

6 MONTH RENT FREE FIXTURING PERIOD*

* For any deal completed by October 31, 2025 with terms acceptable by the landlord

6 MONTHS FREE RENT PLUS GIFT CARD INCENTIVES

Step 01

GIFT CARDS FOR NEW LEASES

1,000 – 10,000 sf	\$ 1,000
10,001 – 30,000 sf	\$ 5,000
30,001 – 100,000 sf	\$10,000

Step 02

GIFT CARDS VALUE MULTIPLIER FOR MULTIPLE LEASES

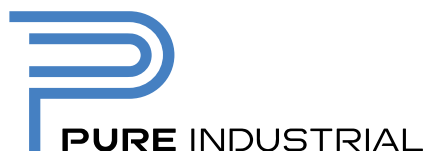
1st Deal	x 100%
2nd Deal	x 125%
3rd Deal or more	x 150%

FOR LEASES EXECUTED BEFORE SEPTEMBER 15, 2025, COMMENCING BY DECEMBER 31, 2025

Office For Lease

1120 BIRCHMOUNT ROAD SCARBOROUGH, ON

UP TO 66,692 SF





PROPERTY HIGHLIGHTS



Available immediately



Office over two floors with ability to be demised



Elevator access to second floor



Excellent parking ratio



Public transit at doorstep



757 ft of exposure along Birchmount Rd



Well located in the Golden Mile



Close proximity to a variety of amenities



Minutes to Highway 401



PROPERTY PROFILE

Specifications

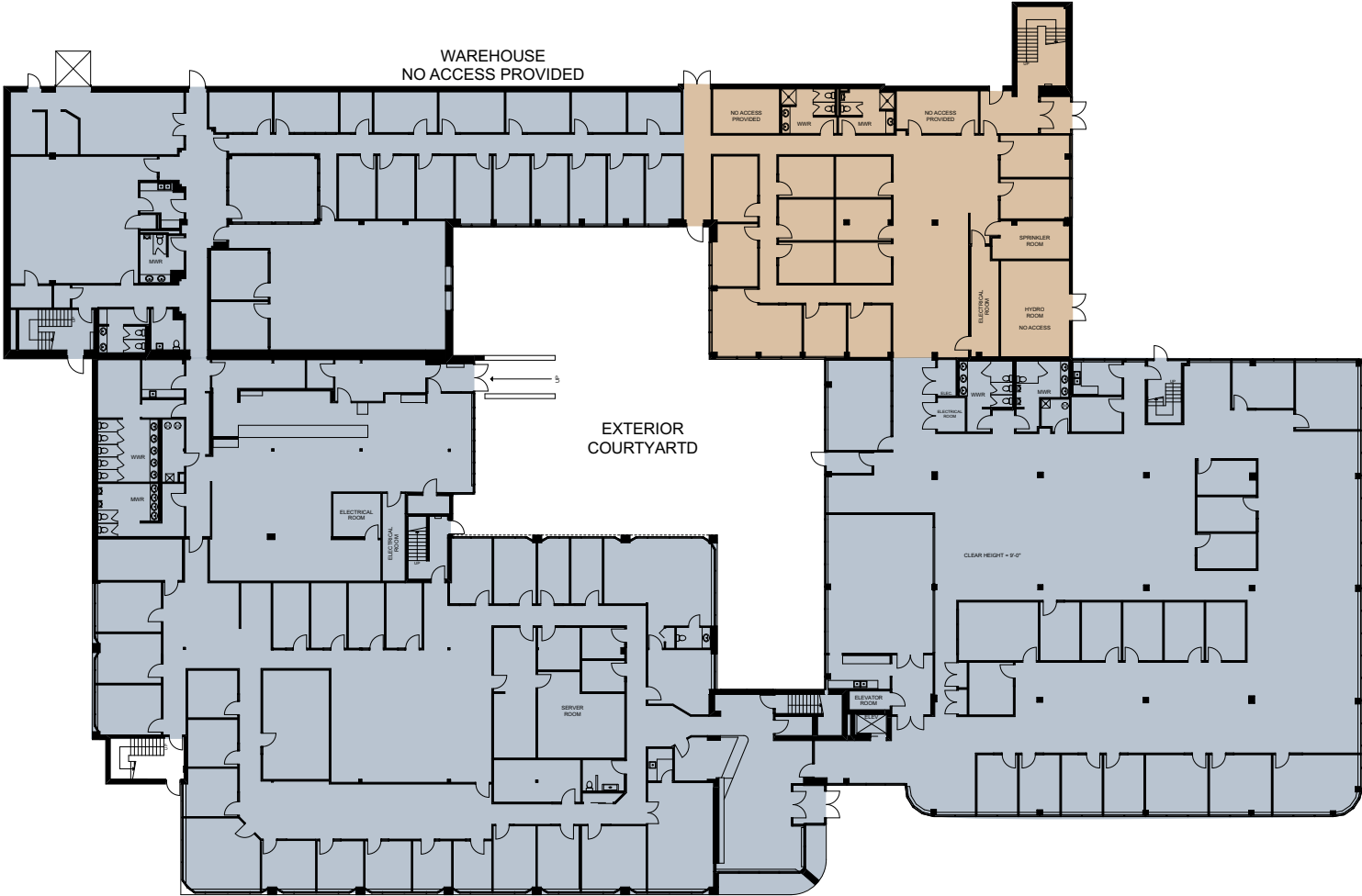
Size	Unit 4 (Ground floor): 34,748 SF Unit 6 (Second floor): 31,944 SF Total: 66,692 SF
Asking Rate	\$12.00 psf net (Year 1)
T.M.I.	\$3.30 psf (2025) (utilities not included)
Occupancy	Immediate



1120 BIRCHMOUNT ROAD, SCARBOROUGH

FLOOR PLAN

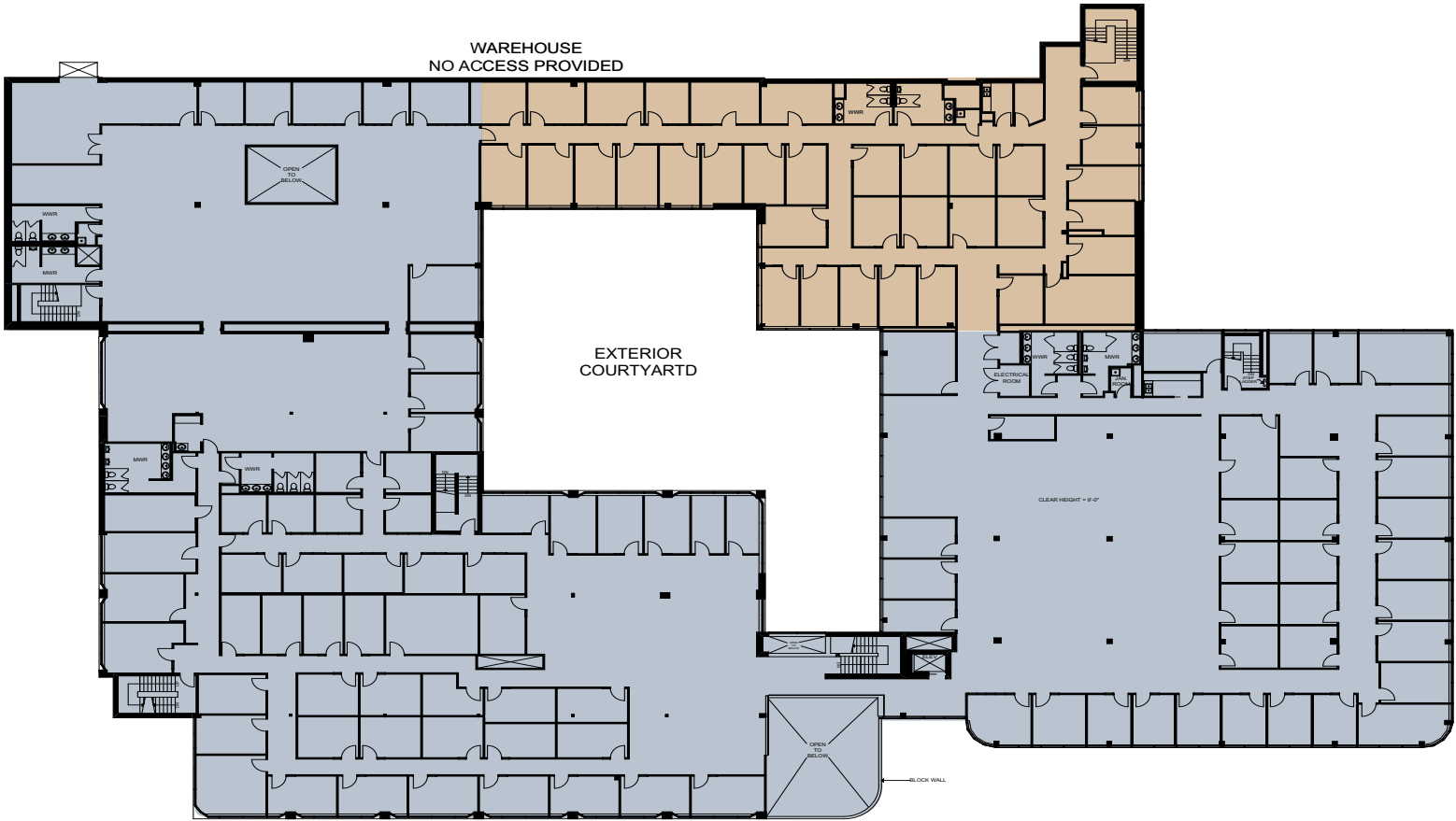
Unit 4 (Ground Floor) – 34,748 sf



- Leased
- Available

FLOOR PLAN

Unit 6 (Second Floor) – 31,944 sf

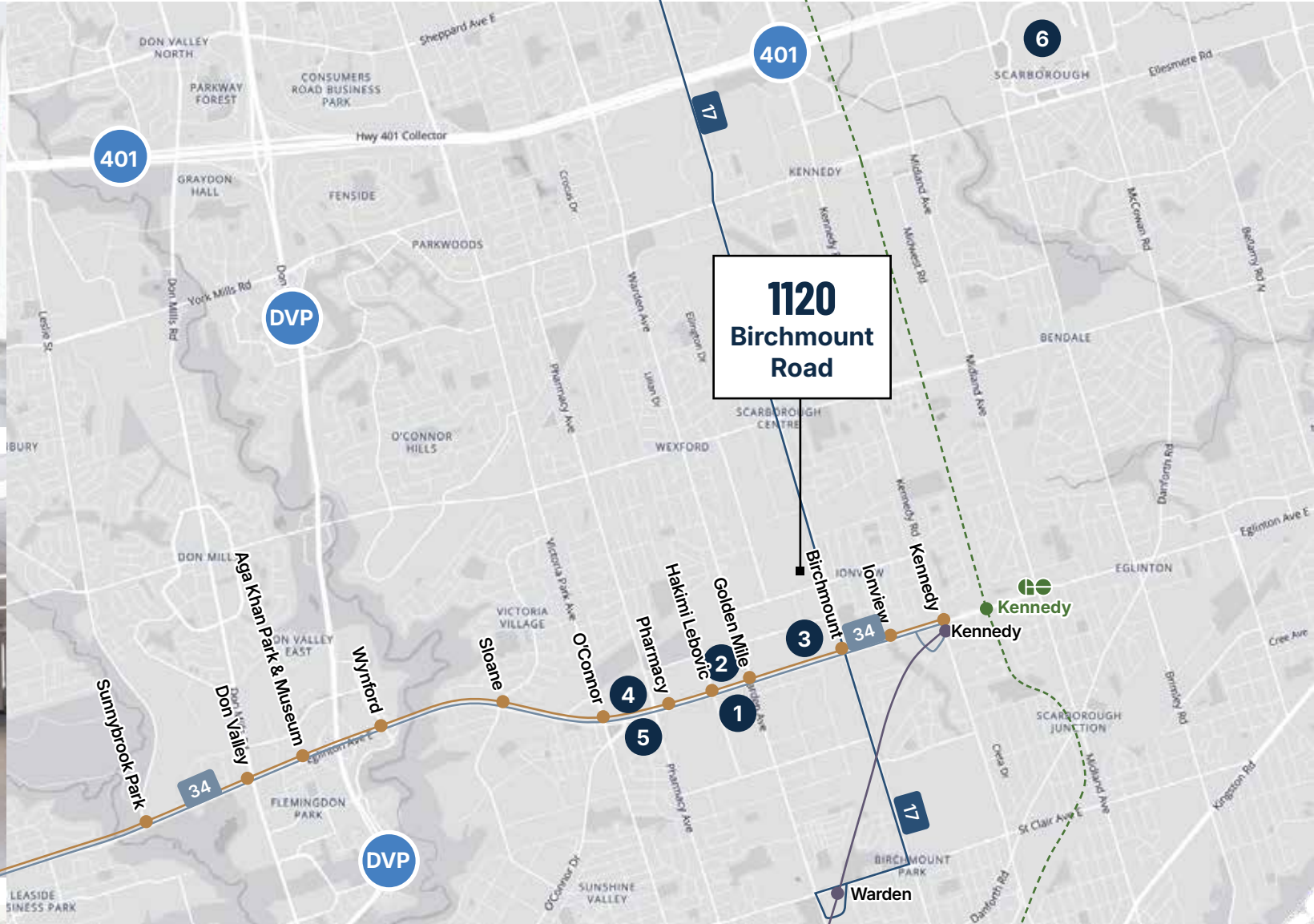


- Leased
- Available

PHOTOS



AMENITIES + TRANSIT



—●— TRAIN



34 Eglinton East

17 Birchmount

Line 2 - Bloor Danforth

Line 5 - Eglinton Crosstown

- 1 RONA
Canadian Tire
CIBC
East Side Mario's
Heathy Planet
Marshall's
Michaels
Seafood City Supermarket
Wendy's
Tim Hortons

- 2 Adonis
BMO
LCBO
Walmart
Best Buy
Jollibee
Home Sense
RBC
Starbucks
Winners

- 3 Costco Business Centre
Staples
Al Premium
LA Fitness
Kelseys Original Roadhouse
McDonald's
Popeyes Louisiana Kitchen
TD Canada Trust

- 4 Loblaws
Scotiabank
- 5 Eglinton Square Shopping Centre
- 6 Scarborough Town Centre

OUR TEAM



Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

pureindustrial.ca

AVISON YOUNG

Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

avisonyoung.ca

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