



FOR LEASE

OFFICE

MLS# W13764544

1017 Wilson Avenue 404, Toronto, ON M3K 1Z1

Downsview-Roding-CFB, Toronto · M3K 1Z1

C\$ 31/mo

0	0	747	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Excellent opportunity to lease professional medical or healthcare office space in a well-established building with a strong concentration of complementary healthcare services. Ideally located just **1.5 km from Humber River Hospital**, the property offers exceptional accessibility for both patients and staff. Situated in a high-density area with **over 99,000 households within a 3 km radius** and a **Walk Score of 83**, the location benefits from strong surrounding demographics, multiple public transit routes, and convenient access to major highways, including **Highway 401 approximately 2 km away** and **Highway 400 approximately 4km away**. The building is home to an established healthcare ecosystem that includes a **pharmacy, optician, plastic surgery clinic, dentist, sleep clinic, hearing clinic, skincare clinic, family physicians, X-ray and ultrasound services, laboratory facilities, and other medical professionals**. This complementary mix creates excellent potential for cross-referrals, patient convenience, and long-term practice growth. Building features include an **elevator, security camera system, upgraded heating, cooling and lighting, public washrooms on every floor, a separate side entrance for extended-hours access, and a welcoming main-floor lounge area**. Ideal for **physicians, specialists, medical clinics, physiotherapy, chiropractic, rehabilitation, mental health services, diagnostic services, wellness practitioners, and other healthcare professionals** seeking a highly accessible location within an established medical community.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
ANNUAL TAX	\$16
POSTAL CODE	M3K 1Z1
NEIGHBOURHOOD	Downsview-Roding-CFB

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

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