

FOR LEASE



MORNINGSIDE
BUSINESS CENTRE

2340 MORNINGSIDE AVENUE, TORONTO, ON

Developed by

Beedie/

Marketed by

CUSHMAN & WAKEFIELD



OPPORTUNITY

With up to 88,016 SF of state-of-the-art industrial warehouse space available for lease including complete and/or custom build-out turnkey office options, Morningside Business Centre comes equipped with best-in-class specifications providing 28' clear ceilings, walk-up second floor, LED lighting, ESFR sprinkler system and ample parking accommodating 88 parking stalls. Built by Beedie, Morningside Business Centre is second to none with impressive quality of construction and cost saving building design efficiencies. Work with a landlord that is committed to providing quality assurance and optimal service.





LOCATION

Morningside Avenue is a pivotal thru-way in Toronto's east side of the city. Located in the heart of Scarborough, Morningside Business Centre offers ease of access to Major Highways 407 & 401 with direct connection to the downtown core through the Don Valley Parkway & 404.



PUBLIC TRANSPORTATION

Public Transit through the TTC bus service runs directly in front of Morningside with route 116C making transportation for employees effortless. The TTC bus lines connect directly to major service routes including the Scarborough Centre/Agincourt Go Stations as well as Kennedy Station Subway line.



ZONING

Employment Zoning



OCCUPANCY DATE

Q3 2023



AMENITIES

Morningside boasts an array of amenities in the immediate vicinity including but not limited to restaurants, hotel accommodations, fitness and wellness centers as well as financial institutions. The area offers everything from easily accessible fast food, local ethnic dining as well unique fine dining opportunities. With Remington Parkview Golf & Country Club and Cedar Brae Golf Club just up the street, entertaining clients with a round of golf has never been easier. Hummingbird Park and Point Rouge trail park provide employees with an outdoor oasis, whether it be for a quick mental health break, or some physical activity.



LEASE RATE

By Proposal



Beedie projects are designed and constructed to provide tenants with high-quality and efficient warehouse space.

BUILDING FEATURES

**CONSTRUCTION**
Insulated concrete pre-cast panels

**LOADING**
Dock: 16
Grade: 8

**POWER**
2,000 A at 347/600 volt provided via a pad mounted transformer

**WALK-UP SECOND FLOOR**
Concrete, complete with guard rail & 100 lbs/SF floor load capacity

**SPRINKLERS**
ESFR sprinkler system

**CEILING HEIGHT**
Warehouse: 28' clear
Mezzanine Structure: 11' clear

**FLOOR LOAD**
500 lbs/SF warehouse floor load capacity

**WAREHOUSE INTERIOR**
Painted interior walls for greater illumination

**SKYLIGHTS**
16 Skylights

**LIGHTING**
High efficiency LED

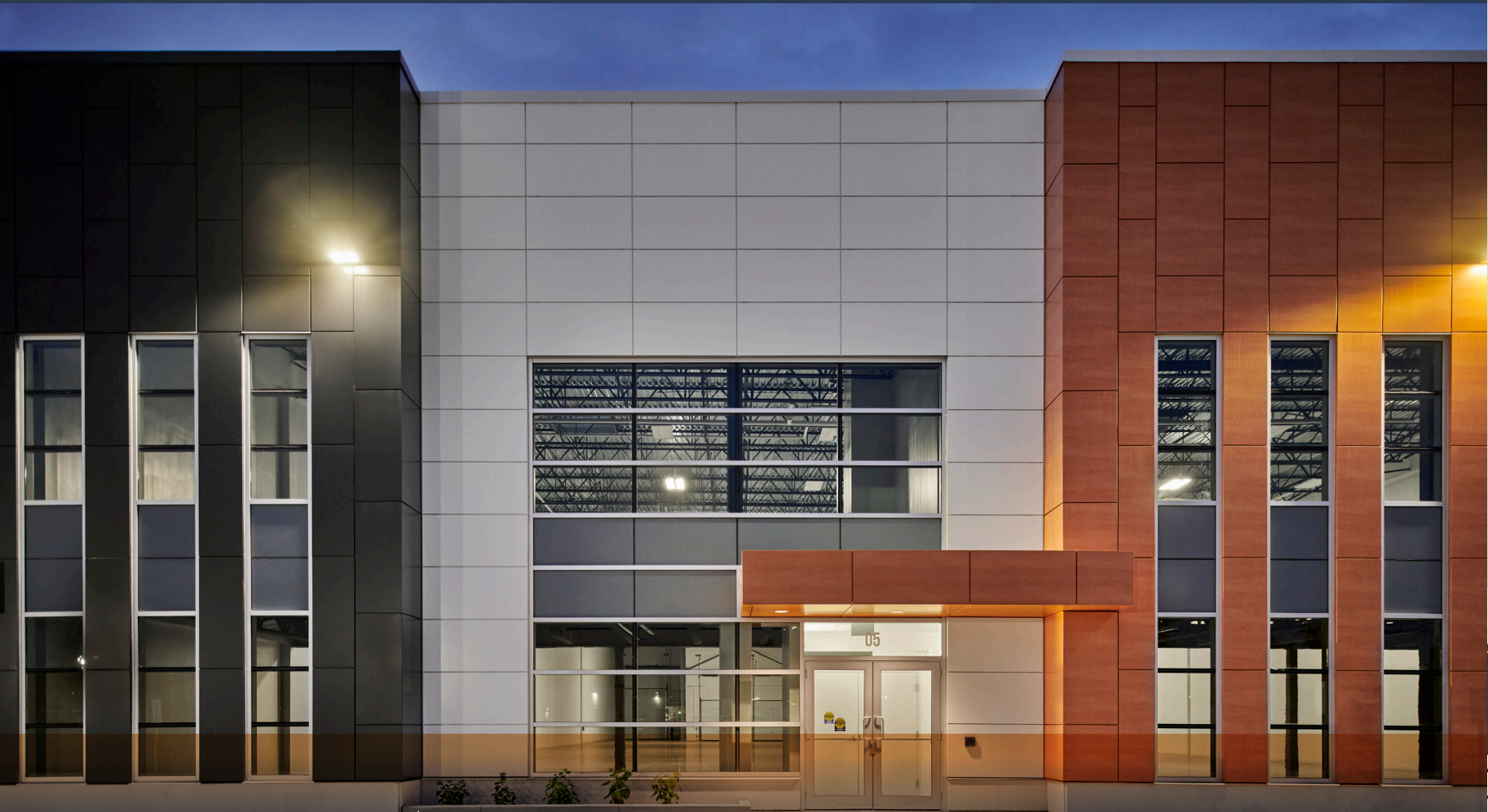
**RECIRCULATION FANS**
Installed in the warehouse

**PARKING**
88 Parking stalls

**TURNKEY OFFICE**
Complete & custom build-out options available

**COLUMN SPACING**
55' x 38'

**SIGNAGE**
Prime exposure along Morningside Ave.

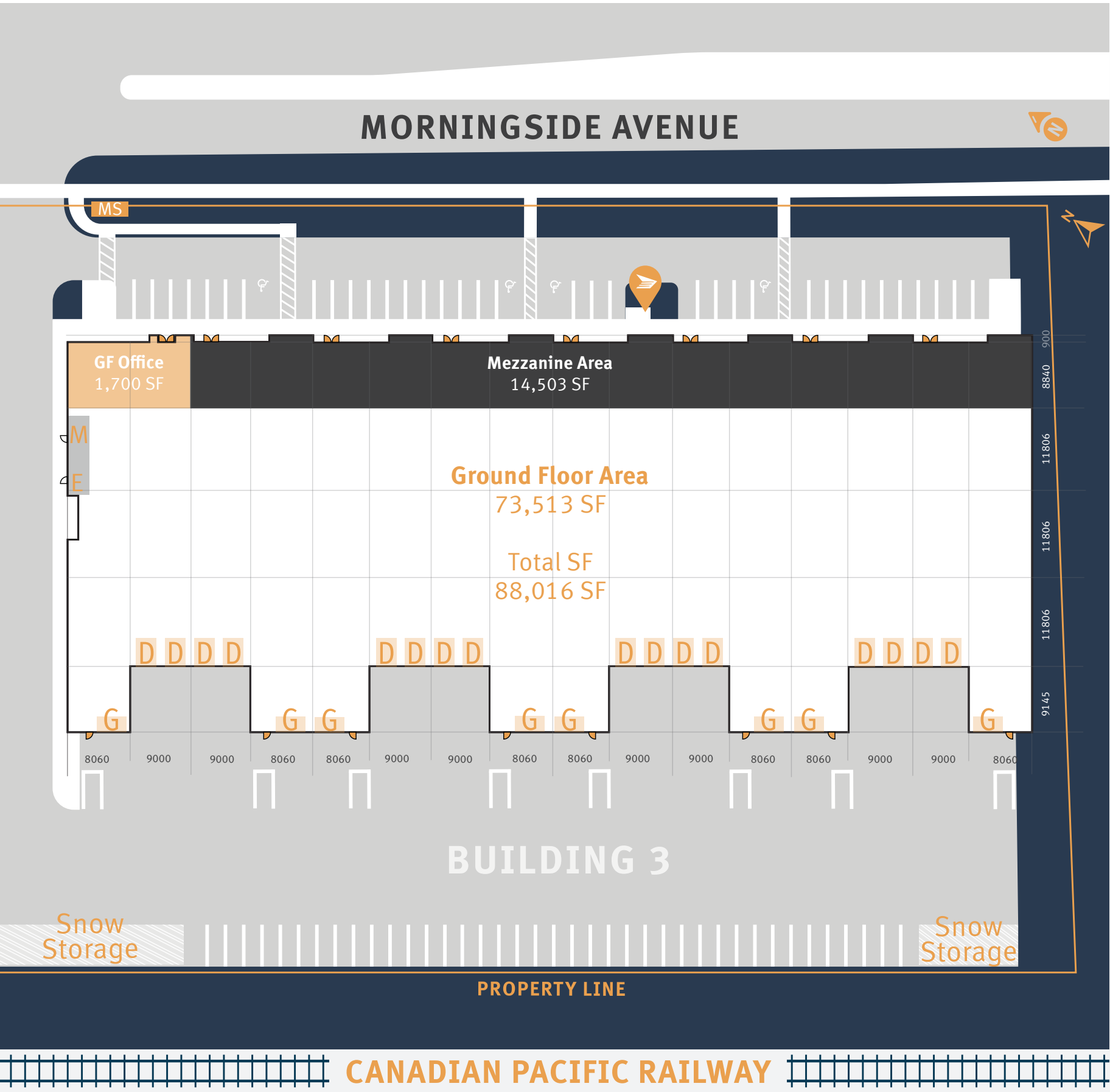


LAKESIDE BUSINESS CENTRE - OSHAWA, ON | COMPLETED 2021

MARKETING PLAN

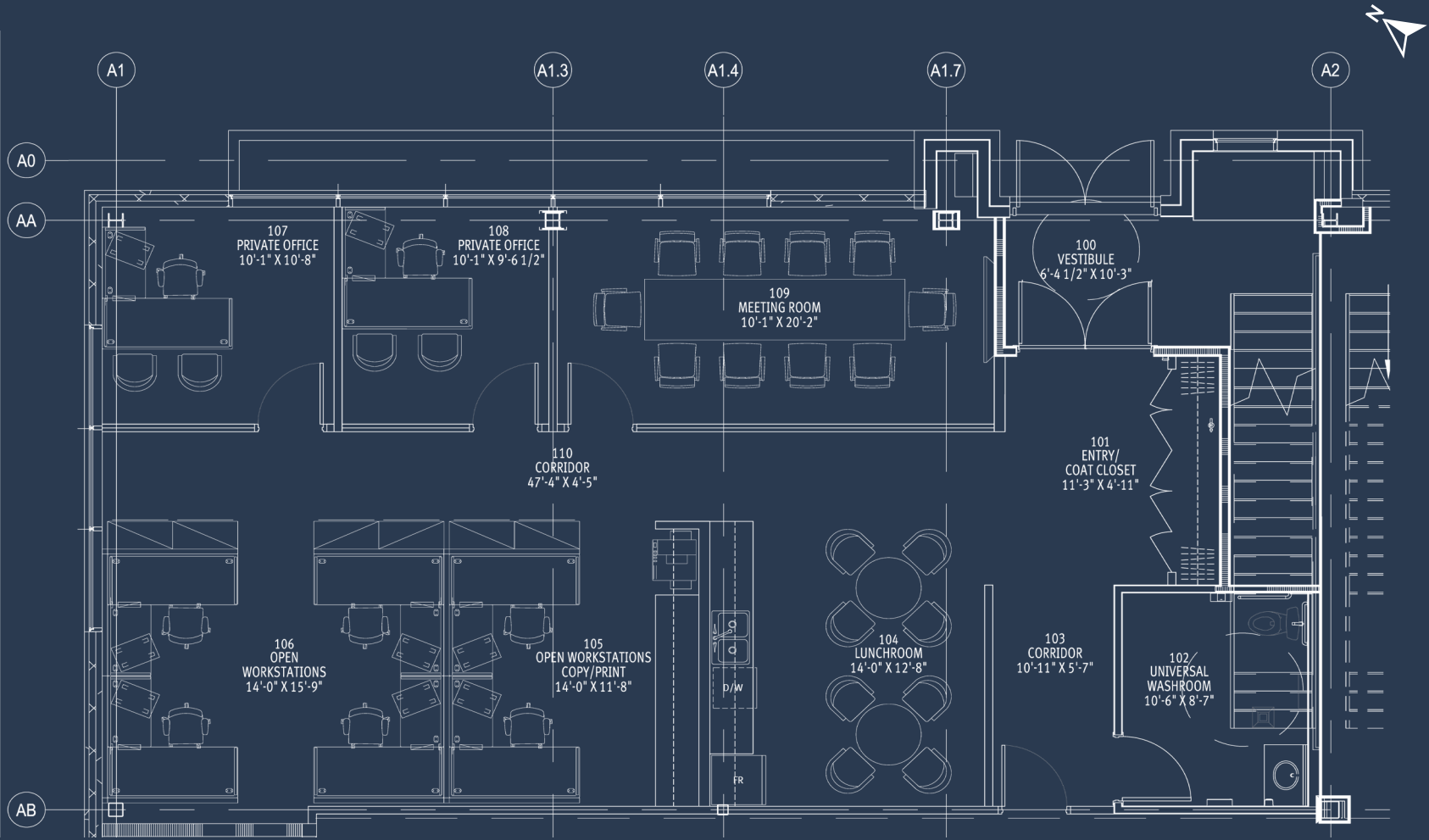
LEGEND

D = Dock Loading G = Grade Loading E = Eletrical Room M = Mechanical Room = Mailbox



POTENTIAL OFFICE BUILDOUT

This example of a fully customizable office build-out at Morningside Building 3 illustrates a combination of an open floor plan with a meeting area and private offices; a configuration rarely seen in today’s market. The fully customizable office can be designed to meet the client’s unique requirements and the approved permit allows for expedited occupancy of the final tenant improvements, ensuring a smooth transition for the tenant into their new, state-of-the-art facility.



RECEPTION & PRIVATE OFFICE



MEETING ROOM

ABOUT THE DEVELOPER & PROPERTY MANAGER

Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada’s largest industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of over 12 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie’s philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support.

With the integration of acquisition, development, design, construction, sales, asset management, and after-sales care under one roof, Beedie has built an all-encompassing approach to the way they are building for the future. As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

www.beedie.ca



OPEN WORKSTATIONS



LUNCH ROOM



KITCHENETTE

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