

# PROFESSIONAL OFFICE SUITES FOR LEASE

39 Wynford Drive,  
Toronto, Ontario



## HIGHLIGHTS

- ✓ Improved office suites available for immediate possession
- ✓ **SHORT TERM OPTIONS AVAILABLE**
- ✓ 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 15,874 sqf .

**Various Office Suites**

**ASKING BASE RENT:** Ask agent

**ADDITIONAL RENT ESTIMATE:** Ask agent

**OCCUPANCY:** Please discuss with listing agent -  
**Short Term Options Available**

This disclaimer applies to BGIS Global Integrated Solutions Realty Inc./BGIS Société Immobilière Solutions Globales Intégrées Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.



BGIS Global Integrated Solutions Realty, Brokerage  
4175 14th Avenue | Markham, ON | L3R 0J2 | 1-877-897-6844

# FOR LEASE

39 Wynford  
Drive, Toronto, ON.

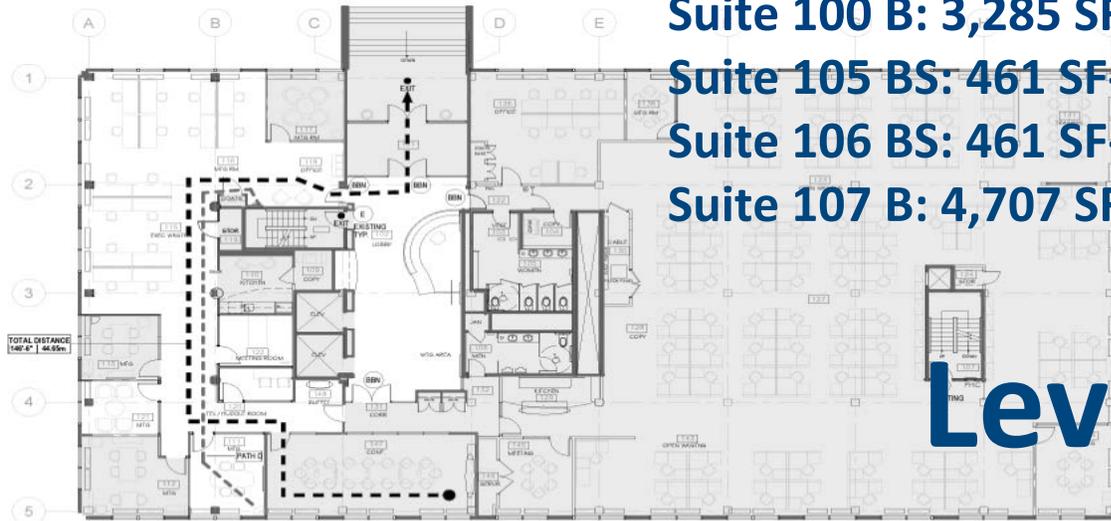
Suite 100 : 14,508 SF- **AVAILABLE**

Suite 100 B: 3,285 SF - **LEASED**

Suite 105 BS: 461 SF- **AVAILABLE**

Suite 106 BS: 461 SF- **AVAILABLE**

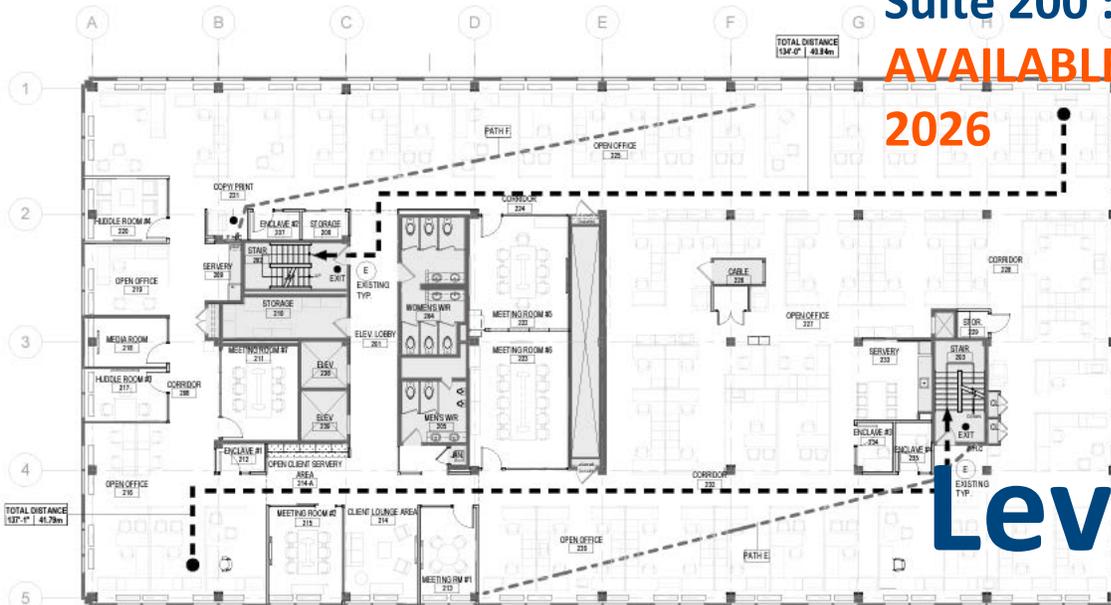
Suite 107 B: 4,707 SF - **AVAILABLE**



## Level 1

Suite 200 : 15,874 SF

**AVAILABLE APRIL 1st  
2026**



## Level 2

This disclaimer applies to BGIS Global Integrated Solutions Realty Inc./BGIS Société Immobilière Solutions Globales Intégrées Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.



BGIS Global Integrated Solutions Realty, Brokerage  
4175 14th Avenue | Markham, ON | L3R 0J2 | 1-877-897-6844

# FOR LEASE

39 Wynford Drive,  
Toronto ON.

## FLOOR PLANS

**AS-BUILT DRAWING**  
THIS DRAWING IS A REPRODUCTION OF THE ORIGINAL AS-BUILT DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION OR REVISIONS. ANY CHANGES TO THE ORIGINAL AS-BUILT DRAWING SHALL BE INDICATED BY A RED LINE OR OTHER APPROPRIATE MARKING. THE ORIGINAL AS-BUILT DRAWING SHALL BE KEPT ON FILE AND MADE AVAILABLE TO THE CLIENT UPON REQUEST.

**NEW PLUMBING KEY NOTES:**

- ◆ INSTALLED NEW PLUMBING FITTING. PROVIDED CONNECTIONS TO EXISTING SERVICES. WATER SANITARY. VENT PIPES AS REQUIRED.
- ◇ PUMP ROOM/RAISE

**1 THIRD FLOOR OFFICE - PLUMBING NEW WORK PLAN**  
DATE: 05/20/20

|     |      |      |    |
|-----|------|------|----|
| NO. | REV. | DATE | BY |
| 1   | 0    |      |    |
| 2   | 0    |      |    |
| 3   | 0    |      |    |
| 4   | 0    |      |    |
| 5   | 0    |      |    |
| 6   | 0    |      |    |
| 7   | 0    |      |    |
| 8   | 0    |      |    |
| 9   | 0    |      |    |
| 10  | 0    |      |    |

**CM COMMERCIAL MECHANICAL SERVICES LTD.**  
100 WILSON AVENUE, SUITE 100  
SCARBOROUGH, ONTARIO M1S 1W1  
TEL: (416) 291-1111  
WWW.COMMERCIALMECHANICALSERVICES.COM

**WatServ OFFICE**  
39 WYNFORD DRIVE  
TORONTO, ONTARIO  
M2H 1P5

**THIRD FLOOR OFFICE - PLUMBING NEW WORK PLAN**  
DRAWING ISSUED AS-BUILT

|          |          |                  |
|----------|----------|------------------|
| SCALE    | DATE     | PROJECT          |
| AS SHOWN | 05/20/20 | 39 WYNFORD DRIVE |
| DATE     | BY       | PROJECT          |
| 05/20/20 | MM       | M203             |

**Suite 301: 3,273 SF AVAILABLE**

This disclaimer applies to BGIS Global Integrated Solutions Realty Inc./BGIS Société Immobilière Solutions Globales Intégrées Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.

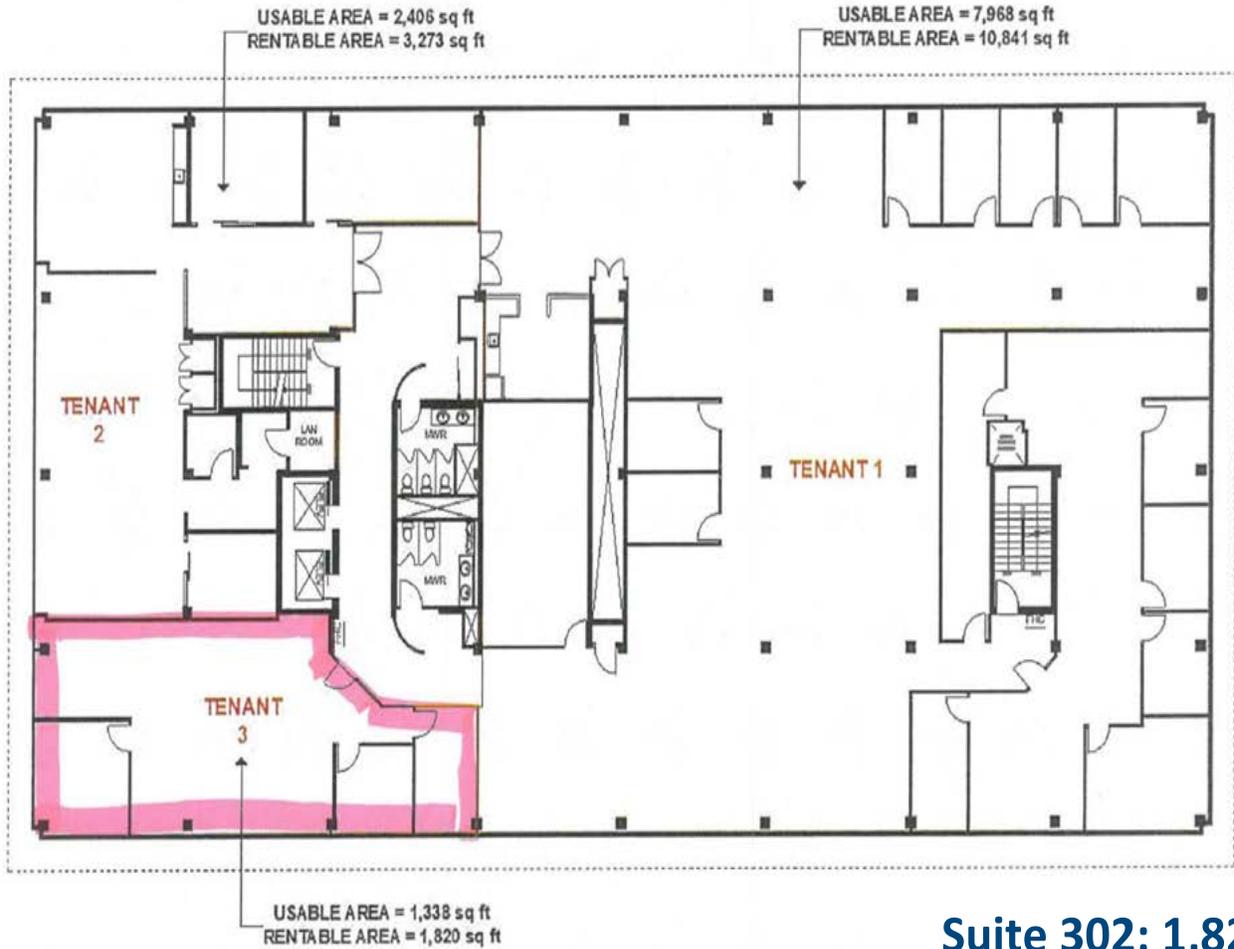


BGIS Global Integrated Solutions Realty, Brokerage  
4175 14th Avenue | Markham, ON | L3R 0J2 | 1-877-897-6844

# FOR LEASE

39 Wynford Drive,  
Toronto ON.

UNIT #302



**Suite 302: 1,820 SF**  
**AVAILABLE**

This disclaimer applies to BGIS Global Integrated Solutions Realty Inc./BGIS Société Immobilière Solutions Globales Intégrées Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.

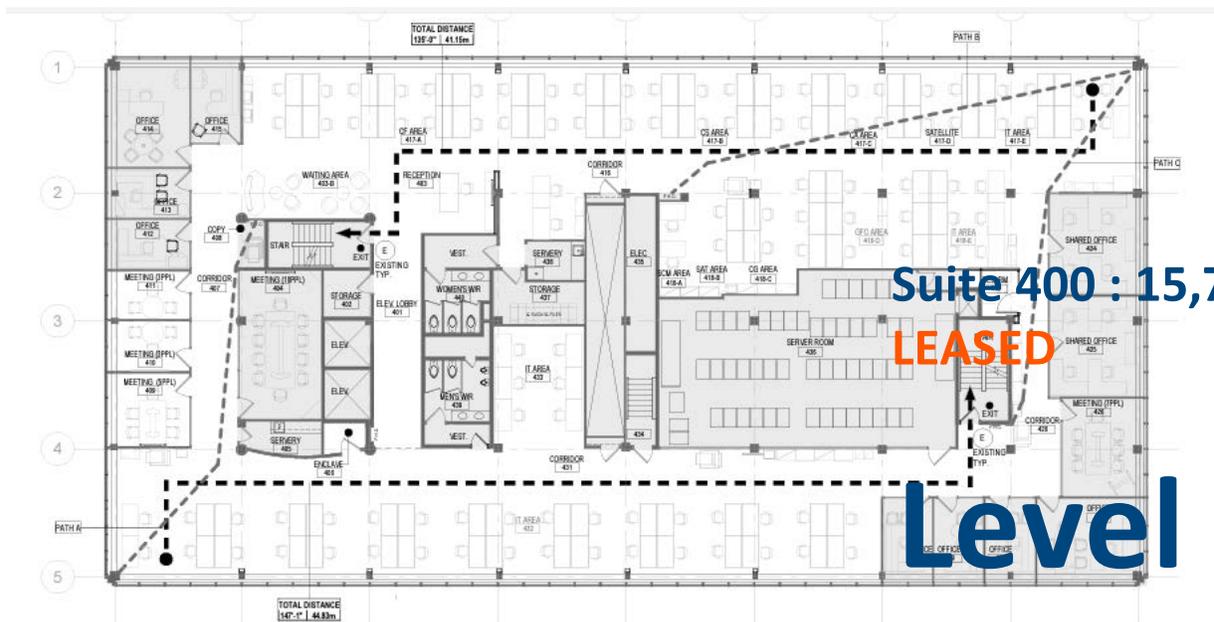
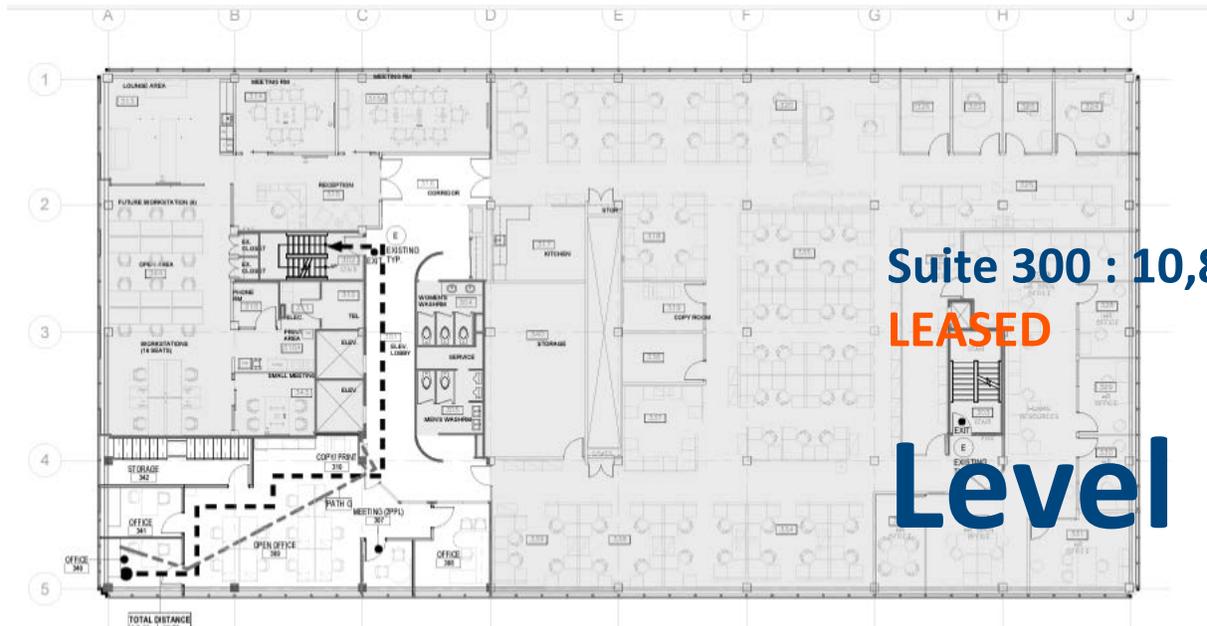


BGIS Global Integrated Solutions Realty, Brokerage  
4175 14th Avenue | Markham, ON | L3R 0J2 | 1-877-897-6844

# FOR LEASE

39 Wynford  
Drive, Toronto, ON.

## FLOOR PLANS



This disclaimer applies to BGIS Global Integrated Solutions Realty Inc./BGIS Société Immobilière Solutions Globales Intégrées Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.

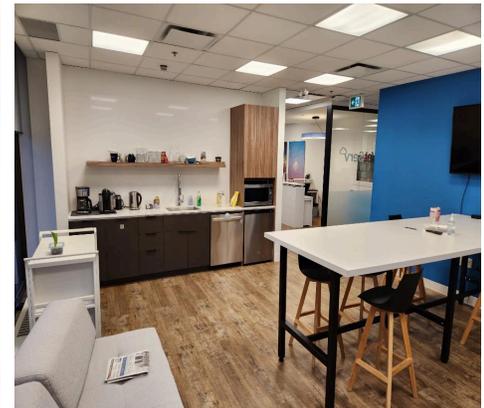


BGIS Global Integrated Solutions Realty, Brokerage  
4175 14th Avenue | Markham, ON | L3R 0J2 | 1-877-897-6844

# FOR LEASE

39 Wynford  
Drive, Toronto, ON.

## PICTURES



This disclaimer applies to BGIS Global Integrated Solutions Realty Inc./BGIS Société Immobilière Solutions Globales Intégrées Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.



BGIS Global Integrated Solutions Realty, Brokerage  
4175 14th Avenue | Markham, ON | L3R 0J2 | 1-877-897-6844

# FOR LEASE

39 Wynford Drive,  
Toronto ON.

## PHOTOS



This disclaimer applies to BGIS Global Integrated Solutions Realty Inc./BGIS Société Immobilière Solutions Globales Intégrées Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.



BGIS Global Integrated Solutions Realty, Brokerage  
4175 14th Avenue | Markham, ON | L3R 0J2 | 1-877-897-6844

# FOR LEASE

39 Wynford Drive,  
Toronto ON.

## LOCATION MAP



**FOR MORE INFORMATION PLEASE CONTACT:**

**Sandra Donoso - Broker**  
**Brokerage Coordinator**  
**sandra.donosobg@bgis.com**  
**Cell: 416-436-3798**

This disclaimer applies to BGIS Global Integrated Solutions Realty Inc./BGIS Société Immobilière Solutions Globales Intégrées Inc. and to all other divisions of BGIS Global Integrated Solutions Canada LP ("BGIS"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by BGIS, and BGIS does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. BGIS does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient. All Rights Reserved. Not intended to solicit anyone currently under contract.



BGIS Global Integrated Solutions Realty, Brokerage  
4175 14th Avenue | Markham, ON | L3R 0J2 | 1-877-897-6844