

# 2 Champagne Drive, North York

BUSY PROFESSIONAL MEDICAL MALL AND RECREATIONAL CENTRE WITH OUTPATIENT HOSPITAL AND RETAIL

**270,000 SF**  
integrated health, sports  
and services complex



Welcoming over 680,000  
annual visitors and 1,200  
patients daily



**VALUE INSIGHT**  
REALTY  
REAL ESTATE ADVISORY GROUP

[valueinsightrealty.com](http://valueinsightrealty.com)

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## PROPERTY DETAILS

Type: For Lease

Size: B1 1,670 sq.ft.  
B3 1,780 sq.ft.  
B7 3,500 sq.ft.  
~~B9 4,550 sq.ft. LEASED~~  
C7 1,780 sq.ft.  
~~E2 4,200 sq.ft. LEASED~~

Rent: \$28/sq.ft.

TMI (2026): \$8.66/sq.ft.

Utilities: \$2.41/sq.ft.

Availability: Immediate

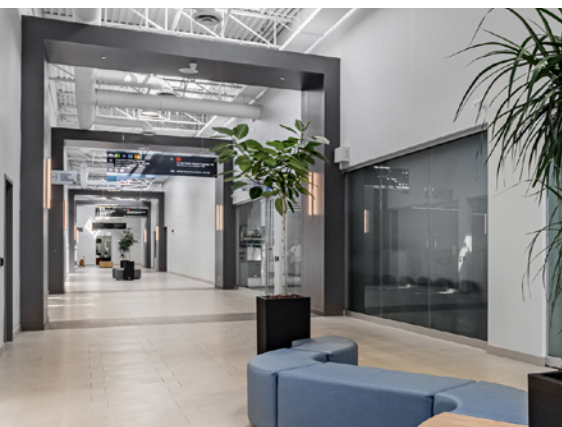


## PROPERTY HIGHLIGHTS

- Opportunities positioned throughout the centre with bustling foot traffic and with prime street front exposure
- Free on-site parking available
- Premium building professionally maintained and managed
- The centre presents an ideal opportunity for food, recreational, health and wellness, medical and professional services
- Co-tenants: pharmacy, X-ray, ultrasound and other medical support services within the centre



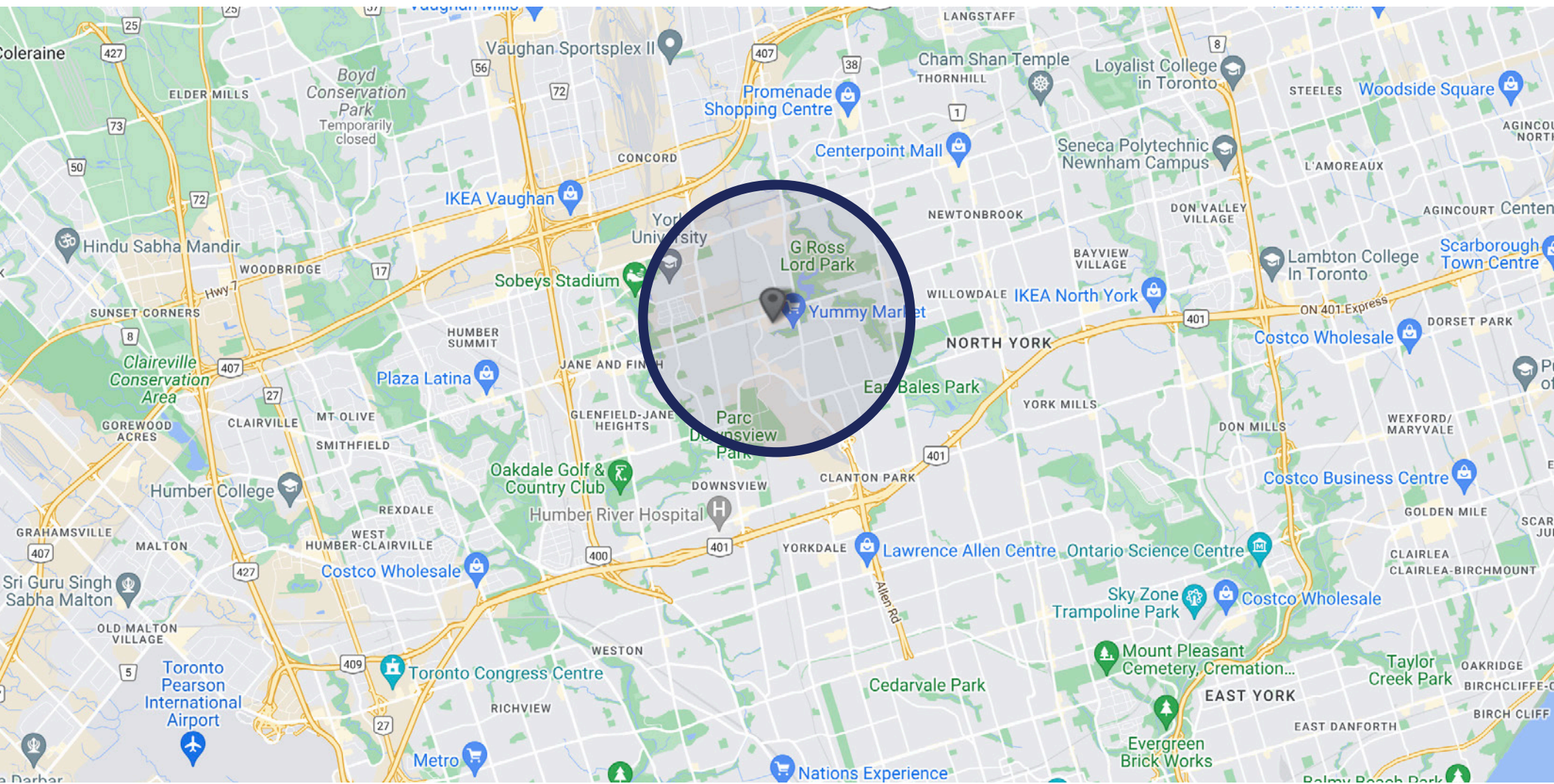
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## AREA DEMOGRAPHICS

*Within 3 km radius of property*



POPULATION  
**83,765**



AVERAGE INCOME  
**\$115,479\***

*\* Annually per household*



MEDIAN AGE  
**40.5**



**LANDLORD &  
DEVELOPER | SERVICES:**

CAITLYN PRICE\*\*

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