CUSHMAN & Lennard:

Johnson Controls

10

Office Space For Lease

R:

13,953 SF Divisble 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

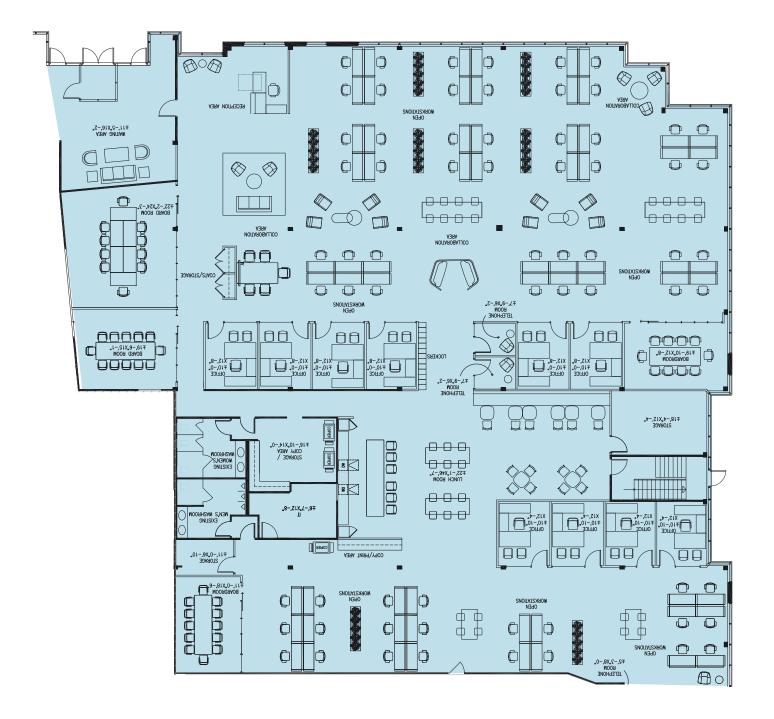
- Ground floor office space
- Currently built out with boardrooms, private offices and open area
- Building signage opportunity
- Well located building with easy access to Highway 400
- Countless area amenities at Vaughan Mills, just a short drive away
- Speak to listings agents about divisibility





3301 Langstaff Road

Conceptual Layout - Unit 102: 13,953 square feet



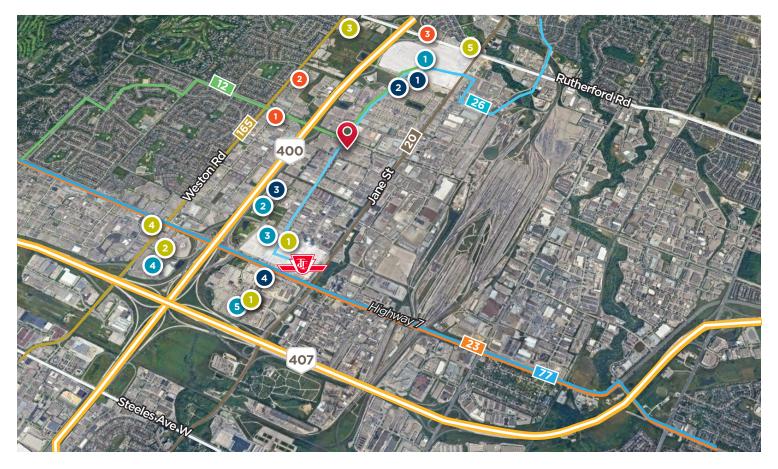
Space can be divided into units starting from 4,000 SF





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

77

5. Ikea Vaughan

HOTEL

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

GYM

- Anytime Fitness
 9Round Fitness
-

LEGEND | TRANSIT



Vaughan Metropolitan Centre

| 12 | Pine Valley |
|----|-----------------|
| 26 | Maple |
| 23 | Thornhill Woods |

Highway 7



20







Lennard:

CUSHMAN & Lennard:

Office Space For Lease

3301 Langstaff Road Vaughan, Ontario

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