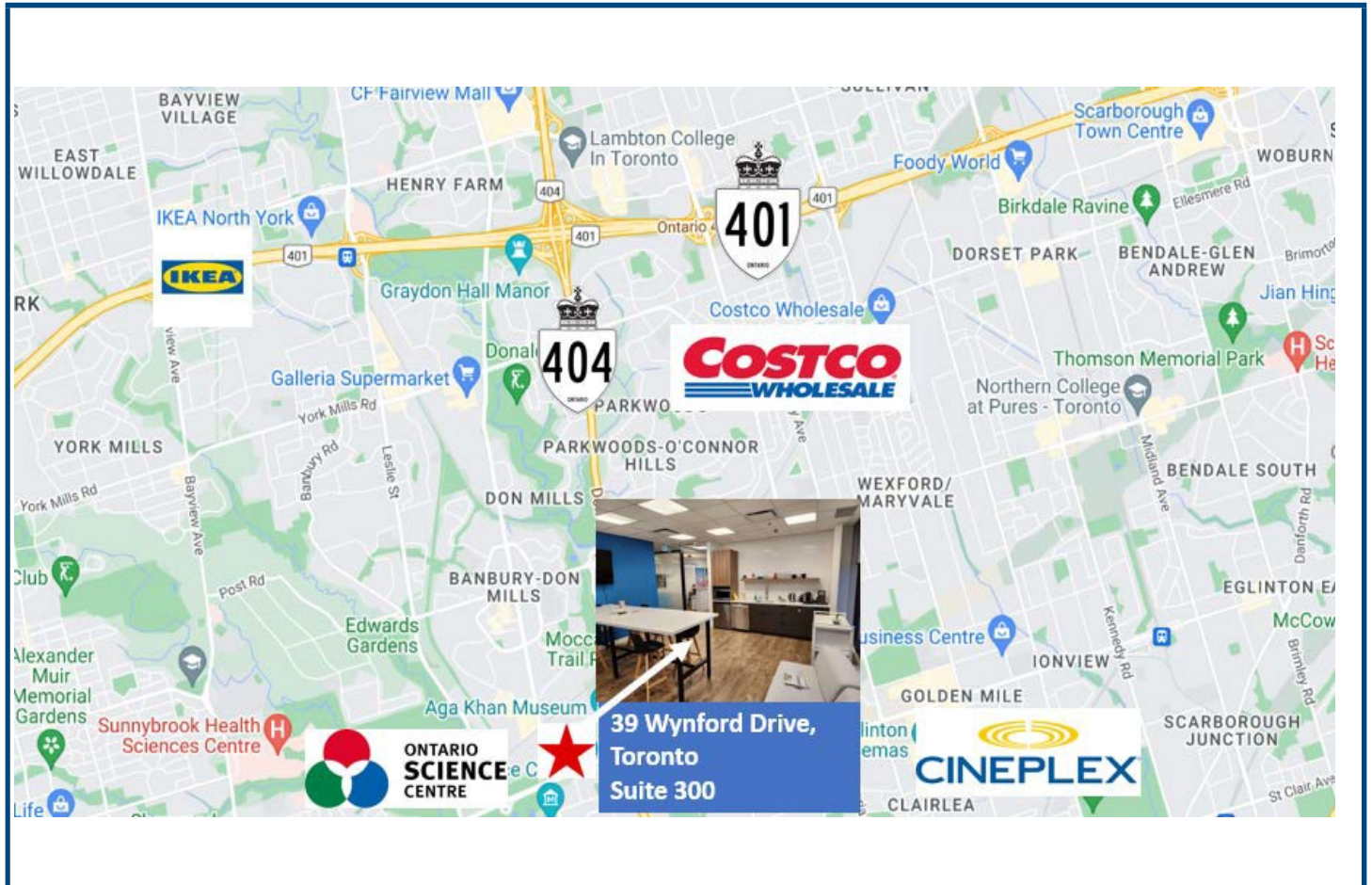


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## LOCATION MAP



FOR MORE INFORMATION PLEASE CONTACT:

**Sandra Donoso - Broker**  
**Brokerage Coordinator**  
[sandra.donoso@bgis.com](mailto:sandra.donoso@bgis.com)  
**Cell: 416-436-3798**  
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