



For Lease: Ideal Private School / Daycare Site Location

120 South Town Centre Blvd

Warden / Hwy 7, 32,473 SF Building Available Summer, 2023

Lennard:

Here is where your business will *grow*.

lennard.com

120 South Town Centre Blvd

32,394 SF, two storeys available for lease at the corner of Clegg Road and South Town Centre Blvd in the City of Markham. Freestanding building ideal for private school / daycare centre. Abundance of natural light. Prime corner exposure, high profile signage.

Landlord will consider entering into an agreement to amend zoning with Committee of Adjustment to lease to a private school.



Total Building Size

**32,473 square feet
over 2 floors**

Lot Size

1.79 acres

Year Built

1995



Asking Price

Speak to Listing Agents for guidance



Listing Agents

Stephen Connell*

Senior Vice President

416.721.1018

sconnell@lennard.com

Brad Warren**

Senior Vice President

416.435.0900

bwarren@lennard.com

Andrea Warren*

647.234.0566

awarren@lennard.com

Peter Mason**

Senior Vice President

416.669.9942

pmason@lennard.com

Glen Moore*

Senior Vice President***

416.756.5432

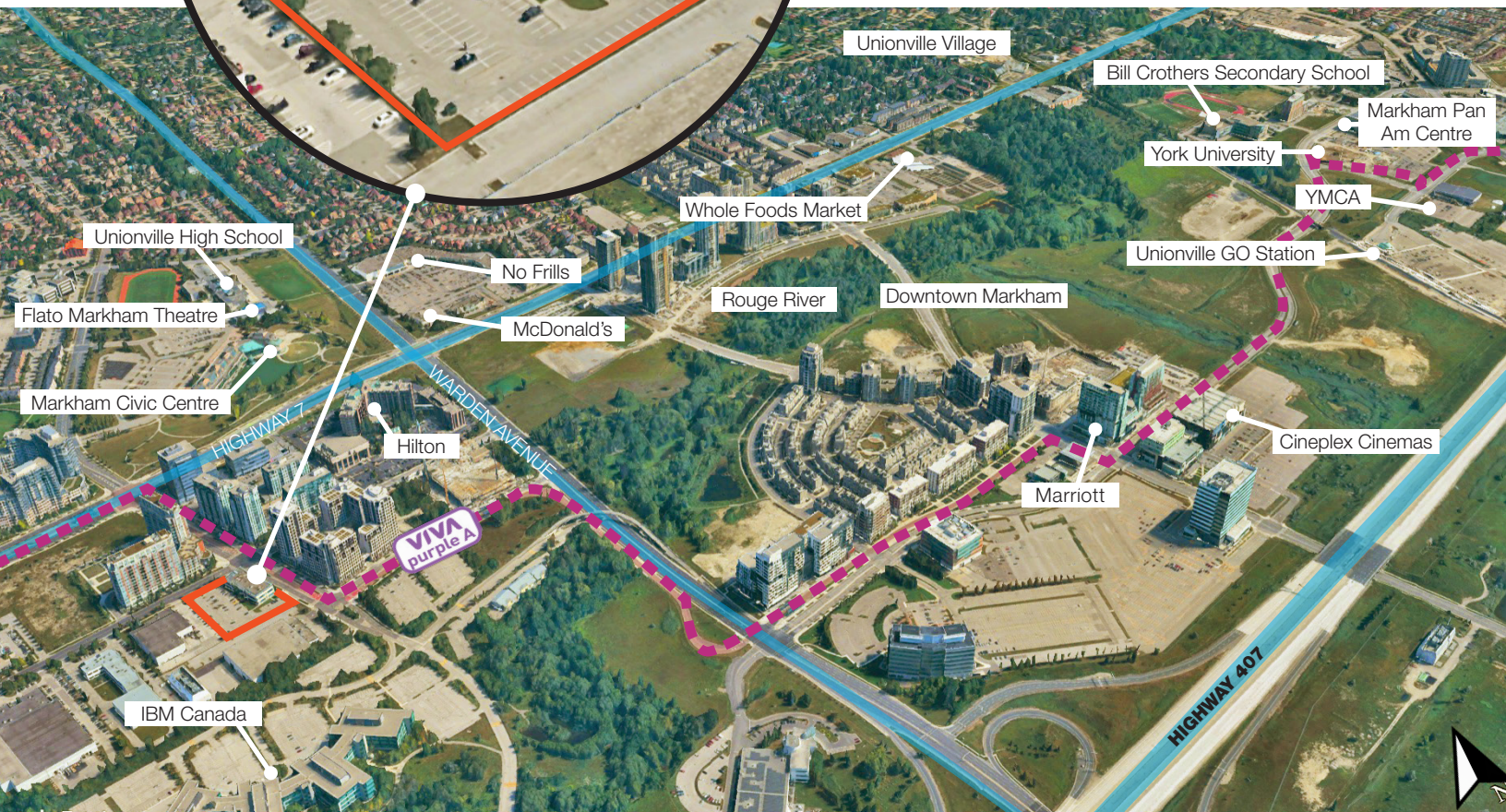
glen.moore@cushwake.com

*Sales Representative **Broker ***at Cushman & Wakefield ULC

Property Highlights

- Free surface parking - 3 per 1,000 SF ratio (up to 123 vehicles)
- Close to all major amenities
- Easy access to Highway 7, Highway 407
- YRT at doorstep - steps to VIVA Purple and Purple A to Unionville GO Station

120 South Town Centre Blvd

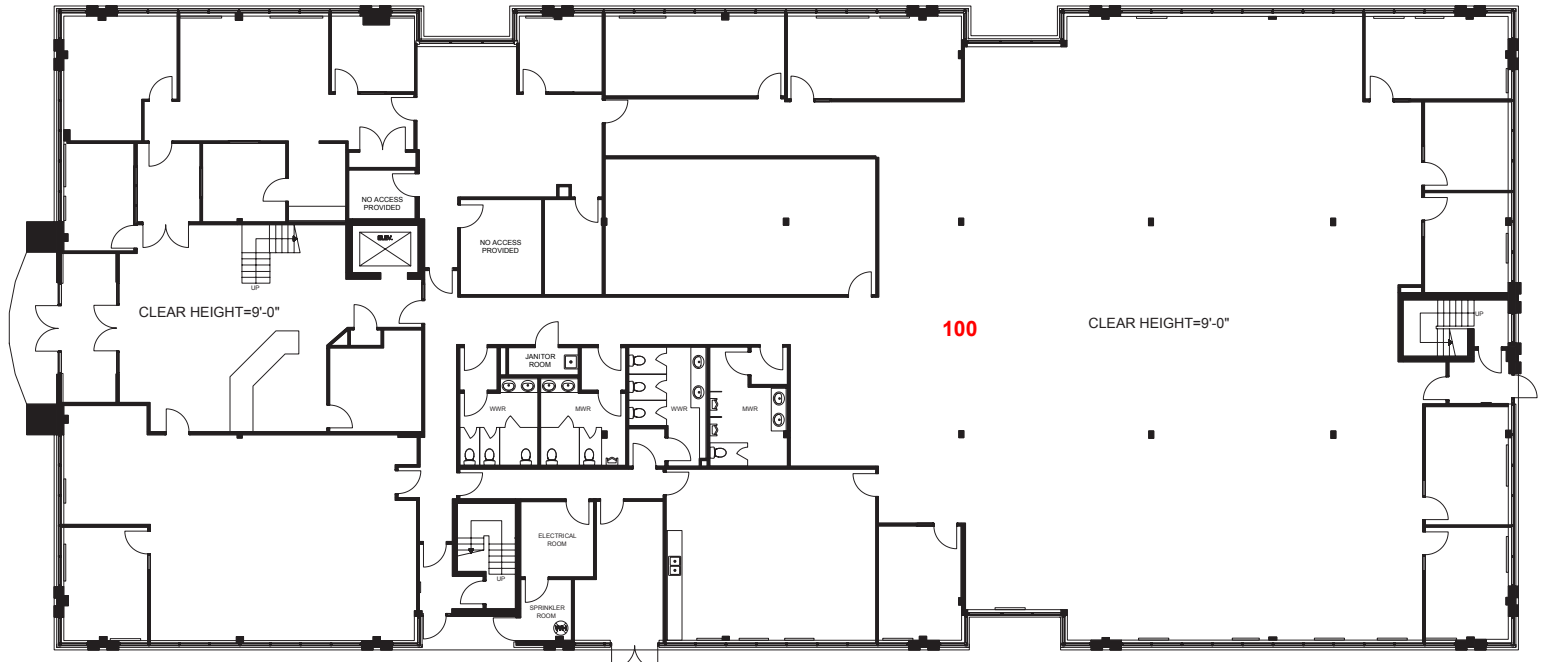


120 South Town Centre Blvd



120 South Town Centre Blvd

Floor Plan - First Floor



Floor Plan - Second Floor



120 South Town Centre Boulevard



Lennard:

lennard.com

120 South Town Centre Boulevard

First Floor



120 South Town Centre Boulevard

Second Floor





120 South Town Centre Boulevard

Lennard Commercial Realty has been retained by The Corporation of the City of Markham (the “Lessor”) to act as exclusive Agent for the lease of 120 South Town Centre Blvd, Markham, Ontario.

Contents

This Brochure is being delivered to prospective tenants to assist them in assessing the Property for lease. This Brochure does not purport to be all inclusive or to contain all the information that a prospective tenant may require in deciding whether or not to lease the Property. This Brochure is for information and discussion purposes only and does not constitute an offer to lease or the solicitation of any offer to lease the Property. This Brochure provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this Brochure is based has been obtained from various sources considered reliable. Neither the Lessor nor the Advisors make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Lessor and Advisors expressly disclaim any and all liability for any errors or omissions in the Brochure or any other written or oral communication transmitted or made available to prospective tenants. Prospective tenants should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and planning/engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this Brochure, is provided at any time, orally or otherwise, by the Lessor or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective tenants without independent investigation and verification.

Indemnification

Recipients of this Brochure acknowledge that they are principals or investment advisors in connection with the possible lease of the Property.

In no event shall any prospective tenant or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection of the Property without the prior written consent of the Lessor or Advisors.

At any time prior to the Completion of the proposed transaction, the Lessor may request additional information from interested parties relevant to the transaction. The Lessor reserves the right to end the lease process or to cease discussions with any and all parties at any time without notice or liability.

Offer to Lease Process

Date after which offers will be considered: February 15, 2023

All inquiries regarding the Property and all Offers are requested to be submitted to Lennard Commercial Realty to the attention of the exclusive agents for the Lessor for this property. Landlord requests that their standard form of lease be used for offers. Please contact listing agents:

Stephen Connell: sconnell@lennard.com

Peter Mason: pmason@lennard.com

Brad Warren: bwarren@lennard.com

Glen Moore: glen.moore@cushwake.com

Andrea Warren: awarren@lennard.com

Lennard:

lennard.com

Lennard:

Stephen Connell*, Senior Vice President
416.721.1018
sconnell@lennard.com

Peter Mason**, Senior Vice President
416.669.9942
pmason@lennard.com

Brad Warren**, Senior Vice President
416.435.0900
bwarren@lennard.com

Andrea Warren*
647.234.0566
awarren@lennard.com

201-60 Columbia Way, Markham
905.752.2220
lennard.com



Glen Moore*, Senior Vice President
416.756.5432
glen.moore@cushwake.com

1100-3100 Steeles Avenue E, Markham
416.494.9500
cushwake.com

*Sales Representative **Broker

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility.
Lennard Commercial Realty, Brokerage and Cushman & Wakefield ULC, Brokerage.