

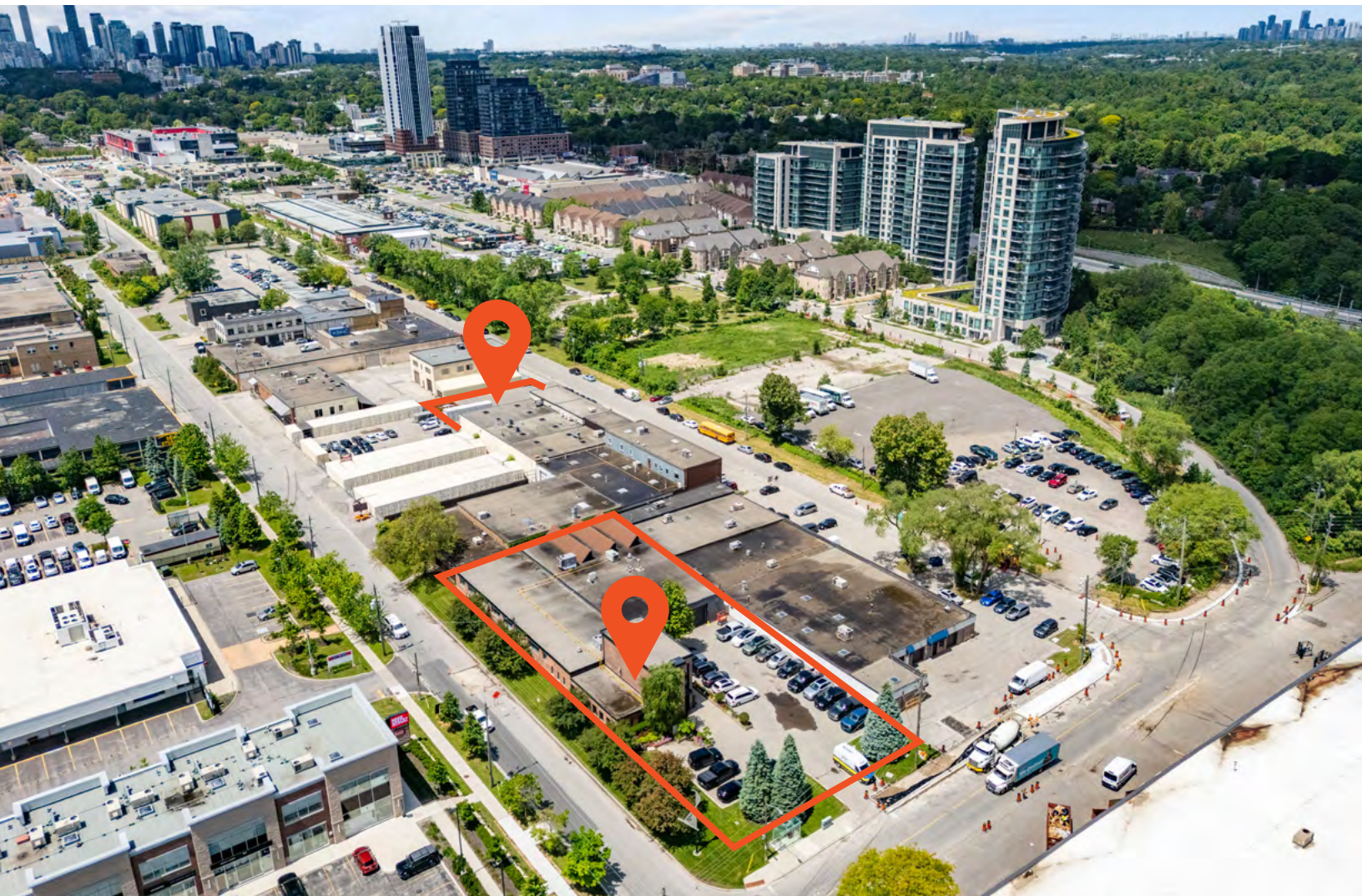
200 Wicksteed Avenue

14,955 SF of High-End Flex Office

&

59 Research Road

9,289 SF of Vacant Land



This exclusive offering features two employment assets on the same block in one of Toronto's tightest employment districts

Lennard:

200 Wicksteed Avenue

Nestled in Toronto's vibrant Leaside Business Park, this beautifully renovated single-user office/industrial building features striking polished concrete floors, glass-partitioned offices, and dramatically high ceilings that flood the space with natural light. Set on a prominent corner lot with convenient access to major arterials including the Don Valley Parkway, the property benefits from an exceptionally well-connected location just steps from the Laird LRT Station on the Eglinton Crosstown. This turnkey asset is ideal for a discerning owner-occupier seeking a prestigious corporate headquarters in one of Toronto's most sought-after commercial neighbourhoods.

Address	200 Wicksteed Avenue, Toronto, ON M4G 2B6
PIN #	103690128
Main Intersection	Eglinton Avenue E & Laird Drive
Building Size	14,955 SF
Land Area	0.601 acres (26,199 SF)
Lot Dimensions	252.25 x 103.5 ft.
Zoning	E 1.0 (Employment Industrial Zone)
Clear Height	12'-11.5" to underside of joists – Refer to Floor Plan
Shipping	1 Drive-in Door
Financing	Free & Clear
Legal Description	PT BLK 3 PL 2510 TWP OF YORK AS IN CA661877; TORONTO , CITY OF TORONTO
Purchase Price	\$8,250,000
Property Taxes	\$41,481.79 (2026)

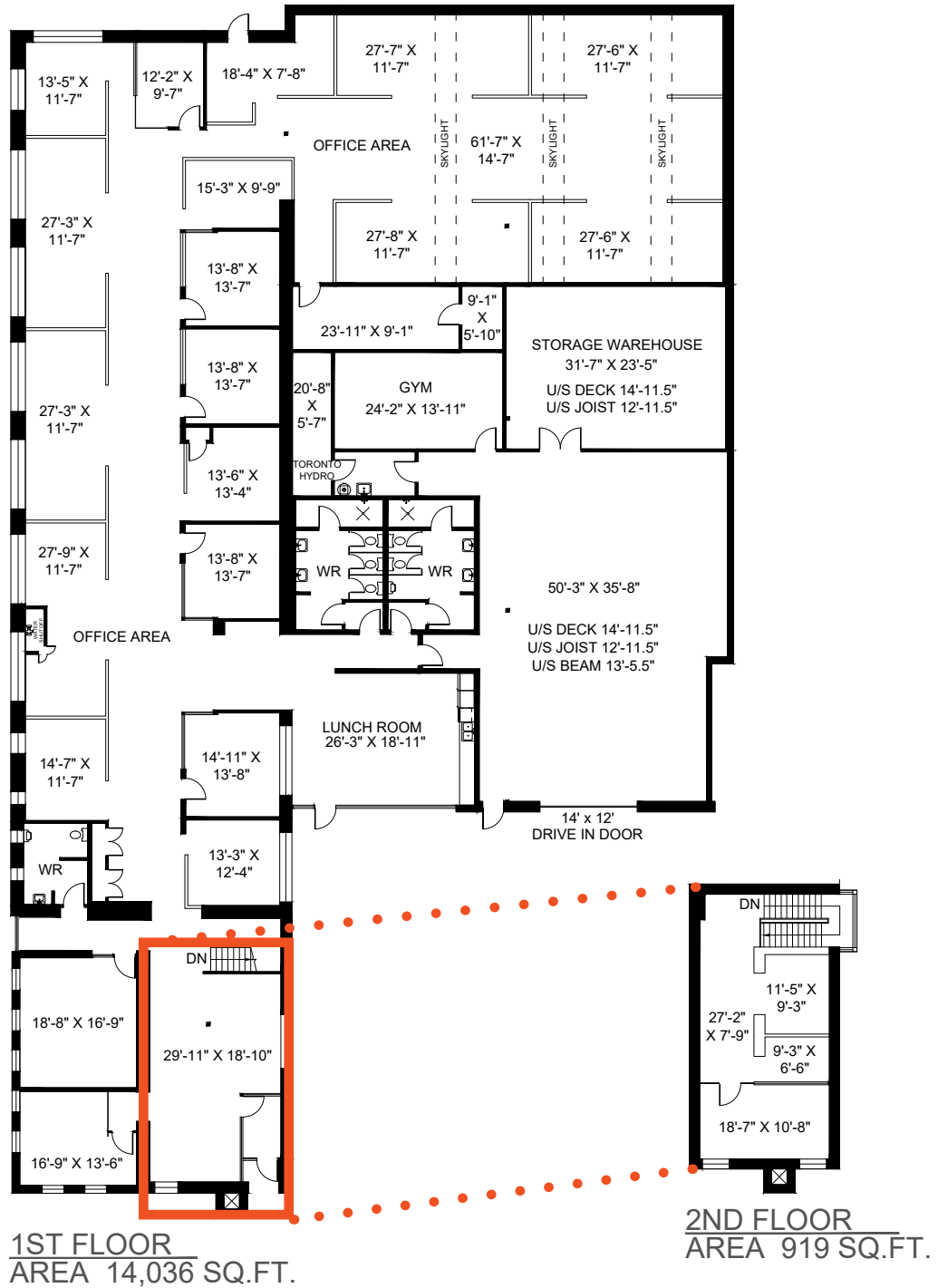


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Lennard:

Floor Plan



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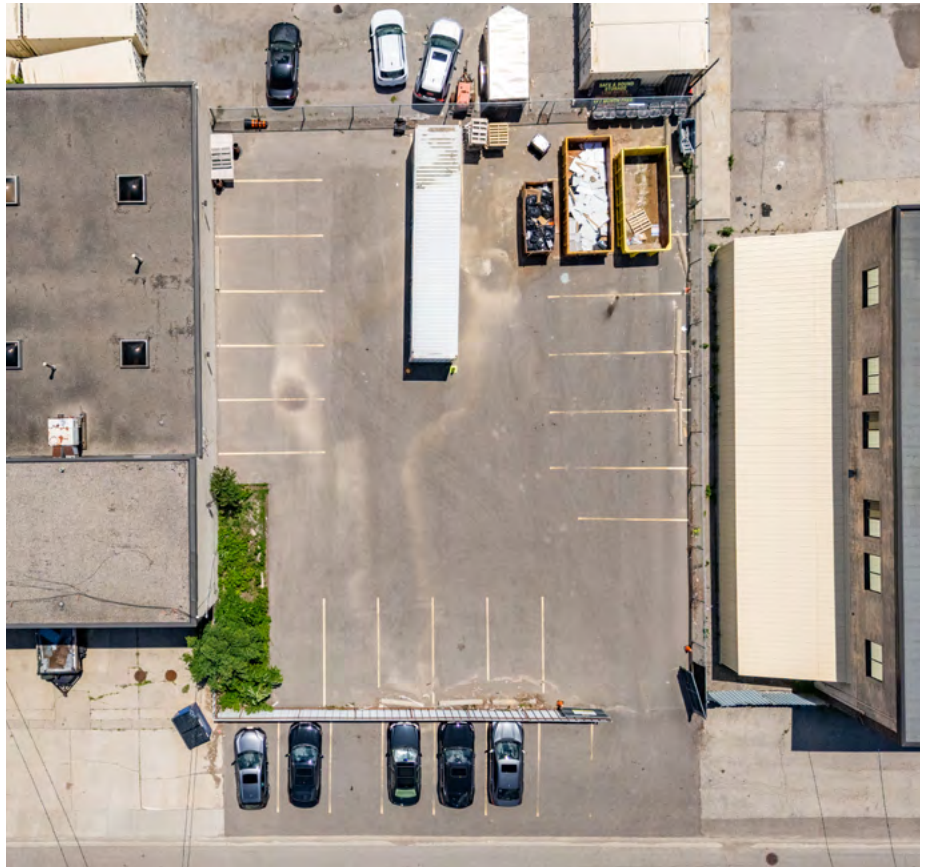
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Lennard:

59 Research Road

This 9,289 SF vacant employment land parcel in the prestigious Leaside Business Park offers flexible E 1.0 zoning and exceptional versatility - ideal as overflow parking and outdoor storage, a long-term land hold, or future development (either independently or as part of a strategic assembly) make it a compelling opportunity for local owner-users, investors, and developers alike.



Address	59 Research Road, Toronto, ON M4G 2G8
PIN #	103690123
Main Intersection	Eglinton Avenue E & Laird Drive
Land Area	0.213 acres (9,289 SF)
Lot Dimensions	86.0 x 108.0 ft.
Zoning	E 1.0 (Employment Industrial Zone)
Financing	Free & Clear
Legal Description	PT BLK 3 PL 2510 TWP OF YORK PT 1 64R7360; TORONTO , CITY OF TORONTO
Purchase Price	\$1,550,000
Property Taxes	\$12,407.70 (2026)

59 Research Road



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Lennard:

Zoning

E 1.0 (Employment Industrial Zone)

In the E Zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- All Manufacturing Uses except:
 1. Abattoir, Slaughterhouse or Rendering of Animals Factory;
 2. Ammunition, Firearms or Fireworks Factory;
 3. Asphalt Plant;
 4. Cement Plant, or Concrete Batching Plant;
 5. Crude Petroleum Oil or Coal Refinery;
 6. Explosives Factory;
 7. Industrial Gas Manufacturing;
 8. Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
 9. Pesticide or Fertilizer Manufacturing;
 10. Petrochemical Manufacturing;
 11. Primary Processing of Gypsum;
 12. Primary Processing of Limestone;
 13. Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
 14. Pulp Mill, using pulpwood or other vegetable fibres;
 15. Resin, Natural or Synthetic Rubber Manufacturing;
- Tannery;
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use

Permitted Use - with Conditions

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana Production Facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16, 30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment (18)

For more zoning information, please visit City of Toronto's Website:

https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm



Amenities Map



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Lennard:

Leaside Business Park stands as one of Toronto's most coveted and enduring employment districts - a thriving, amenity-rich business hub positioned immediately west of the Don Valley Parkway. Born from Canada's first planned industrial community in the early 20th century, the park has matured into a dynamic, diversified node where modern office users, technology and engineering firms, professional services, and creative enterprises operate alongside established trades and light manufacturing. Today it is home to roughly 650 businesses and supports more than 12,700 jobs, anchoring it as a cornerstone of Toronto's economy and a magnet for stable, well-credentialed occupiers.



Few employment nodes in the GTA offer this combination of central-city accessibility, prestige, and functional flexibility. With seamless connections to the Don Valley Parkway, Eglinton Avenue East, the new Eglinton Crosstown LRT, and Toronto's core business districts, Leaside delivers the kind of connectivity and visibility that corporate end-users desire. The district consistently draws a deep and discerning pool of demand - from growing professional firms to entrepreneurial headquarters seeking a distinctive home - all benefiting from established infrastructure, a skilled and educated labour force, abundant retail and lifestyle amenities, and immediate proximity to the affluent communities of Leaside, Thorncliffe Park, and East York. Backed by a storied heritage and sustained reinvestment and revitalization, Leaside Business Park remains one of the region's most desirable, supply-constrained, and resilient employment markets - exactly the kind of address where a well-positioned employment asset grows in value.



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Lennard:

Offering Process

The Vendor has retained Lennard Commercial Realty (the “Advisor”) on an exclusive basis to offer for sale 200 Wicksteed Avenue and 59 Research Road (the “Properties”). The Vendor welcomes interested parties to submit an offer to Purchase the Properties on the Purchaser’s choice of forms to the Advisor at anytime. Following a review of the offers, the Vendor may elect to negotiate with a single Purchaser or select a short-list of Purchasers.

The Purchaser with the most attractive terms will be selected to negotiate a binding Agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence as the process and timeline permits.

Site Visits

Property tours can be coordinated with Ken Karulas and Will Angus.

Sale Conditions

The Properties and all fixtures, chattels and equipment included are to be purchased on an “as is, where is” basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof. Any information related to the Properties which has been or may be obtained from the Vendor, the Advisor or any other person, by a Prospective Purchaser, will have been provided solely for the convenience of the Prospective Purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an Agreement of Purchase and Sale.

Obligations Of The Vendor

The Vendor is not obligated to accept the highest bid or any agreement, nor is it obligated to state any reason for accepting or declining any agreement, nor will it be obligated to pay any costs incurred in connection with the preparation of any agreement. The Vendor will not be responsible for any damages alleged to have been suffered by Prospective Purchasers due to the failure of the Vendor to follow the procedures recommended herein.

Disclaimer

The Vendor and the Advisor reserve the right to withdraw, amend or replace all or any part of this marketing package at any time and undertake no obligation to provide Prospective Purchasers with access to any additional information. In all cases, Prospective Purchasers should conduct their own investigation and analysis of the Property. Any sale of the Property will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this marketing package.

To gain access to the
secure Data Room,
please execute the

[Confidentiality
Agreement](#)



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*Sales Representative **Broker • Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.