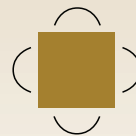


**OFFICE SPACE FOR LEASE**  
**225 Select Avenue**  
**Scarborough, Ontario**



**Len Goudy**  
Broker of Record  
(416) 830-0880

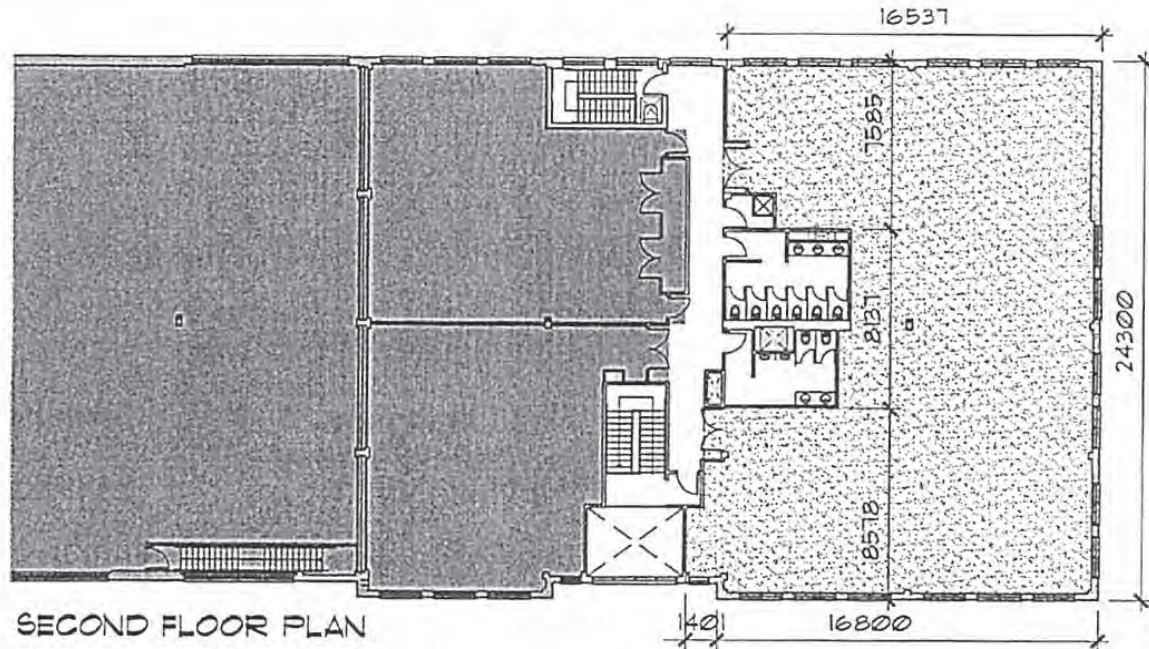


**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

## 225 Select Avenue Site Plan & Details



### Unit 203 Details:

- Amenities include GoodLife Fitness in same building, plenty of restaurants, shopping in the immediate area, plenty of parking.
- Bus stops in front of property at Select Avenue and Markham Road.
- Located on the second floor
- Brand new space (not previously occupied)
- Building signage available. 10 foot clear ceilings. Bright space with plenty of tall windows. Window blinds and carpet included. Open floor plan.
- Rent - \$13.50 p.s.f. p.a., net.
- Realty Taxes - \$4.41 p.s.f
- Operating Expenses - \$3.93 p.s.f.
- Area is 4,297 s.f.
- Tenant has separate hydro and gas meter and pay direct to utility company. Separate HVAC system.