



CUSHMAN &
WAKEFIELD

Lennard:

Office Space For Lease

13,953 SF

Divisible from 4,000 SF+



3301

Langstaff Road
Vaughan, Ontario

Well located, Vaughan Office Opportunity

3301 Langstaff Road is a well located, ground floor office space opportunity in a prime Vaughan location. Located just south of Vaughan Mills, the property offers incredible access to the amenities in the immediate area and one turn proximity to Highway 400.

3301 Langstaff Road



Building Highlights

Availabilities:	Unit 102 13,953 SF*
	*Divisible from 4,000 SF
Net Rent:	\$18.50 PSF
Additional Rent:	\$14.00 PSF
Parking Ratio	4 per 1,000 PSF

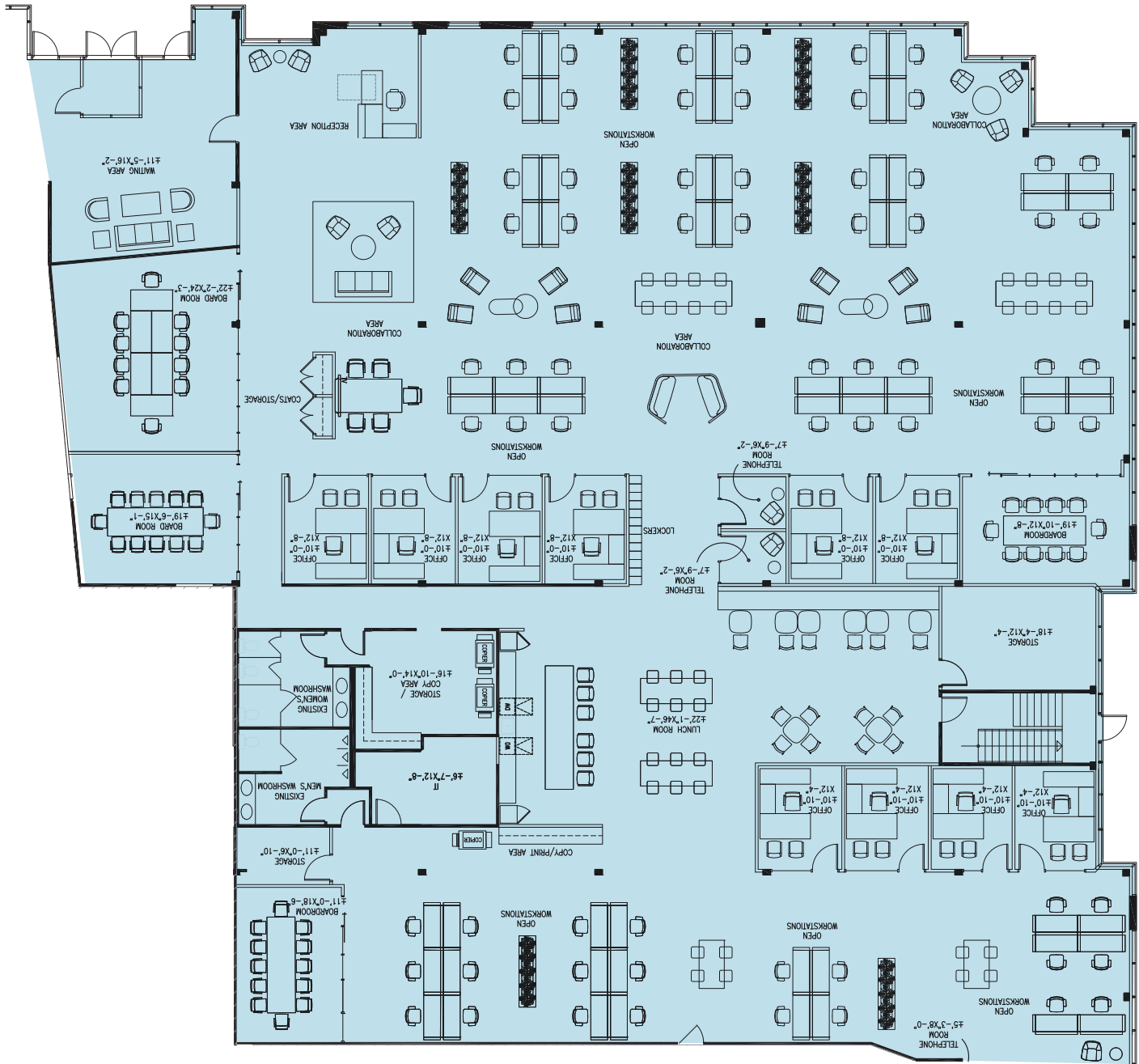
Property Description

- Ground floor office space
- Currently built out with boardrooms, private offices and open area
- Building signage opportunity
- Well located building with easy access to Highway 400
- Countless area amenities at Vaughan Mills, just a short drive away
- Speak to listings agents about divisibility



3301 Langstaff Road

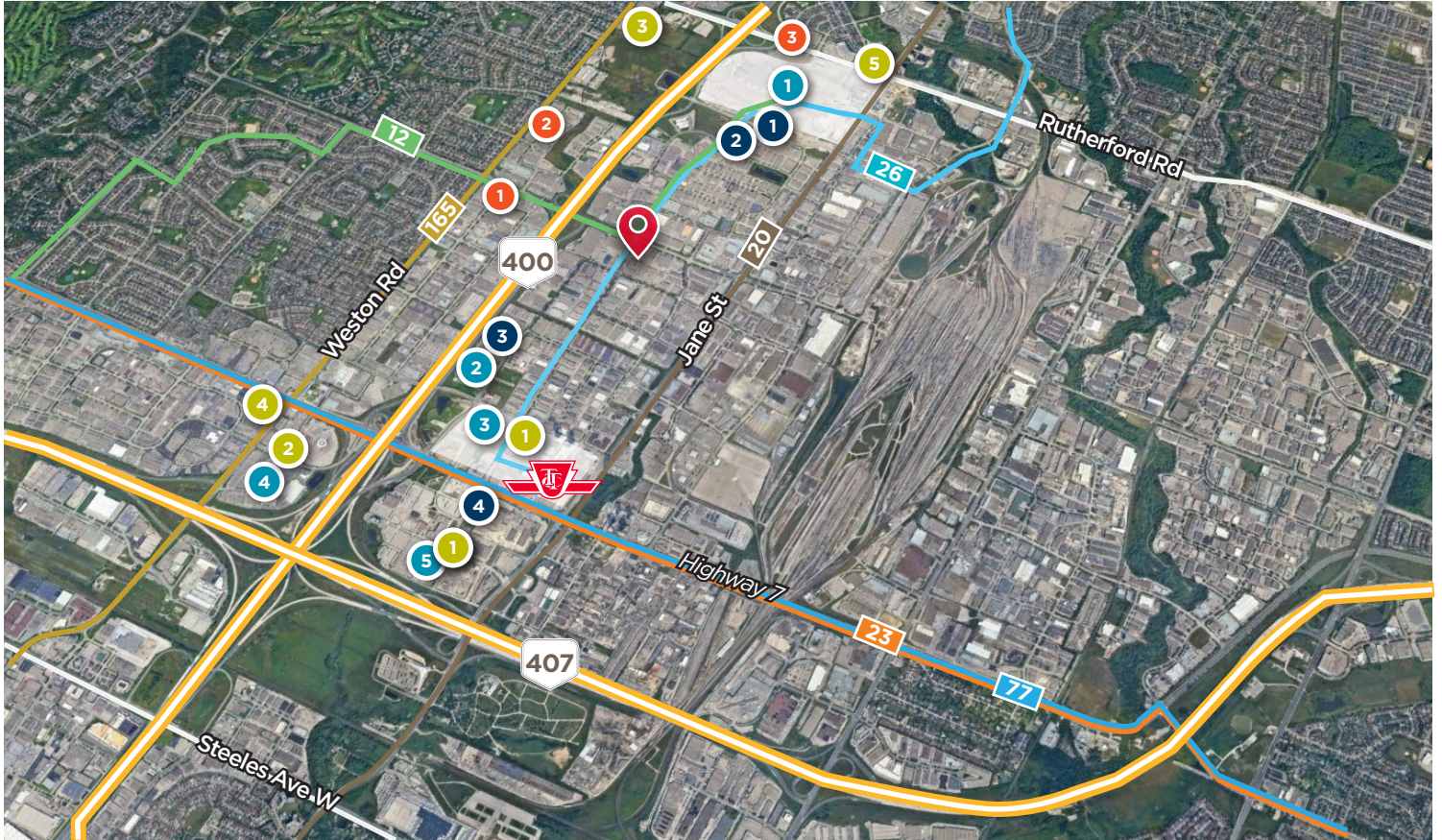
Conceptual Layout - Unit 102: 13,953 square feet



Space can be divided into units starting from 4,000 SF

3301 Langstaff Road

Amenities Map



RESTAURANTS

1. St.Louis Bar & Grill
2. Earl's
3. Harveys
4. Freshii
5. Mcdonald's

RETAIL

1. Vaughan Mills
2. Walmart Supercentre
3. Lowe's
4. RioCan Colossus Centre
5. Ikea Vaughan

HOTEL

1. Aloft Vaughan Mills
2. Novotel Hotel
3. Springhill Suite by Marriott
4. Hilton Garden Inn

GYM

1. Fit 4 Less
2. Anytime Fitness
3. 9Round Fitness

LEGEND | TRANSIT



Vaughan
Metropolitan Centre

12

Pine Valley

26

Maple

23

Thornhill Woods

77

Highway 7

165

Weston

20

Jane



Subject Property



Lennard:

Office Space For Lease

3301

**Langstaff Road
Vaughan, Ontario**

Cushman & Wakefield ULC

401-1500 Don Mills Road
Toronto, ON M3B 3K4
416 494 9500
cushmanwakefield.com

Lennard Commercial Realty

201-60 Columbia Way
Markham Ontario L3R 0C9
905.752.2220
lennard.com

MIKE BROWN*

Senior Vice President
647 802 8824
mike.brown@cushwake.com

MARK MCLAUGHLIN*

Senior Vice President
905.489.0708
mmclaughlin@lennard.com