



Flex Listing Opportunity



**Lennard:**

# For Lease: Flex Space

Multi-use Space Available in Ajax, Ontario



# Property Overview

## Prime Flex Space Available in the town of Ajax's Premier Location!


Welcome to 40 Blowers Crescent – Where Your Healthcare Practice Thrives!


### Property Details

 Land Area  
**1.00 Acres**  
Perimeter  
**843 Ft**

 Zoning  
**PE**

 Total Building SF  
**16,578 SF**  
Available SF  
**6,463 SF**

 Net Rent  
**\$32.24 PSF**  
Additional Rent  
**\$16.00 PSF**

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\*Sales Representative

### Property Highlights

- The first floor is currently fully occupied by a diverse group of medical professionals, including family doctors, pharmacists, and endocrinologists.
- Perfect location nestled in the heart of bustling Ajax
- Strategically positioned to attract a thriving patient base.
- Easy accessibility and ample outdoor parking
- Newly renovated building that boasts a sleek and professional atmosphere
- First floor occupied by medical professionals
- 60% occupied by medical professionals, with 6,463 SF of prime medical space available
- Divisible space allows you to customize your office layout to suit your unique practice needs
- Can be used as medical offices, specialty clinics, or a combination
- Convenient Common Washroom
- Plenty of Outdoor Parking
- Exclusive Use for Your Peace of Mind



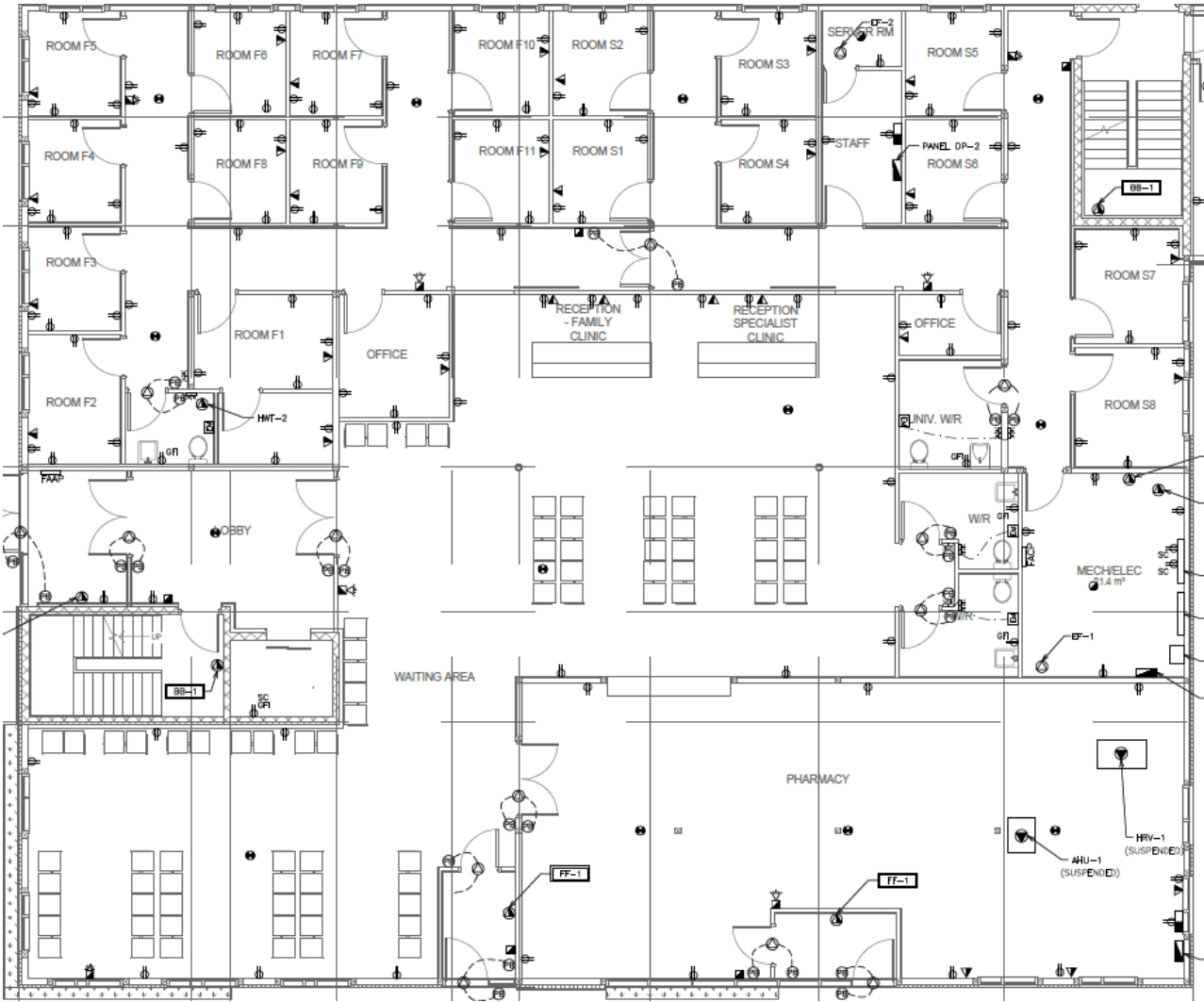
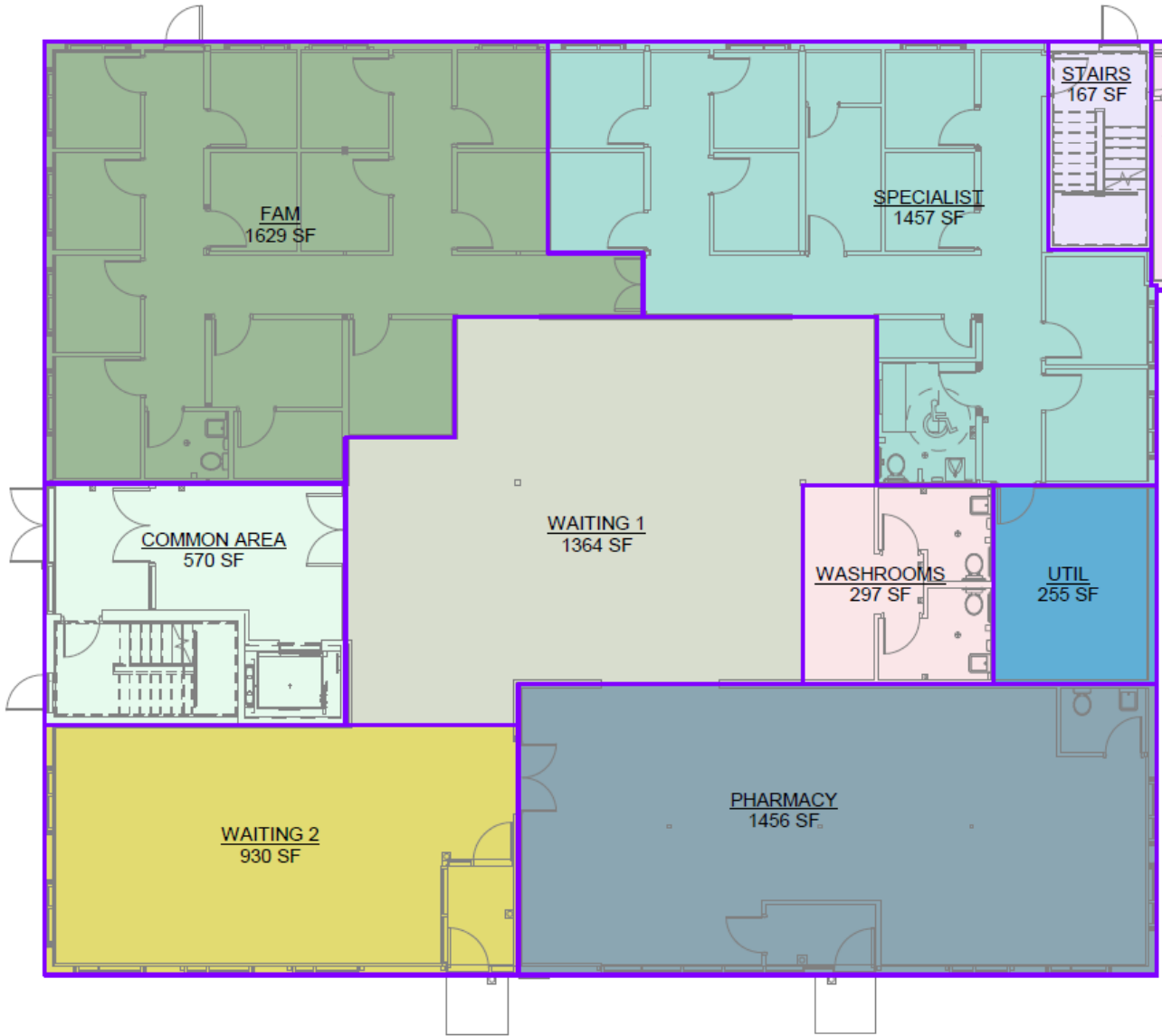
Construction progress photo





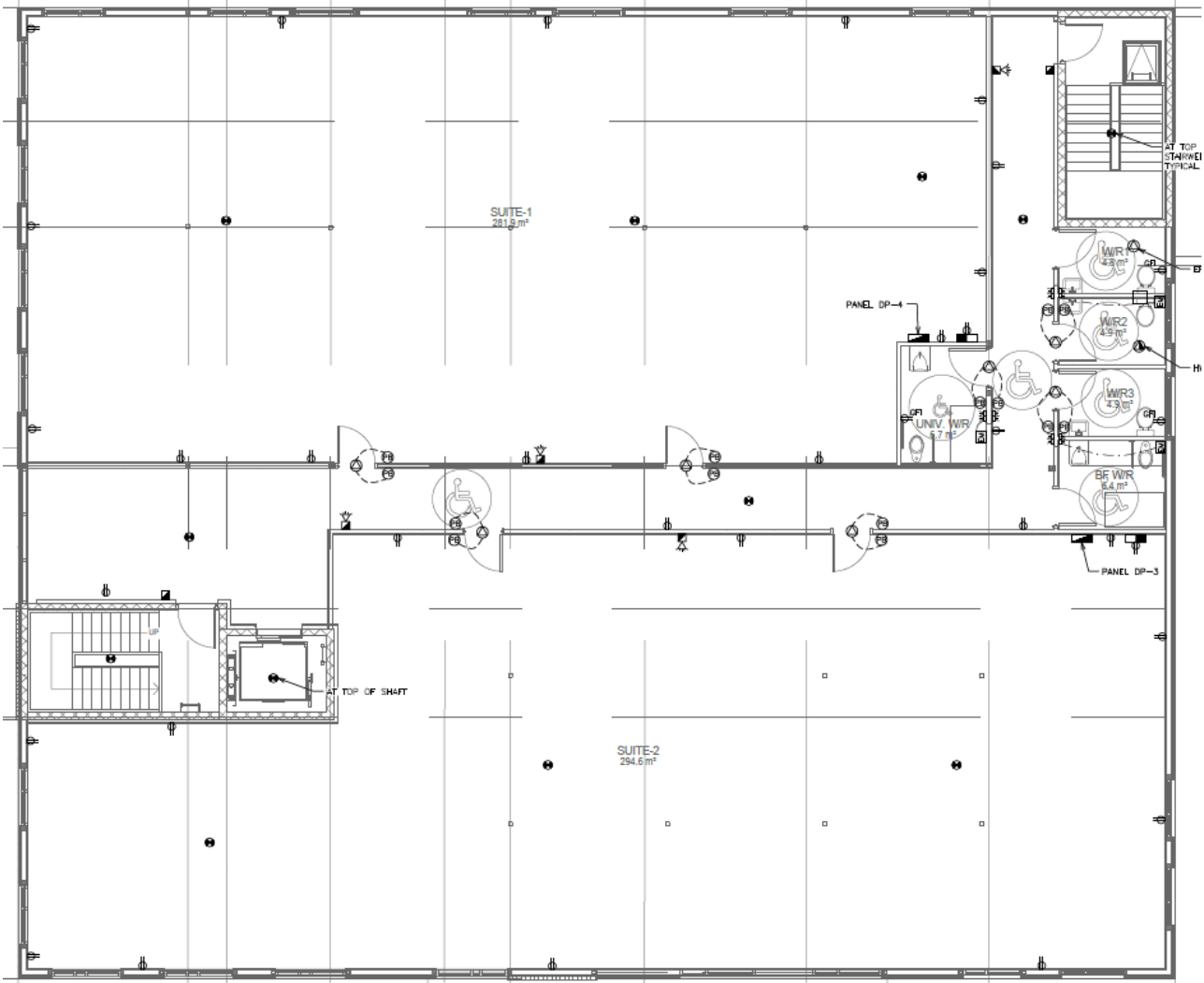
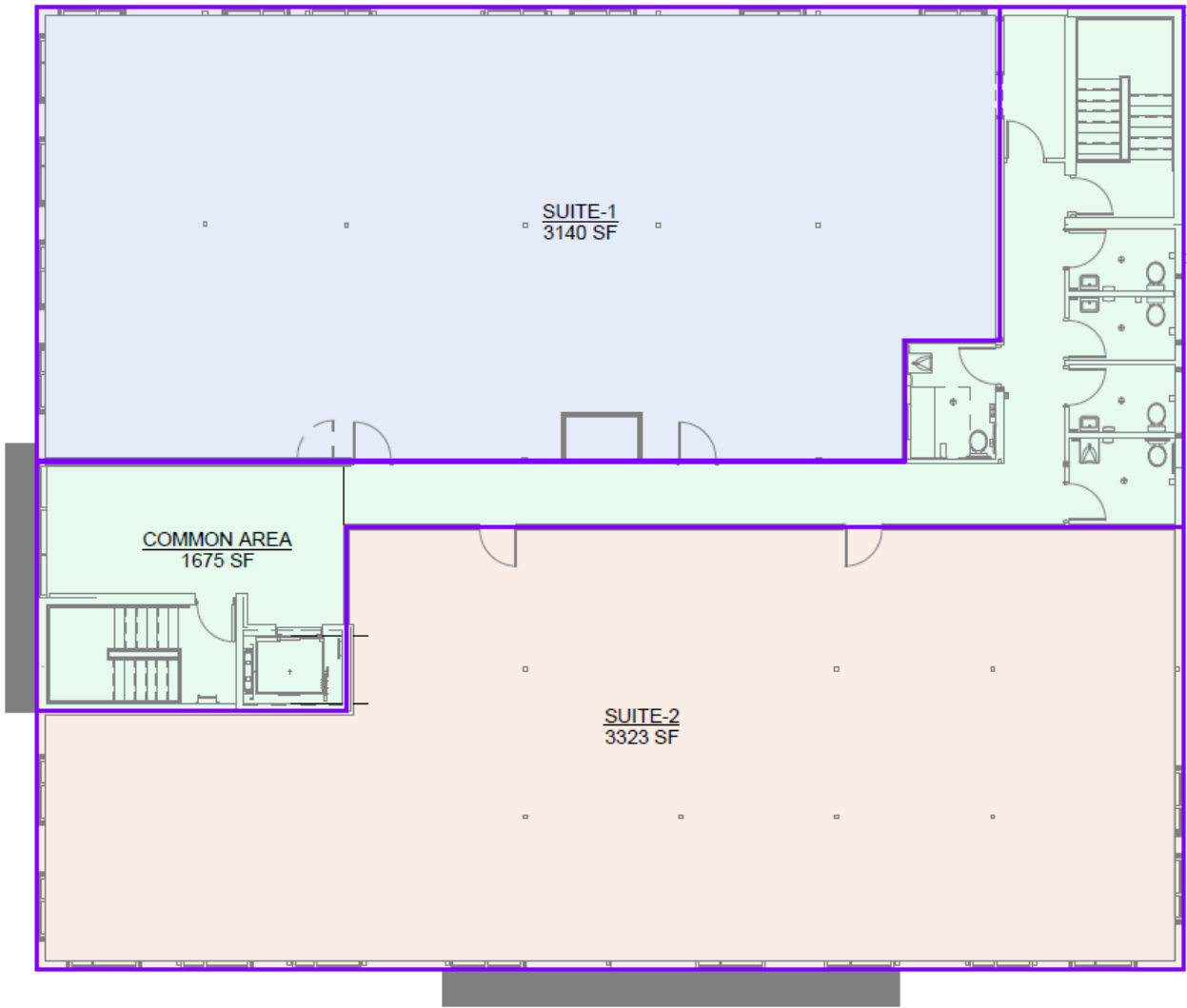
# Floor Plans

## First Floor

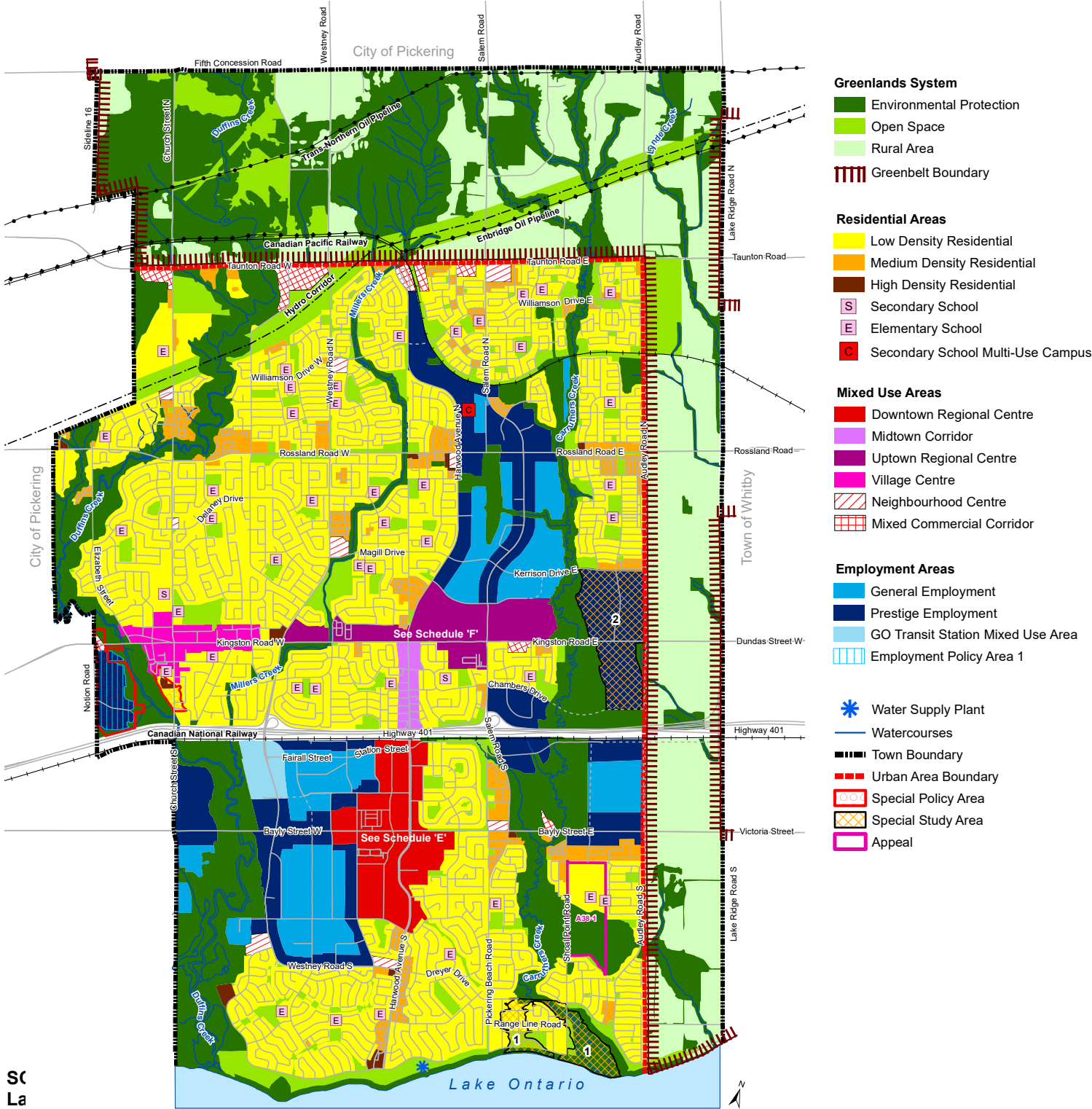


# Floor Plans

## Second Floor



# Official Plan



## Prestige Employment Designation

The Prestige Employment Designation applies to lands with prominent exposure along Highway 401 and Arterial Roads, emphasizing high-quality building design and landscaping. Special policies exist for the Highway 401/ Salem Road interchange, focusing on its visibility, accessibility, and pedestrian-friendly employment gateway role.

Permitted uses include offices, research facilities, manufacturing in enclosed buildings, warehousing, retail of on-site products, automobile dealerships, restaurants, and more. However, Area Specific policies may restrict certain uses.

Outdoor displays, like vehicles or equipment, are not allowed if visible from Highway 401. Development near Highway 401 should prioritize high-quality design, facing the highway, with possible design guidelines.

Parking and loading facilities should be provided, generally away from Arterial Roads or Highway 401 to maintain a prestigious appearance. Shared parking is encouraged.

Industrial or office space for retail or wholesale sale of on-site products is limited to 20% of the building's gross floor area, up to 500 square meters.

Measures such as fencing, landscaping, or berms must mitigate land use impacts when Prestige Employment areas are near residential uses.

All new development must adhere to the Employment Areas Urban Design Guidelines, requiring superior building design and landscaping due to their location along major transportation corridors and prohibition of outside storage.

Employment support uses in freestanding development forms should be subsidiary to principal uses, with limitations on size and building coverage determined on a site-specific basis, considering factors like circulation, building placement, and landscaping.

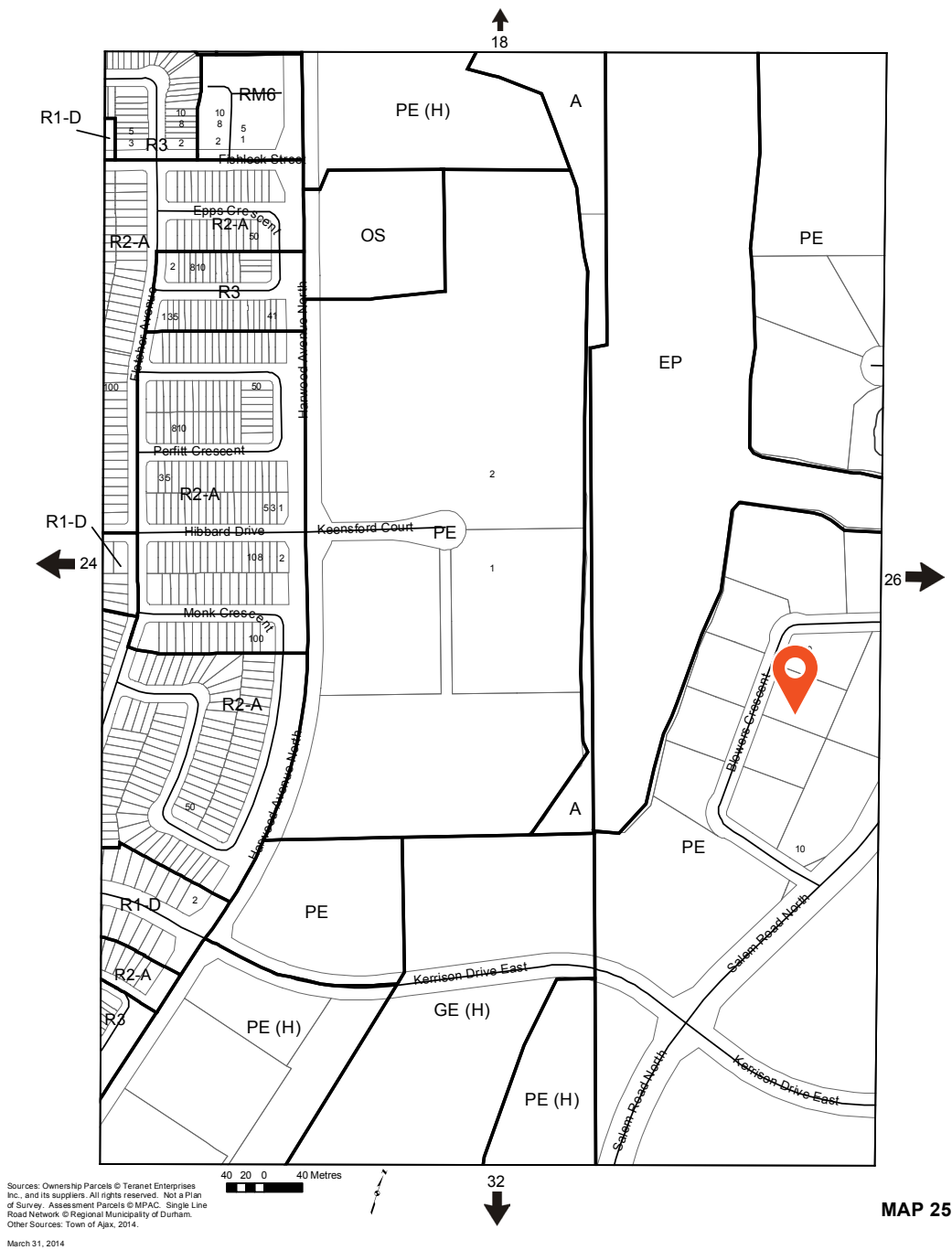


Construction progress photo



# Prestige Employment

## Zoning Information



# Employment Zones

## Permitted Uses (Amended by By-law 50-2013)

- Accessory Retail Sales Outlet (1)
  - Banquet Facilities
  - Commercial Fitness Centre
  - Commercial School (6)
  - Community Centre
  - Day Care Facility
  - Drive-Thru Facility
  - Dry Cleaning Establishment
  - Emergency Service Facilities
  - Financial Institution
  - Funeral Home
  - Hotel
  - Licensed Accessory Outdoor Patio (4)
  - Light Manufacturing (2)
  - Machinery And Equipment Sales And Rental
  - Manufacturing
  - Medical Clinic
- Motel
  - Motor Vehicle Rental Establishment
  - Motor Vehicle Sales Establishment
  - Offices
  - Personal Service Shop
  - Place Of Assembly
  - Place Of Entertainment
  - Public Storage Facility
  - Recreation Facility
  - Restaurant
  - Restaurant, Drive-Thru
  - Service or repair shop
  - Sports arena
  - Unlicensed Accessory Outdoor Patio
  - Veterinary clinic
  - Warehouse/ Distribution Centre
1. May not exceed 20% of the GFA of the premises in which it is located.
  2. Manufacturing is permitted only in wholly enclosed buildings.
  3. Outdoor storage shall not exceed 50% of the site area and shall not be visible from the street.
  4. A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1
  5. A place of worship shall continue to be permitted on lands known as 360 Westney Road South, 877 Westney Road South, and 438 Monarch Avenue.
  6. A Commercial School shall mean a premises as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school or business school and any other similar specialized school, but shall exclude any elementary or secondary school registered with the Ministry of Education.

## Zone Standards

	PE Prestige Employment	GE General Employment	HE Heavy Employment
Minimum Lot Area	4200.0 m²		
Min. Setback From Front Lot Line	9.0 m	9.0 m	9.0 m
Min. Setback From Exterior Side Lot Line	3.0 m	3.0 m	9.0 m
Min. Setback From Interior Side Lot Line (*1)(*2)	4.5 m	3.6 m	3.6 m
Min. Setback From Rear Lot Line (*2)	3.0 m	3.0 m	3.0 m

1. Plus 0.3 metre extra for each additional 1.0 metre of building height in excess of 12.0 metres. TOWN OF AJAX ZONING BY-LAW 95-2003 Page 78 Office Consolidation March 31, 2014
  2. (As amended by By-law 135-2008) Where an Employment Zone is located adjacent to a Residential Zone or a Downtown Central Area Zone that permits residential uses, the minimum setback from the interior side lot line and rear lot line shall be 9.0 metres.

## Zone Exception

Exception 66	Zoning PE, EP	Map 19, 25, 26, 32, 33	By-law 94-01	File Reference Z7/99
<div><div><div>i) Location: Part of Lot 6, Concession II</div><div>ii) Additional Uses: In the PE’ Zone – Convention centers, research and development, and stormwater management facilities</div><div>iii) Development Standards: a) Minimum Lot Area: 0.2 ha b) Minimum Yard: - Interior Side: 3.5 m</div><div>iv) Other: a) For those lots or blocks that do not abut Salem Road and/or Rossland Road, any ‘GE’ Zone use, as described in Section 6.4.1 may be permitted. b) Outside storage shall not be permitted in any yard facing Salem Road and/or Rossland Road. Outside storage shall otherwise be permitted in accordance with Section 6.4.1.</div></div><div>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</div></div>				

# Proposed Developments

Ajax, Ontario, is undergoing a remarkable transformation with several noteworthy development projects that promise to elevate the city's skyline and enhance its appeal. Here's a glimpse of some of the most remarkable developments happening in Ajax:

	Location	Area (Sq. M.)	Total Value	Description
1	Medallion Towers C & D 25 Kitney Dr and 2 River Plate St.	A total of 25,700 Sq. M. and 16,000 Sq. M.	\$55,000,000 & \$35,000,000	The Medallion Towers C and D projects are set to redefine Ajax's urban landscape. These impressive structures promise modern living spaces and state-of-the-art amenities, offering residents a new standard of luxury and comfort.
2	Marriot Fairfield - 6 Storey, 120 Suite Hotel 630 Beck Cr.	6,300 Sq. M.	\$12,600,000	The Marriot Fairfield hotel is set to become a landmark in Ajax. With its 6-storey design and 120 suites, it will cater to both business and leisure travelers, boosting the city's hospitality and tourism sector.
3	Blackwood Building B 210 Kerrison St E	A substantial 66,600 Sq. M.	An impressive \$80,000,000.	The Blackwood Building B is poised to be a cornerstone of commercial and residential development in Ajax. Its significant area and investment value signify a major addition to the city's economic and urban growth.
4	First Avenue Properties Inc. - 4 storey – 60-unit residential apartments: 599 Kingston Rd W.	5,152 Sq. M.	\$10,300,000.	This residential development by First Avenue Properties Inc. will provide modern and stylish living spaces for Ajax's residents. With a focus on community and comfort, this project adds to the diversity of housing options in the city.

These notable developments represent just a glimpse of the exciting changes happening in Ajax. The city is poised for growth, offering residents and businesses an even brighter and more prosperous future. Stay tuned for more groundbreaking projects that are sure to shape Ajax's destiny as a vibrant and dynamic community!

Building Updates

Building Permit Fees (January 1, 2022 - May 31, 2022)

\$8.9 Million

Building Permit Fees

\$42 Million

Building Permit Fees

\$1 Billion

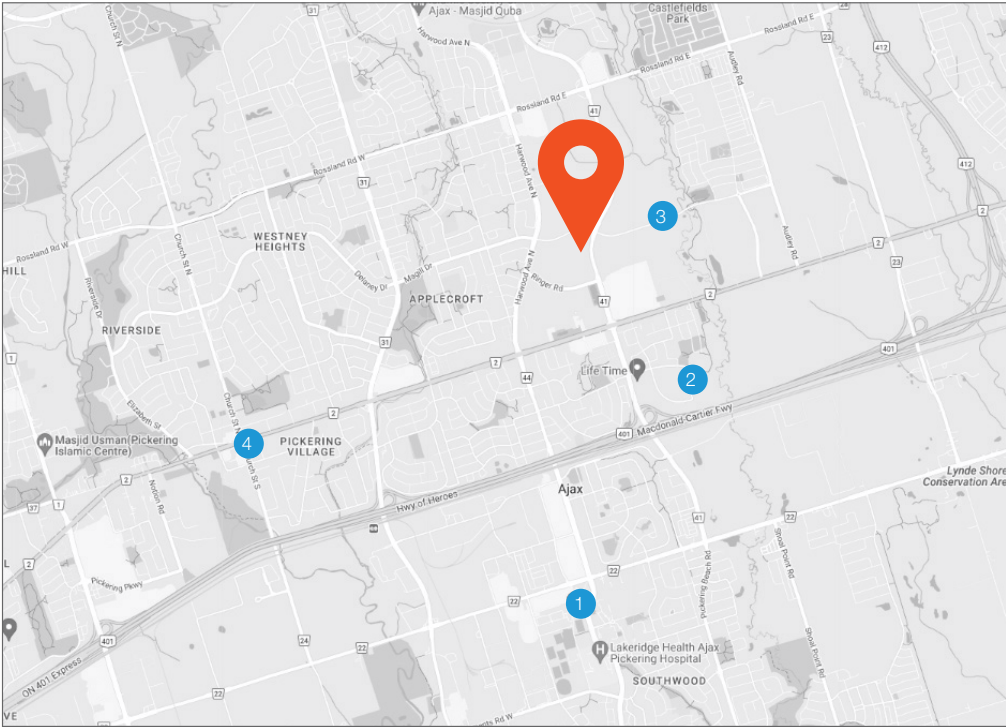
Building Permit Fees

3,454

Building Permit Fees

349

Building Permit Fees



## Development Planning Updates



**\$3.3 Million**  
Planning Application  
Fees Collected

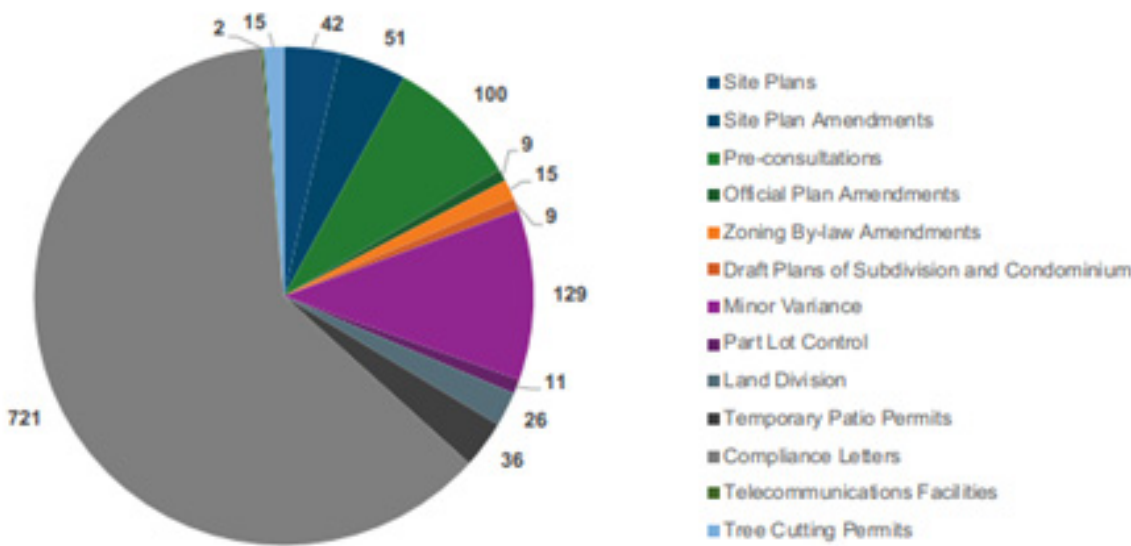


**Over 70**  
Subdivision & Site Plan  
Agreements Executed



**4,160**  
Planning Inquiries  
Received

### Development Planning Applications - January 1, 2019 - May 31, 2022



Development Planning Applications (by Year)	2019	2020	2021	2022 (as of May 31)	Total Applications by Type
Site Plans	9	15	14	4	42
Site Plan Amendments	11	11	21	8	51
Pre-Consultation	29	29	21	21	100
Official Plan Amendments	1	4	3	1	9
Zoning By-Law Amendments	3	6	5	1	15
Draft Plans of Subdivision and Condominium	2	2	5	0	9
Minor Variance	36	30	44	19	129
Part Lot Control	3	1	5	2	11
Land Division	11	3	7	5	26
Temporary Patio Permits	0	24	11	1	36
Compliance Letters	200	178	239	104	721
Telecommunications Facilities	2	0	0	0	2
Tree Cutting Permits	0	5	7	3	15
Totals	307	308	382	169	1,166



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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.

**Lennard:**

[lennard.com](http://lennard.com)