

FOR LEASE



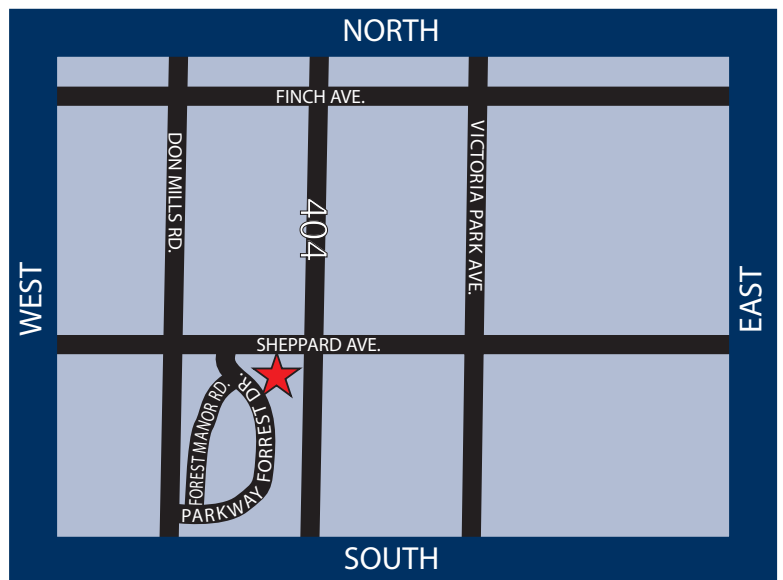
PARKWAY FOREST PLAZA. 103-107 Parkway Forest Drive, North York, Ontario

LOCATION

- Located on Parkway Forest Drive, just south of Sheppard Avenue East, west of Highway 404, in the City of Toronto.

SIZE

- 43,000 square feet of gross leaseable area including 4,000 square feet of second level professional/medical offices.
- Parking available for 264 vehicles.
- Zoning-C1-General Commercial Zone.



FOR MORE INFORMATION CALL

Mark Murphy

Leasing Representative

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Mark Johnson

Broker of Record

416.635.2919



Parkway Forest Plaza



FEATURES

- Direct access to numerous expressways and collectors including Highways 404 and the 401, less than 1 km away.
- Plaza is less than 1 km away from the Don Mills Road and Sheppard Avenue bus routes and the Sheppard Avenue subway line (Don Mills station).
- The property is located minutes from Forest Manor Public School and Pleasant View Library.
- The plaza is also centrally located in the densely populated Parkway Forest Community, surrounded by several high and low rise buildings two townhouse complexes.
- Approximately 20,245 vehicles travel east and 24,991 travel westbound on Sheppard Avenue East (City of Toronto, Transportation Services, 24 hour Weekday Traffic Volume).

RECENT/FUTURE DEVELOPMENTS

- The plaza is located near the Don Mills Road and Sheppard Avenue Emerald City Condominium development. Upon completion the site will house three condominium towers. The completion date of the first tower is expected in December of 2011, and will feature 487 units. The remaining two towers do not have a construction date at this time.
- The plaza has seen several recent upgrades. Most notably the exterior of the plaza has underwent a new facade treatment giving the plaza a fresh new appearance.

KEY TENANTS

- Foodland
- Main Drug Mart
- Subway



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NOVEMBER 1, 2009