

For Lease: Office

30 Pennsylvania Ave, Unit 17

Located in Vaughan's premier employment hub in Concord

Lennard:

201-60 Columbia Way, Markham
905.752.2220

lennard.com

30 Pennsylvania Ave, Unit 17

Professionally managed and maintained ground floor office in Vaughan's premier employment hub with excellent access to Highways 400 and 407.

Total Area
2,024 SF

Zoning
EM1 - Prestige Employment Zone

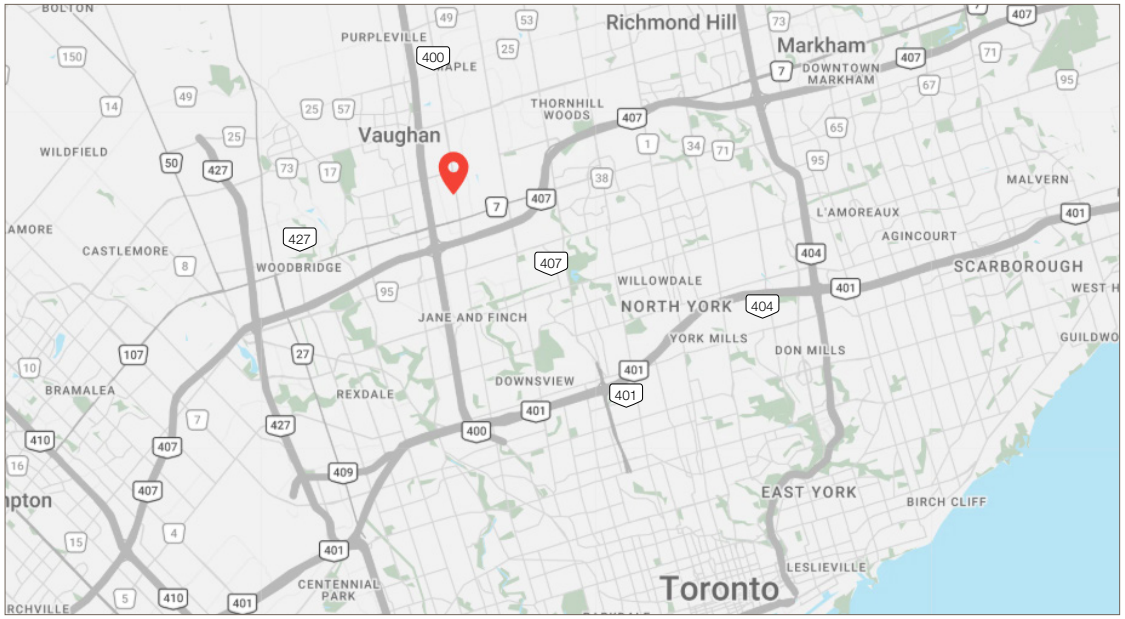
Asking Price
$16.00 PSF
TMI
$9.60 PSF

Listing Agent
Andrew Holman*
Associate Vice President
416.992.1685
aholman@lennard.com

*Sales Representative

Property Highlights

- Professionally managed and maintained ground-floor office space
- Abundance of natural light throughout
- Features a welcoming reception area, large boardroom, open work area, private offices, and lunchroom with kitchenette
- Convenient access to Vaughan Metropolitan Centre (VMC) and public transit
- Excellent connectivity to Highways 7, 400 and 407
- Surrounded by an abundance of nearby amenities

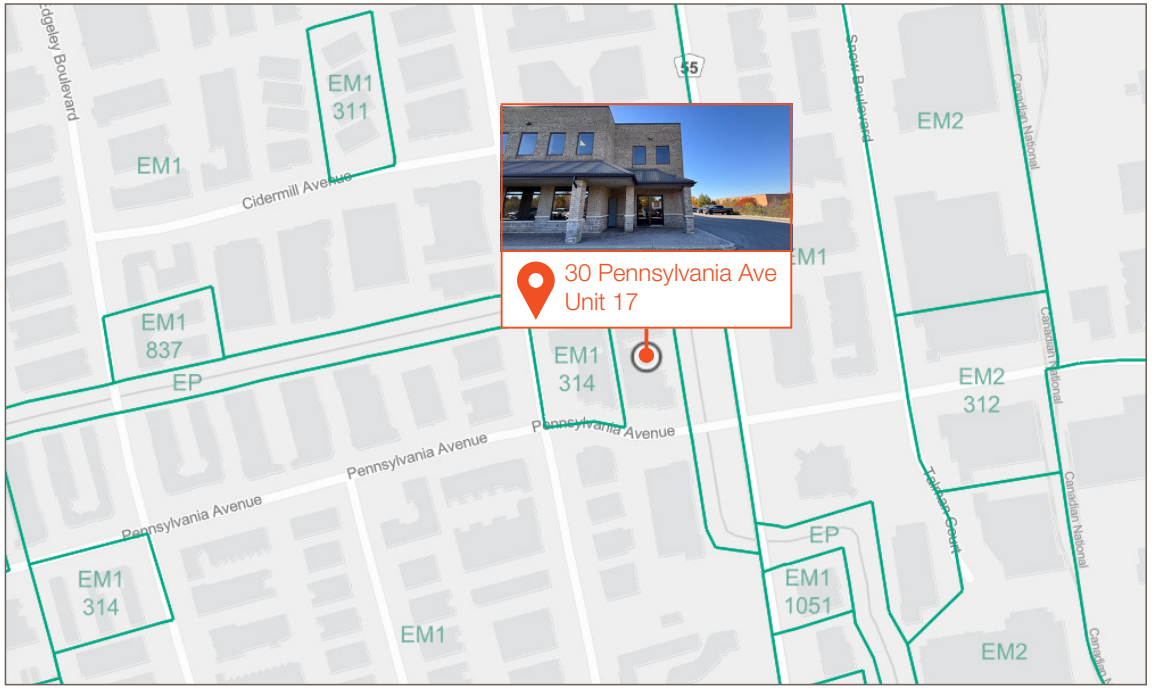


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Zoning: EM1 - Prestige Employment Zone

- Automotive detailing
- Commercial school
- Manufacturing or processing facility
- Office[2]
- Research and development
- Vertical farm
- Warehousing and distribution facility
- Motor vehicle body repair [E]
- Motor vehicle rental[E]
- Motor vehicle repair[E]
- Motor vehicle sales[E]
- Car wash[3]
- Day care centre
- Temporary sales office[1]
- Accessory office
- Accessory retail
- Ancillary retail
- Intermodal container



1. This use is subject to specific use provisions in accordance with Part 5 of this Bylaw.

2. Offices permitted as a principal use in the EM1 Zone shall have a maximum gross floor area of 10,000.0 m2 on each lot.

3. This use shall only be permitted as accessory to a principal use in the EM1 Zone.

4. Symbol “E” is shown in a permitted use table, the use shall only be permitted on a lot in the corresponding zone if the use was legally existing and used on the lot on the effective date of this By-law

For more information, please visit the City of Vaughan Zoning By Law

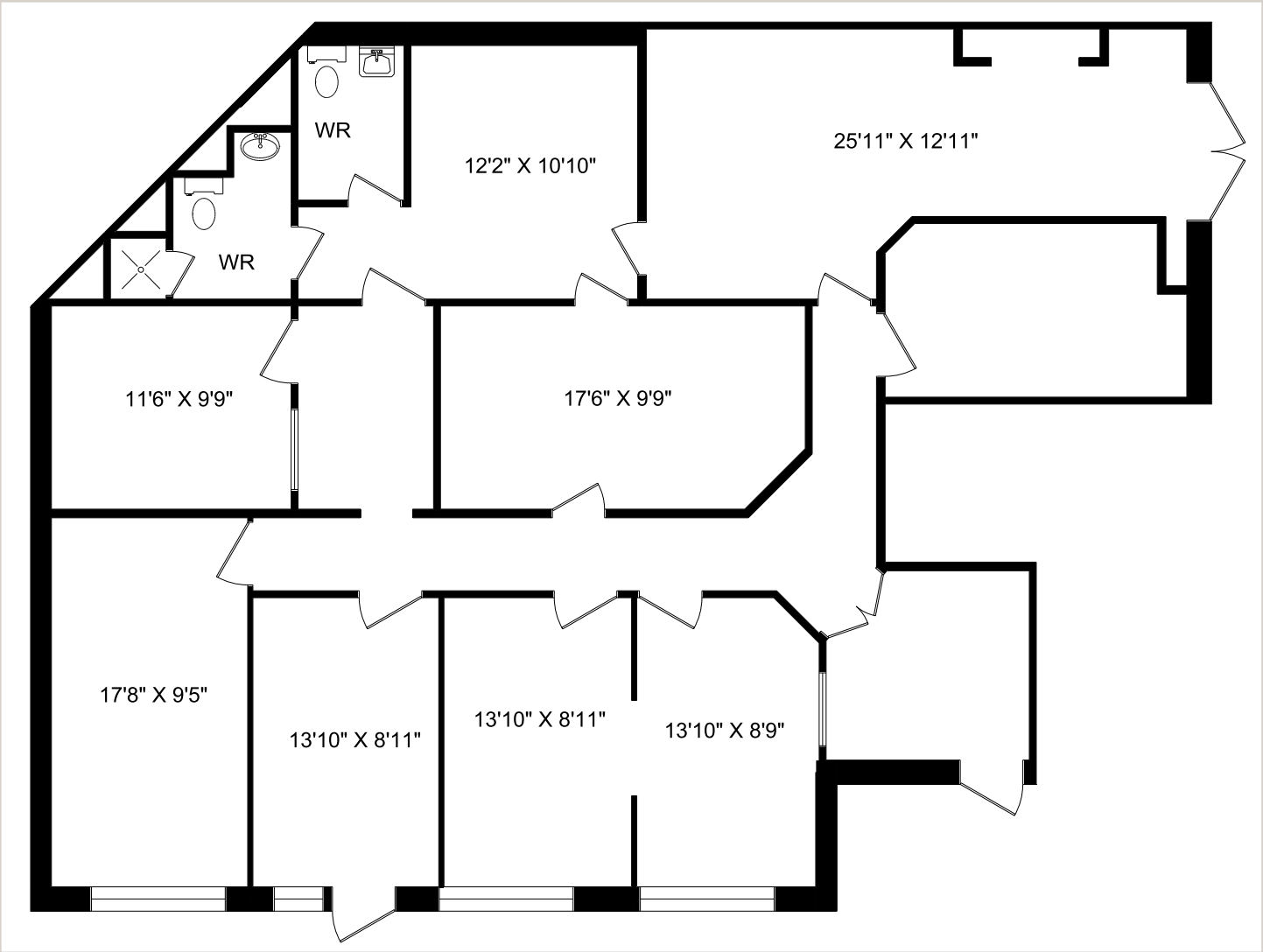
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Floor Plan



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