

Lennard:

Information

11,754 SF flex space available for long-term sublease with Highway 400 exposure in Vaughan



Building B, Unit 3

11,754 SF

Office Space

45%



Clear Height

22'



Shipping

1 Truck Level Door &

1 Drive-In Door



Zoning

EM₁



Net Rent

Contact Listing Agent

Additional Rent

\$6.56 PSF



Sub-Lease Term

July 30, 2029



Listing Agent

Andrew Holman*

Associate Vice President 416.992.1685 aholman@lennard.com

*Sales Representative

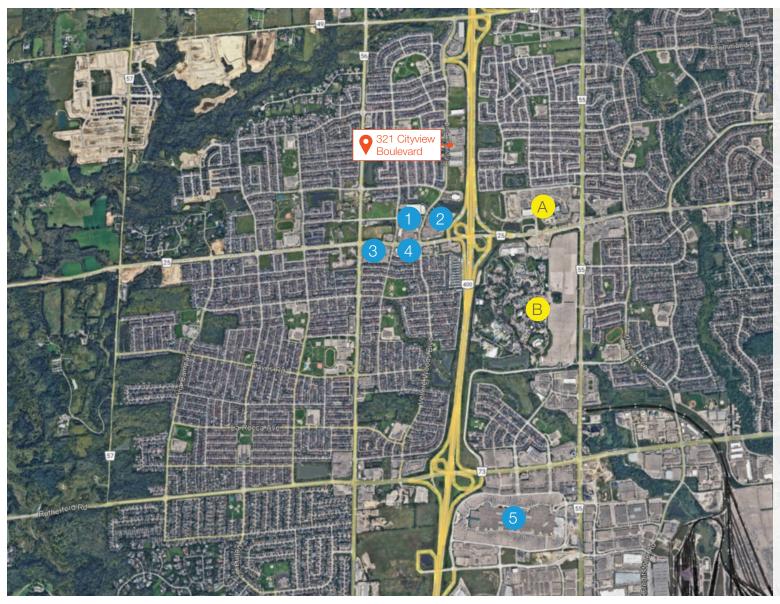
Property Highlights

- High quality office area that offers a refined and contemporary layout mix with large private offices providing lots of natural light, additional board rooms (could be used for additional private offices), expansive open work space and large kitchenette/lunchroom
- Efficient and bright 22' clear warehouse area with motion detection light fixtures
- Windows in warehouse for additional natural light
- Mix of drive-in and truck level shipping that can accommodate 53' trailer access
- Conveniently located for direct access and exposure on to Highway 400

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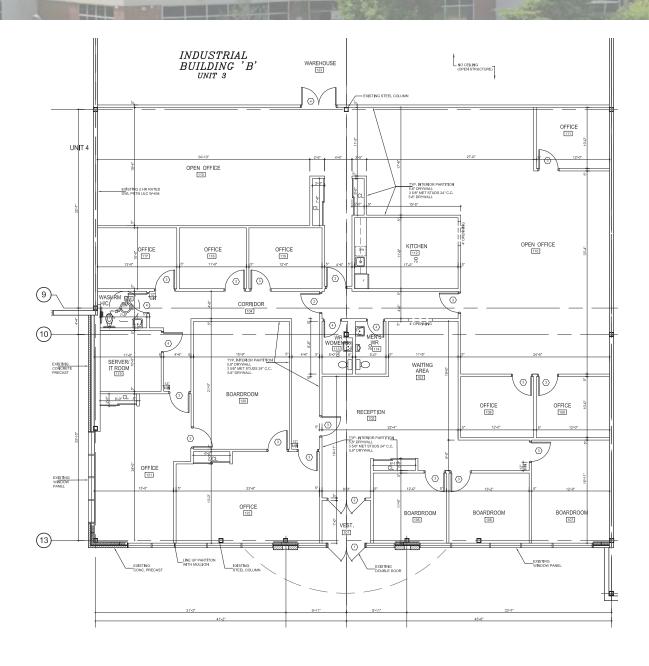
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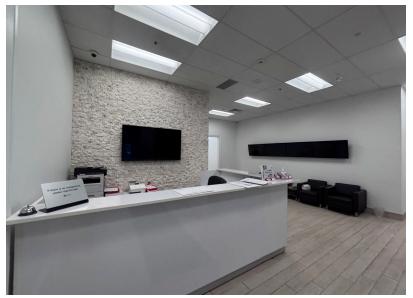
- Walmart, CIBC, barBURRITO, Five Guys, Sunset Grill, Osmows, Dominos
- Home Depot, McDonalds, GoodLife Fitness
- FreshCo, Starbukcs, BMO, TD, Baskin Robbins
- Scotiabank, LCBO, RBC, Pizza Hut
- Vaughan Mills **Shopping Centre**
- Cortellucci Vaughan Hospital
- Canada's Wonderland

Floor

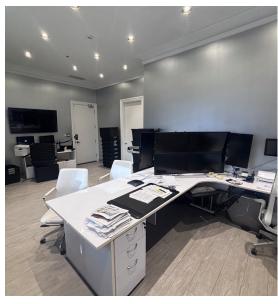
Floor Plan



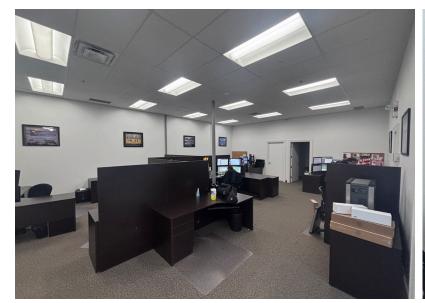






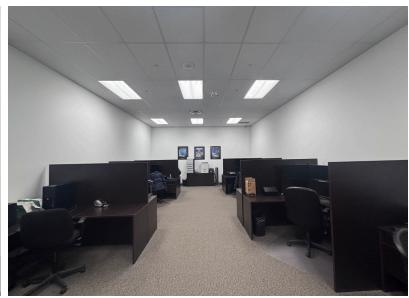


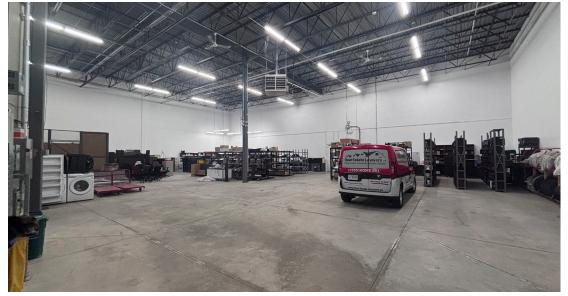


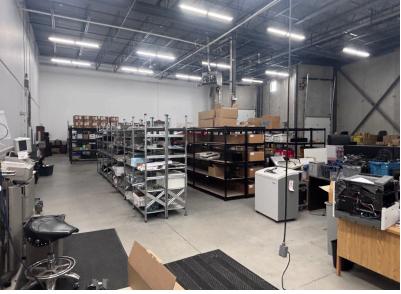


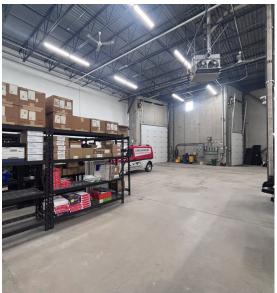


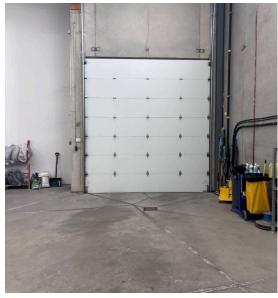














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