



For Lease: Flex Office

On the
Market
Again

34 Kern Road, Unit 1

4,700 SF Flex Office Unit divisible into 3,100 SF and 1,600 SF located in Don Mills/York Mills Area.

Lennard:

Here is where your business will *grow*.

lennard.com

34 Kern Road, Unit 1



Well Located Flex Office Unit in the Don Mills/York Mills Area. Ideal for a small professional business, fitness facility, school, daycare.



Available Space

Unit 1: 4,700 SF**



Zoning

EO 1.5 (e1.5; o1.5)
Employment Industrial
Office Zone



Parking

15 Parking Spaces



Net Rent

\$21.00 PSF

Additional Rent

\$6.50 PSF



Availability

September 1st, 2025

Lease Term

36-120 months

**Divisible to 3,100 & 1,600 SF

Property Highlights

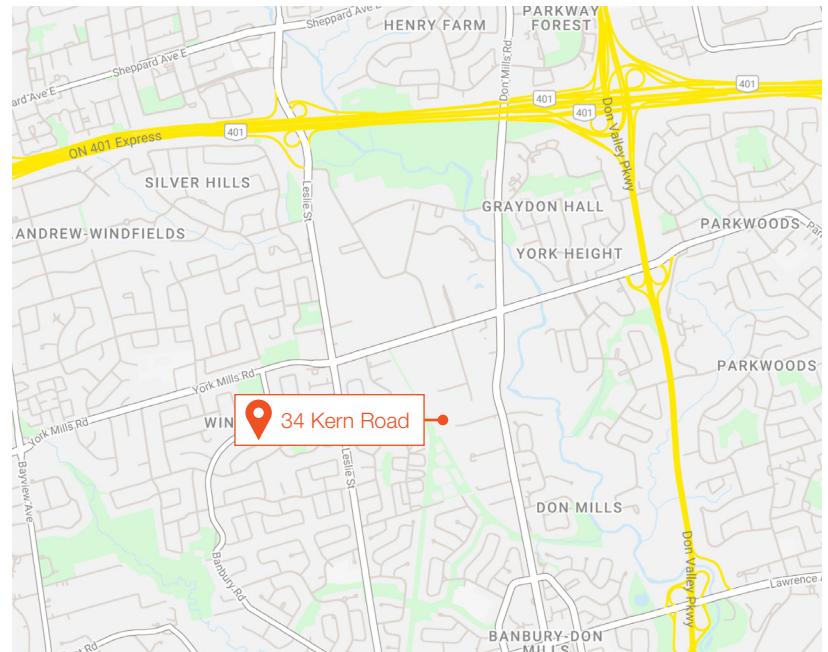
- Landlord is prepared to offer leasehold allowance
- Signage on the building is available
- Great opportunity in a very active area



Listing Agent

Peter DeGuerre*, Senior Vice President
416 649 5903 | pdeguerre@lennard.com

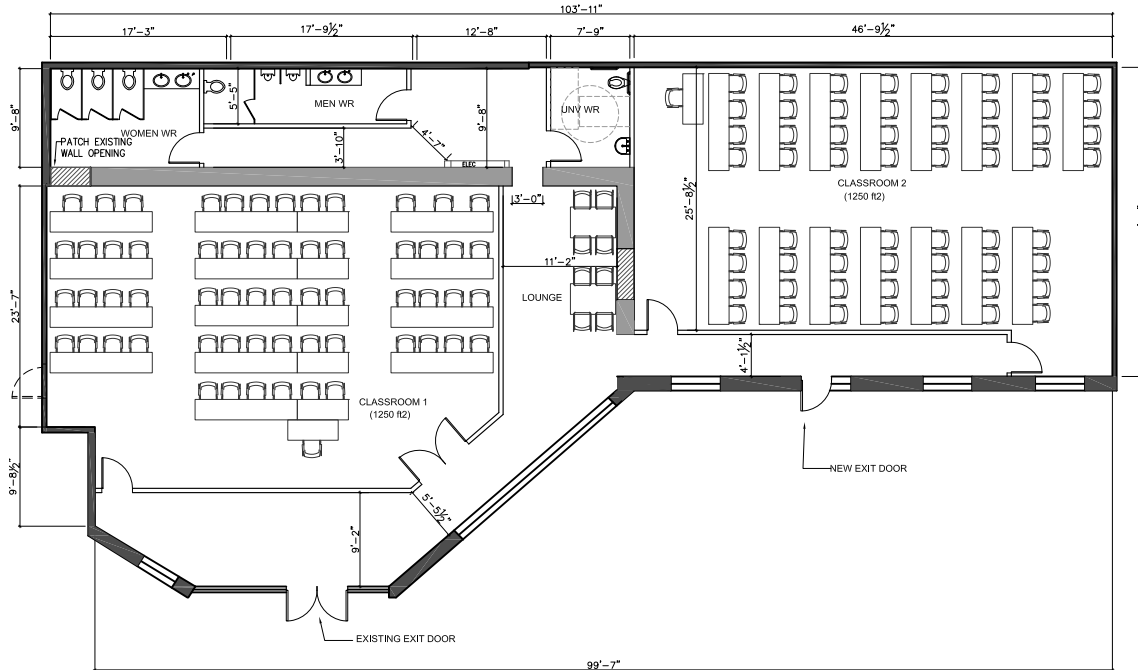
*Sales Representative



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Floor Plan



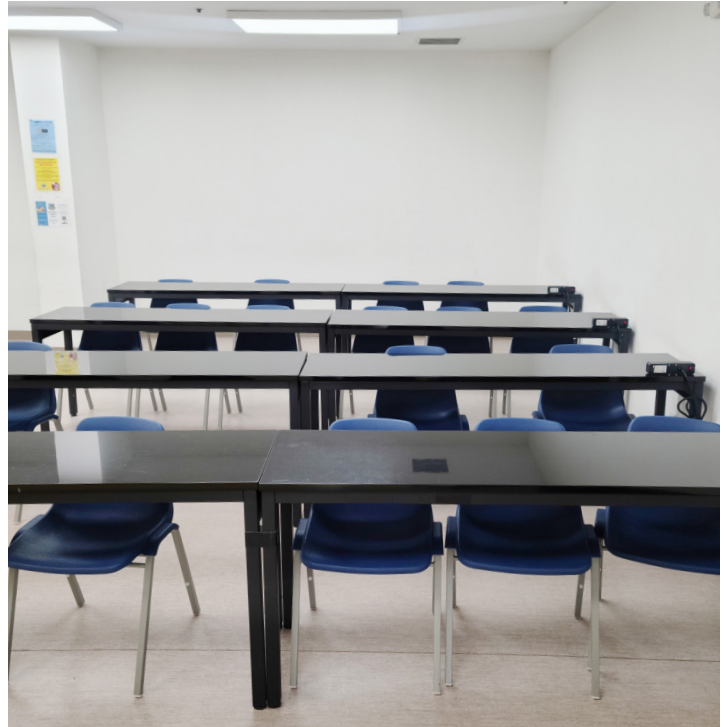
Zoning EO 1.5 (e1.5; o1.5) Permitted Uses:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Bindery
- Carpenter's Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Industrial Sales and Service Use
- Laboratory
- Police Station
- Printing Establishment
- Production Studio
- Self-storage Warehouse
- Service Shop
- Veterinary Hospital
- Warehouse
- Wholesaling Use
- Art Gallery
- Automated Banking Machine
- Club
- Community Centre
- Education Use
- Financial Institution
- Library
- Massage Therapy
- Medical Office
- Municipal Shelter
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Software Development and Processing
- Wellness Centre

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*A bright future for your
business is right here.*

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