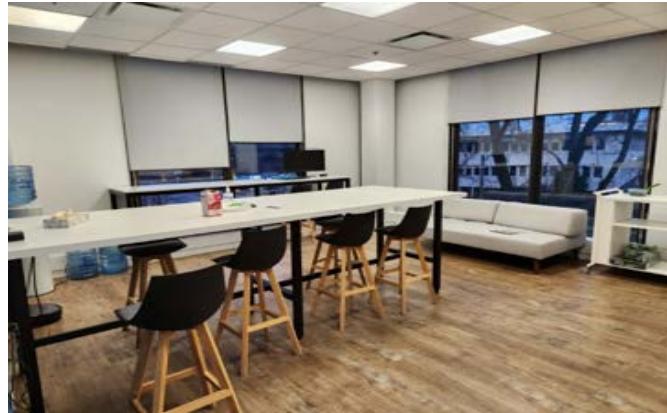


PROFESSIONAL OFFICE SUITES FOR LEASE

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 SF to 15,874 SF

Office Suites

ASKING BASE RENT: Ask agent- Attractive Rates

ADDITIONAL RENT ESTIMATE: \$15.92 SF (2025)

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

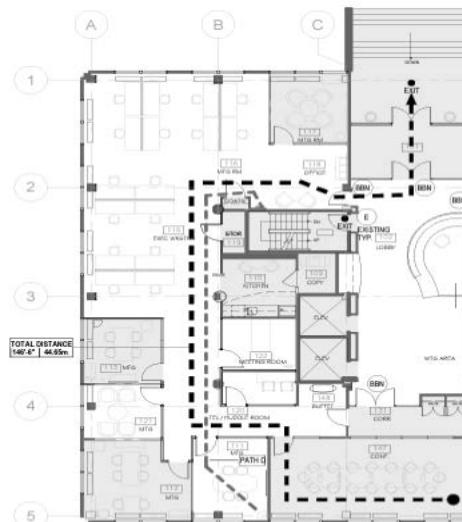
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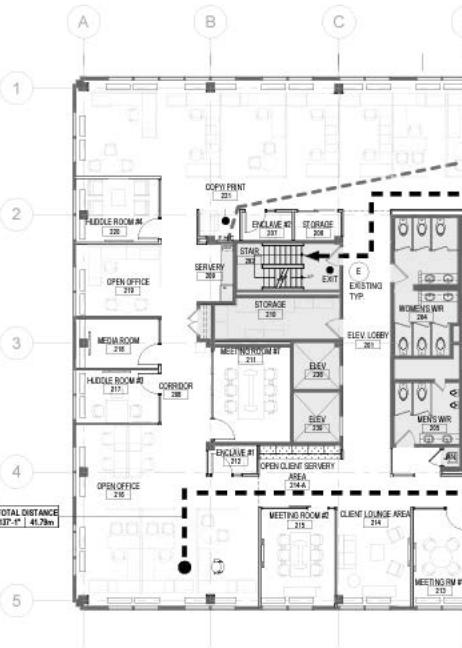
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Suite 100: 14,508 SF AVAILABLE
Suite 100 B: 3,285 SF LEASED
Storage 105 BS: 461 SF AVAILABLE
Storage 106 BS: 461 SF AVAILABLE
Cafeteria 107 B: 4,707 SF AVAILABLE

Level 1



**Suite 200 : 15,874 SF
LEASED**

Level 2

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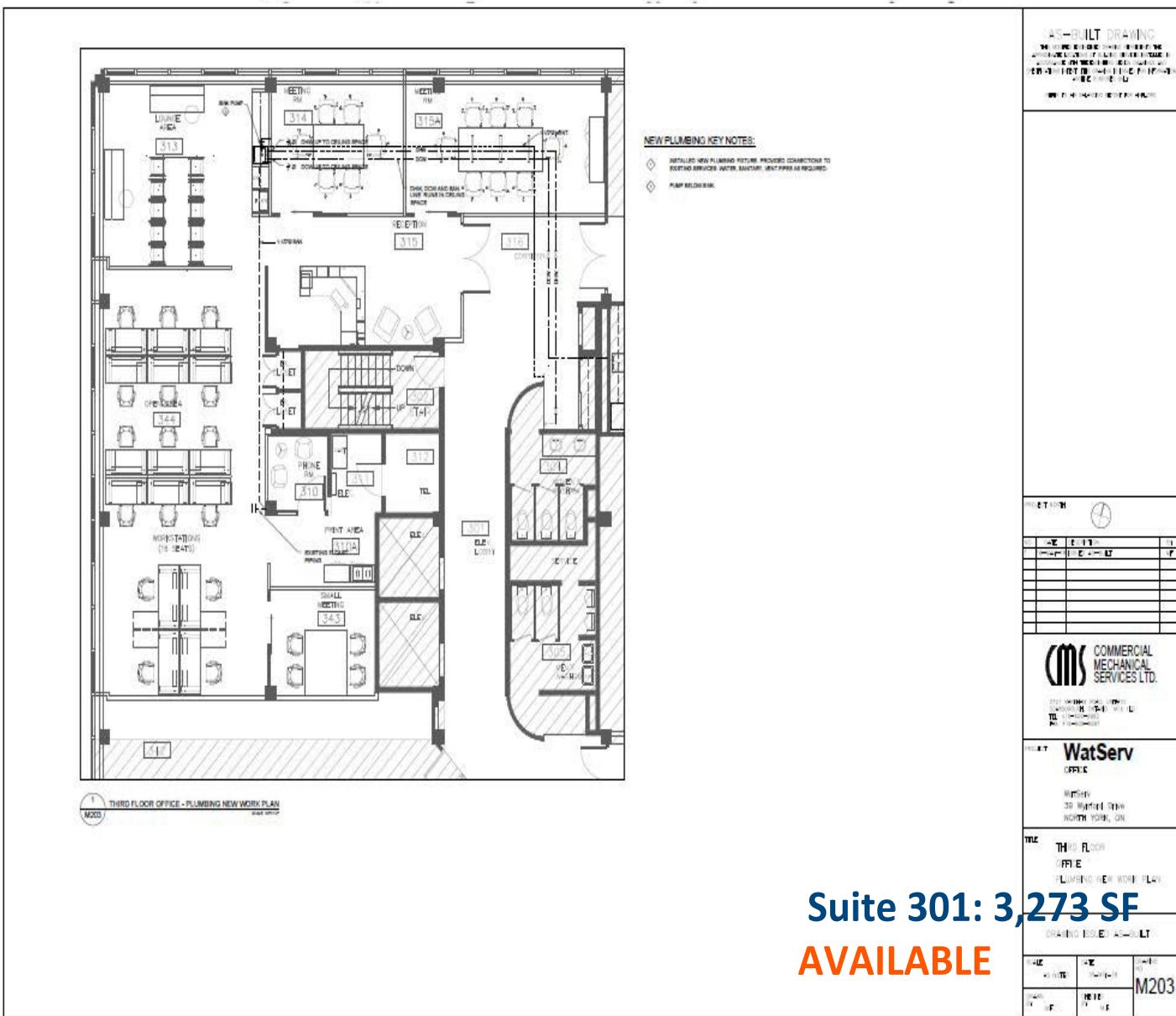
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FLOOR PLANS



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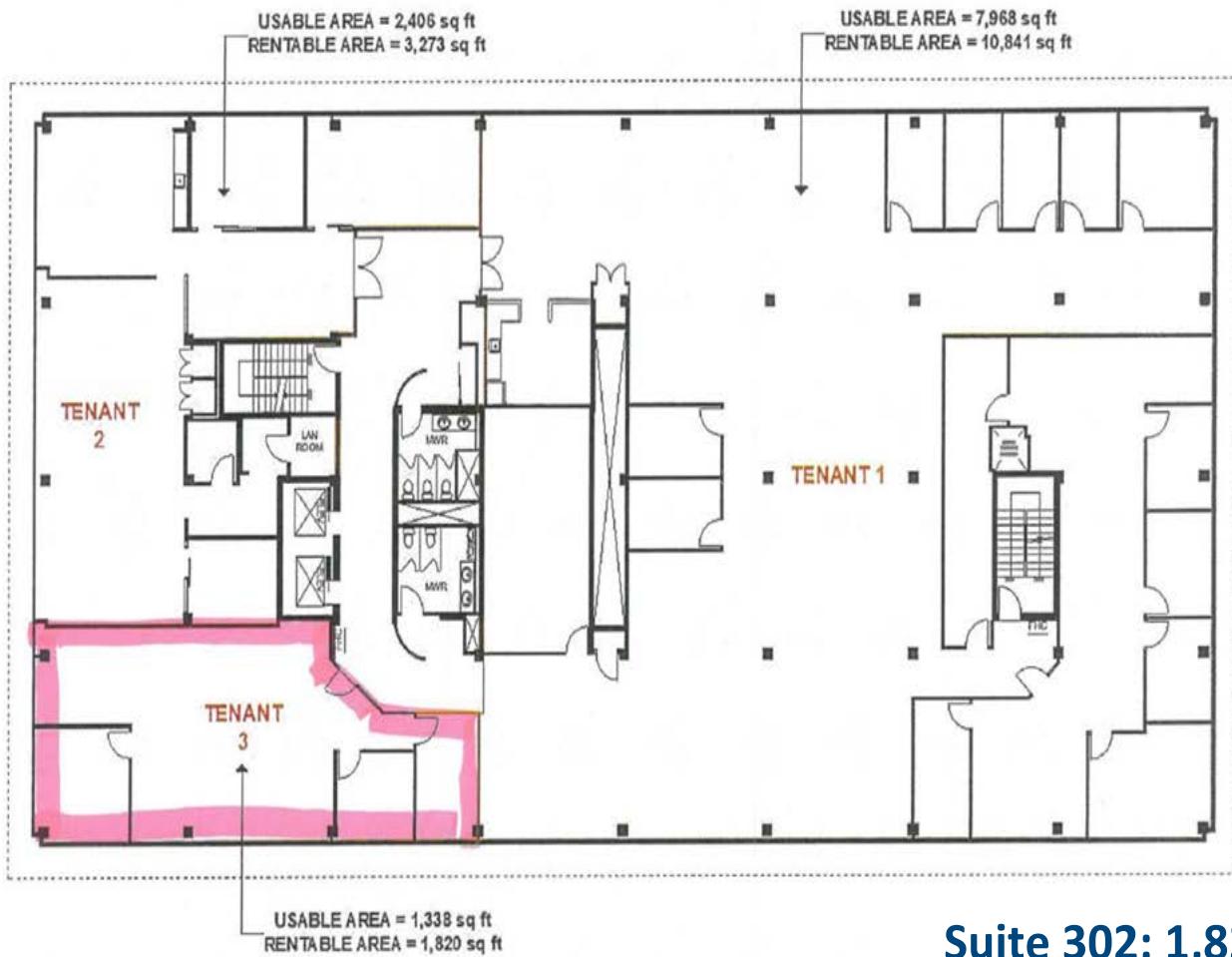
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UNIT #302



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

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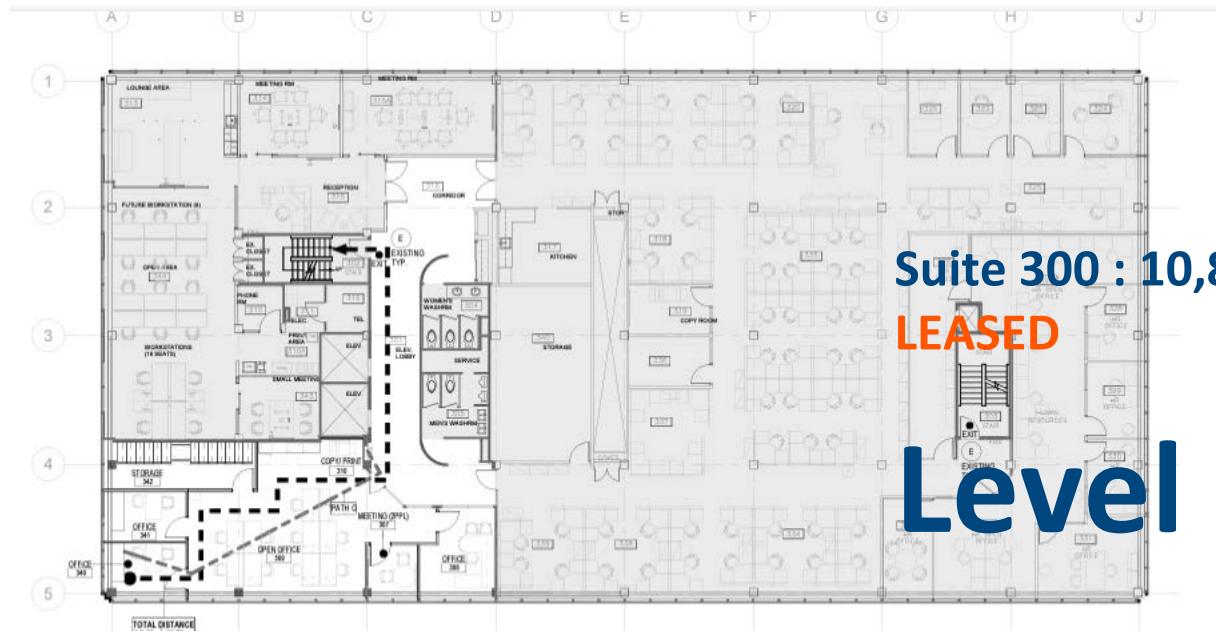
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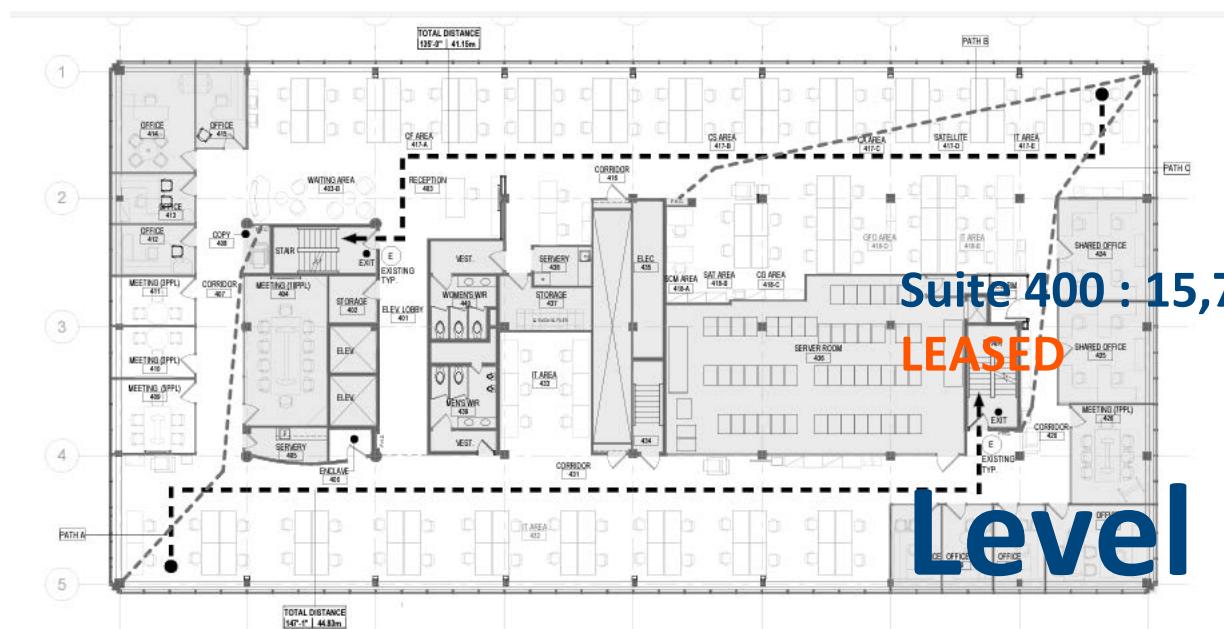
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FLOOR PLANS



Level 3



Level 4

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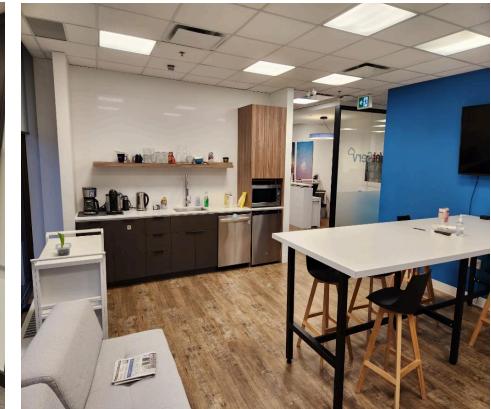
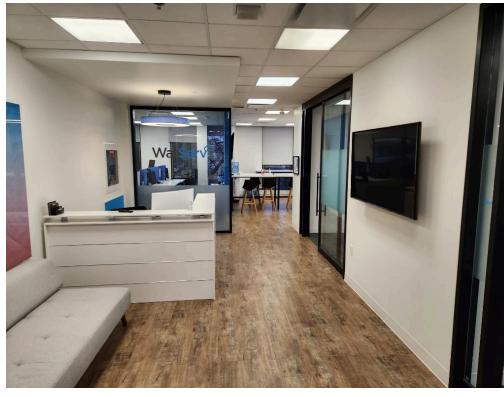
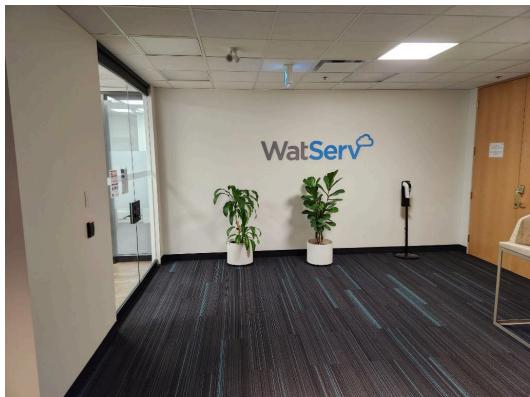
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PICTURES



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PHOTOS



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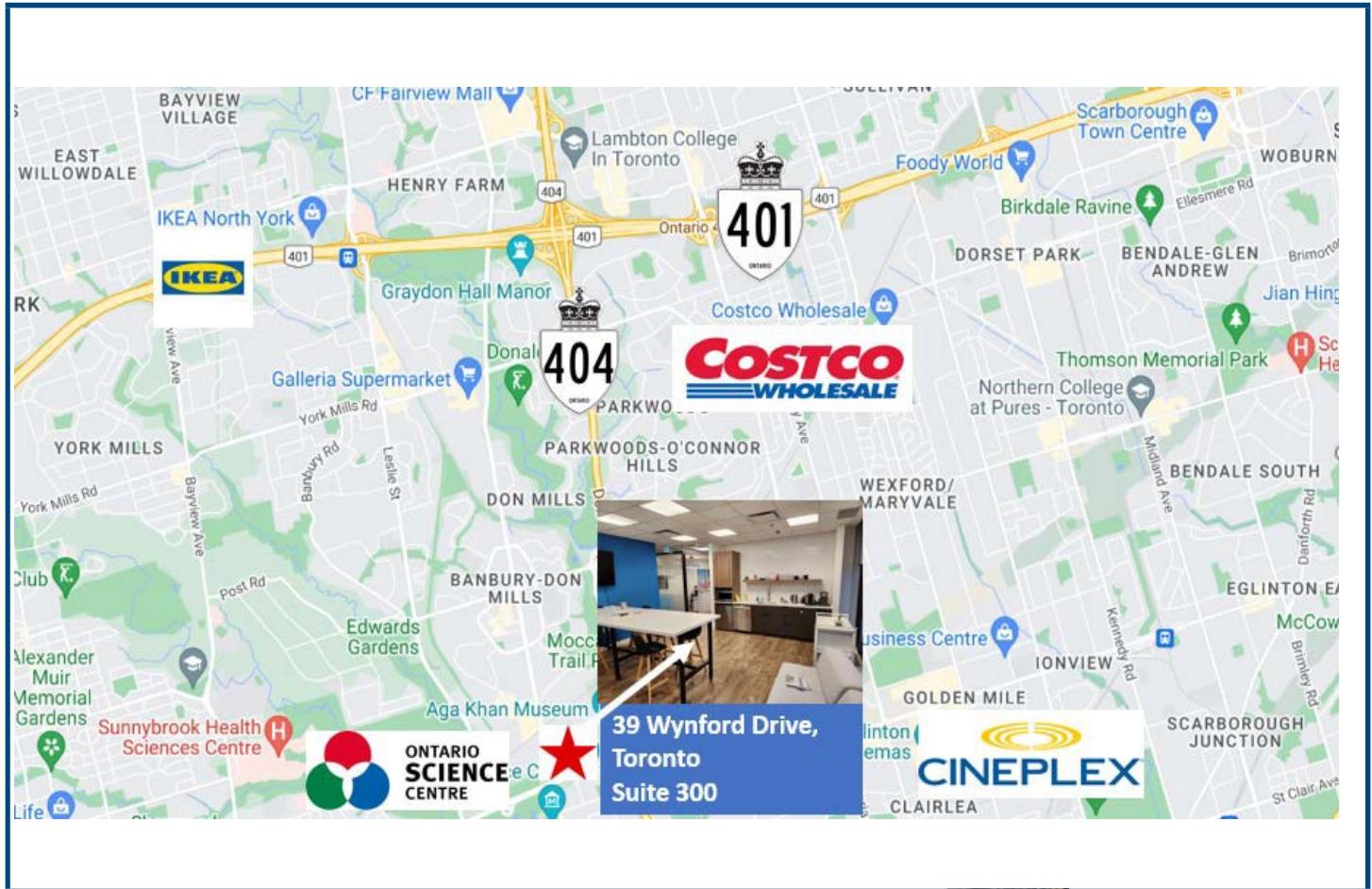
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LOCATION MAP



FOR MORE INFORMATION PLEASE CONTACT:

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

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