

**Business Point**

# PRESTIGE WORKSPACES

1430 Birchmount Rd, Toronto

[businesspoint.ca/workspaces](http://businesspoint.ca/workspaces)





# CHOOSE THE BEST FOR YOUR BUSINESS

## WE HELP YOU GROW

Introducing Toronto East Corporate Centre Workspaces – a new category of ownership-driven industrial workspace located at the heart of one of the GTA’s leading master-planned commercial hubs. This innovative project offers compact industrial suites ranging from 100 to 400 sqft, designed to support today’s diverse and dynamic small business ecosystem.

Strategically positioned with direct access to Highway 401 and public transit, these secured, climate-controlled units are ideal for a wide range of light industrial, professional, and service-based uses. With features including individual heating/cooling, electrical service, skylights, showers, and freight elevator access, the workspaces provide turnkey functionality for entrepreneurs, trades, and micro-warehousing users alike.

Targeting occupancy in 2026, this development introduces a rare opportunity to own compact, purpose-built industrial space in a prime urban location - blending design, flexibility, and accessibility for next-generation businesses.

**OCCUPANCY:** WINTER 2026

**LOCATION:** SCARBOROUGH



# SCARBOROUGH BUILT FOR BUSINESS, READY FOR GROWTH

1430 BIRCHMOUNT ROAD, TORONTO,  
ON M1P 2E8

Scarborough offers the perfect foundation for today's growing small businesses. With direct access to Highway 401 and key arterial routes, it's a logistics-friendly hub for trades, e-commerce, light manufacturing, and service providers who need to stay mobile and connected across the GTA.

This market is thriving - home to a skilled workforce and a surge of business owners seeking well-located, right-sized industrial space to scale their operations efficiently.

For investors, Scarborough's exceptionally low industrial vacancy rates signal strong demand, consistent occupancy, and the potential for long-term, stable returns in one of the GTA's fastest-rising industrial corridors.



**BUS**

STOP AT THE  
PROPERTY



**5 MIN**

TO TTC  
SUBWAY



**6 MIN**

TO HIGHWAY  
401



**2 MIN**

FROM NEW  
LAWRENCE LINE



# SMART, SCALABLE WORKSPACES FOR SMALL OR EMERGING BUSINESSES

WORKSPACES GIVE YOU ROOM TO RUN OPERATIONS, STORE INVENTORY, AND SHIP ORDERS - ALL IN ONE PLACE.

## STRESS-FREE LOGISTICS

Convenient access for loading, deliveries, and daily operations with shared freight elevators and a shared drive-in loading area.

## SCALE YOUR BRAND

Designed for those who want to scale their brand without committing to oversized, high-cost warehouse space.

## PARTNERED MANAGEMENT SERVICES

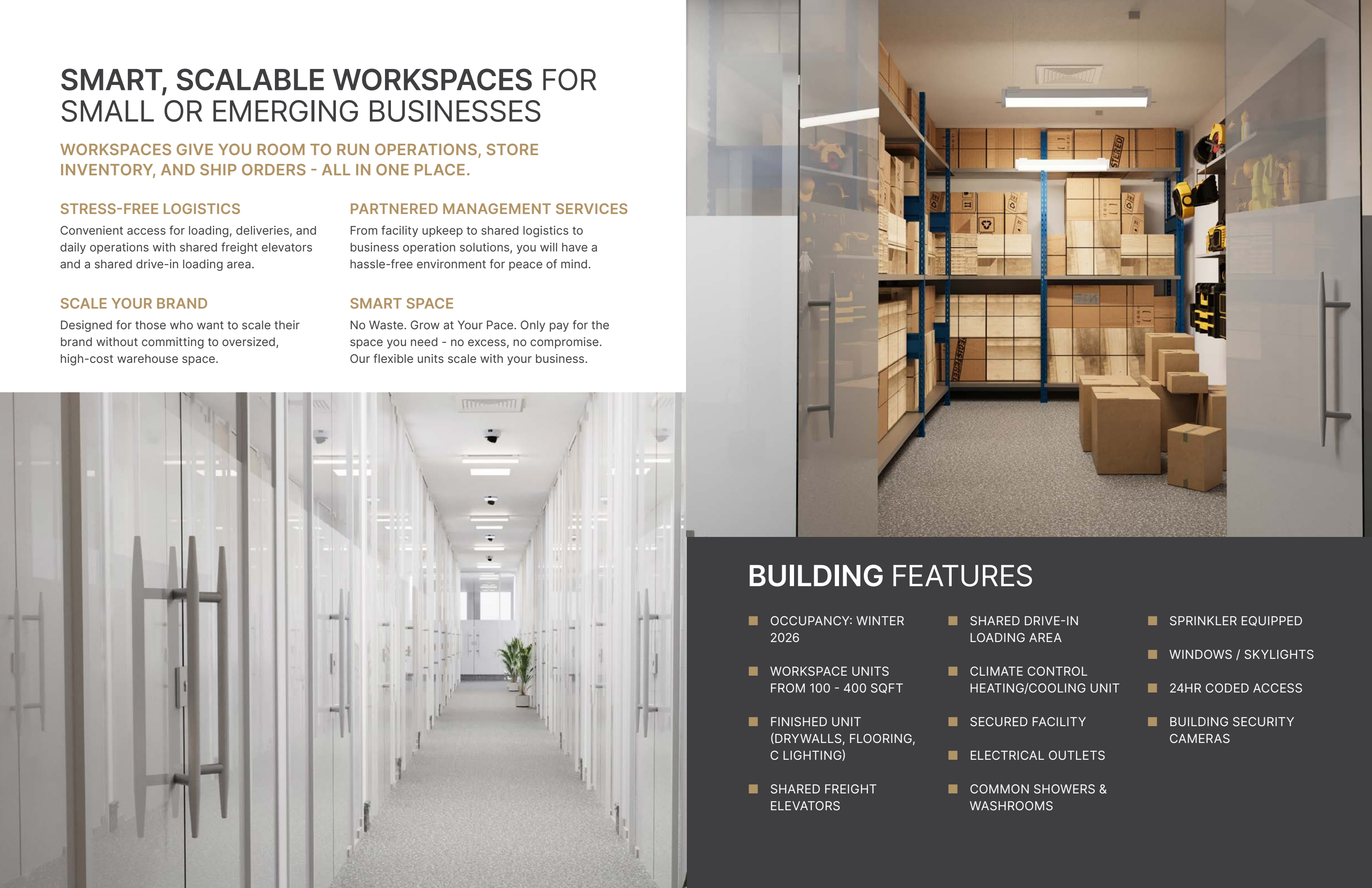
From facility upkeep to shared logistics to business operation solutions, you will have a hassle-free environment for peace of mind.

## SMART SPACE

No Waste. Grow at Your Pace. Only pay for the space you need - no excess, no compromise. Our flexible units scale with your business.

## BUILDING FEATURES

- OCCUPANCY: WINTER 2026
- WORKSPACE UNITS FROM 100 - 400 SQFT
- FINISHED UNIT (DRYWALLS, FLOORING, C LIGHTING)
- SHARED FREIGHT ELEVATORS
- SHARED DRIVE-IN LOADING AREA
- CLIMATE CONTROL HEATING/COOLING UNIT
- SECURED FACILITY
- ELECTRICAL OUTLETS
- COMMON SHOWERS & WASHROOMS
- SPRINKLER EQUIPPED
- WINDOWS / SKYLIGHTS
- 24HR CODED ACCESS
- BUILDING SECURITY CAMERAS



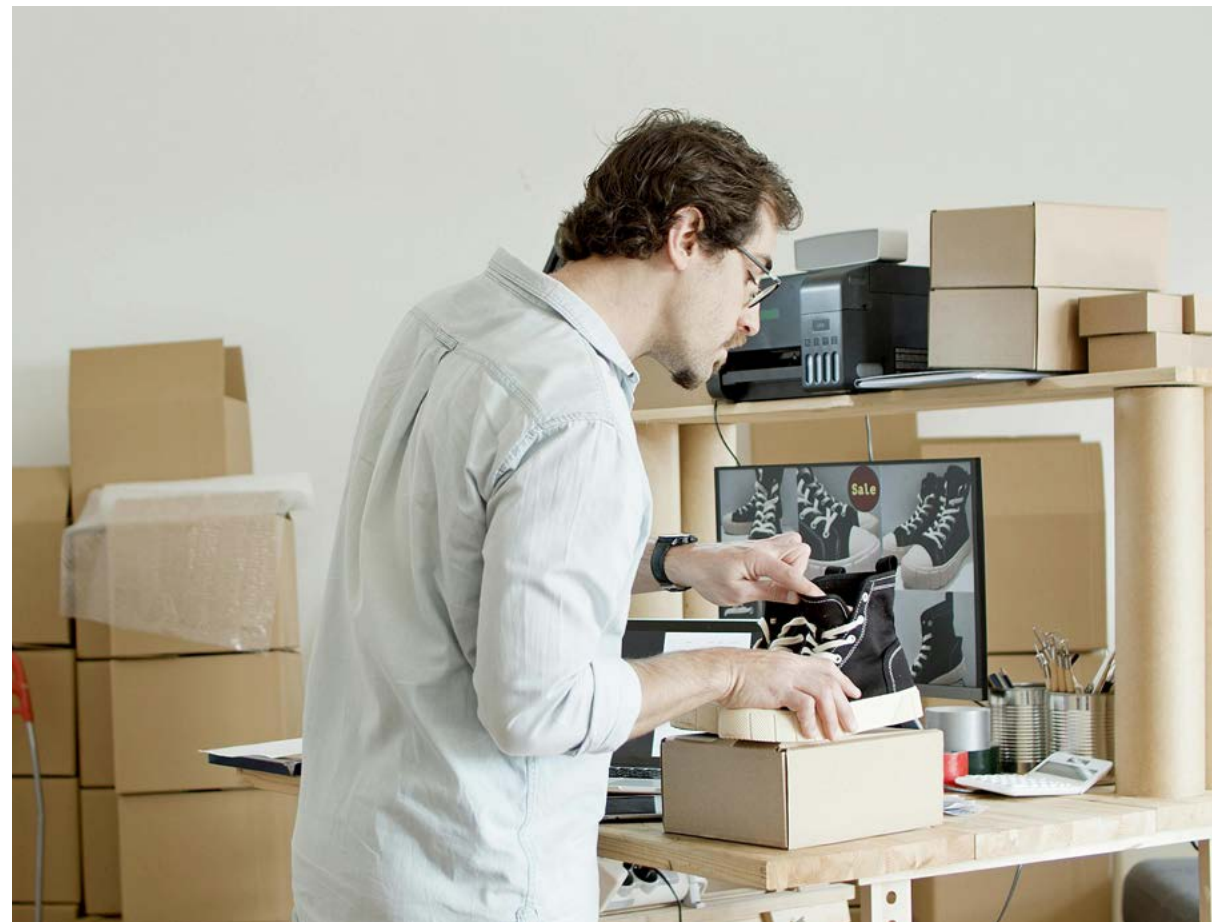


# WORKSPACE OPPORTUNITIES

## YOUR SPACE, YOUR WAY

- Construction Contractors
- Wedding Planners
- Skilled Trades & Technicians
- Online e-Commerce Businesses
- Import and Export Trading
- Cell Phone Repair
- Event Organizers
- Studio

\*Photos in this booklet are meant to give a general idea and might not reflect the exact space or permitted uses.





# INDUSTRIA MANAGEMENT SERVICES

WHERE BUSINESS RUNS SMARTER

Business Point has partnered up with Industria to provide a premium, all-in-one solution for business support and tenant management, designed to elevate your operations and deliver lasting value.

Whether you're an investor looking to enhance your tenant experience or a business owner seeking seamless operational support, Industria provides the tools, services, and professional touch to keep things running effortlessly.

At Industria, we simplify the day-to-day, so you can focus on growing your business.



## INDUSTRIA TENANT MANAGEMENT SERVICES

Need help managing your tenants? Industria's Tenant Management Services handle the daily operations - so you can focus on the rewards of ownership, not the responsibilities. Whether you're an investor looking to increase asset value or a business owner seeking a hands-off approach, we simplify tenant management, keep tenants satisfied, and help protect your investment.

LEASING SUPPORT	TENANT ONBOARDING	RENT COLLECTION & PROCESSING	FINANCIAL REPORTING
ISSUE & REPAIR COORDINATION	TENANT COMMUNICATION	LEASE RENEWAL & TERMINATION	INVESTOR POOL ACCESS

## INDUSTRIA BUSINESS MANAGEMENT SERVICES

Industria's Business Management Services provide the infrastructure, support, and professionalism of a larger operation, designed to help small and mid-sized businesses scale with confidence. From secure shipping and Wi-Fi to conference rooms and onsite assistance, we manage every workspace like it's a business hotel.

DRIVE-IN LOADING BAYS	CARRIER PICKUP	HIGH-SPEED BUSINESS WI-FI	ONSITE RECEPTION & SUPPORT STAFF
CONFERENCE & MEETING SPACES	24/7 SECURITY & ACCESS	MAIL & LARGE SHIPMENT RECEIVING	LIVE ANSWERING SERVICE



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ON M1P 2E8



## WORKSPACE

# SCARBOROUGH BUILDING B

1430 BIRCHMOUNT ROAD, TORONTO,  
ON M1P 2E8



## BUILDING LEGEND

 COMMON AREA

 UNIT



# FOR EVERY STAGE OF YOUR BUSINESS JOURNEY



## EARLY-STAGE STARTUPS

Affordable, right-sized units that combine storage and workspace, perfect for launching your business. A simple, professional base to manage inventory, fulfill orders, and start building your brand.



## HIGH-GROWTH BRANDS

As demand grows, so do your needs. Our units support the next phase with dedicated workspaces and logistics-friendly features - including freight elevator access, flexible layouts, and shared resources to streamline operations and reduce costs.



## SCALING BUSINESSES

Take full control of your operations with a warehouse that works like a full-sized one. Designed for brands ready to scale, these units offer a blend of workspace, warehousing, and logistics support, so you can expand without relocating or overspending.





# WHY OWNING YOUR SPACE IS A SMART BUSINESS DECISION

## BUILD EQUITY

Every monthly payment goes toward owning your asset and increasing your equity, rather than paying off someone else's mortgage.

## AVOID RENT UNCERTAINTY

Protect your bottom line by eliminating unpredictable rent hikes and rising operating costs imposed by landlords.

## IMPROVING SPACE

Money spent on a unit you own increases value for your asset, not the landlord's.

## LEASE AGREEMENTS

Lease agreements are inherently landlord favoured, allowing them to charge on costs that you would not incur as an owner.

## RENT OR SELL

Ownership provides many more financial options, including renting to a third party or selling asset with the sale of a business. It also provides you as the owner more control over building decisions and capital expenditures.

## INFLUENCE KEY DECISIONS

Align with like-minded owners and influence key decisions for more efficient, transparent, and strategic property management.

## CONSISTENT APPRECIATION

Prices have consistently increased year-over-year for the past decade, reinforcing long-term investment value.

## LOW RATES

Take advantage of historically low borrowing rates coupled with favorable terms for owner user groups.

## TAX BREAKS

Let tax efficiencies via depreciation, deduction of interest and other mortgage related expenses work in your favour.

## INVESTMENT OPPORTUNITY

Scarborough's ultra-low industrial vacancy rates indicate strong tenant demand, stable occupancy, and the potential for long-term, reliable returns in a rapidly growing GTA industrial corridor.





# CONTACT

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