




For Lease: Medical Office


9249 Kennedy Road, Unit 202-204

Markham, Ontario

Lennard:

The Property

 Address
9249 Kennedy Road, Markham, ON
Unit
202-204

 Major Intersection
Kennedy Road & 16th Ave

 Zoning
MU-FD

 Parking
48 vehicles (approx.)

- Located at the high-traffic intersection of 16th Avenue and Kennedy Road
- Unit features space to accommodate up to six patients at once and offers the opportunity to partner with other medical practitioners within the same suite
- Ample free parking available on site for patients and staff

Tenants

Guardian Pharmacy with Medical Doctors	Bell Mobility Cell Tower
Dr. Keleshian Family & Cosmetic Dentistry	Wind Mobile Cell Tower
Unionville Orthodontist	Rogers Cell Tower
Back In Action Chiropractic and Rehabilitation	

 Gross Leasable Area
2,277 SF

 HVAC
4 roof mounted HVAC's

 Net Rent
\$32.00 PSF
Taxes
\$21.14 (2025)

 Possession
Immediate



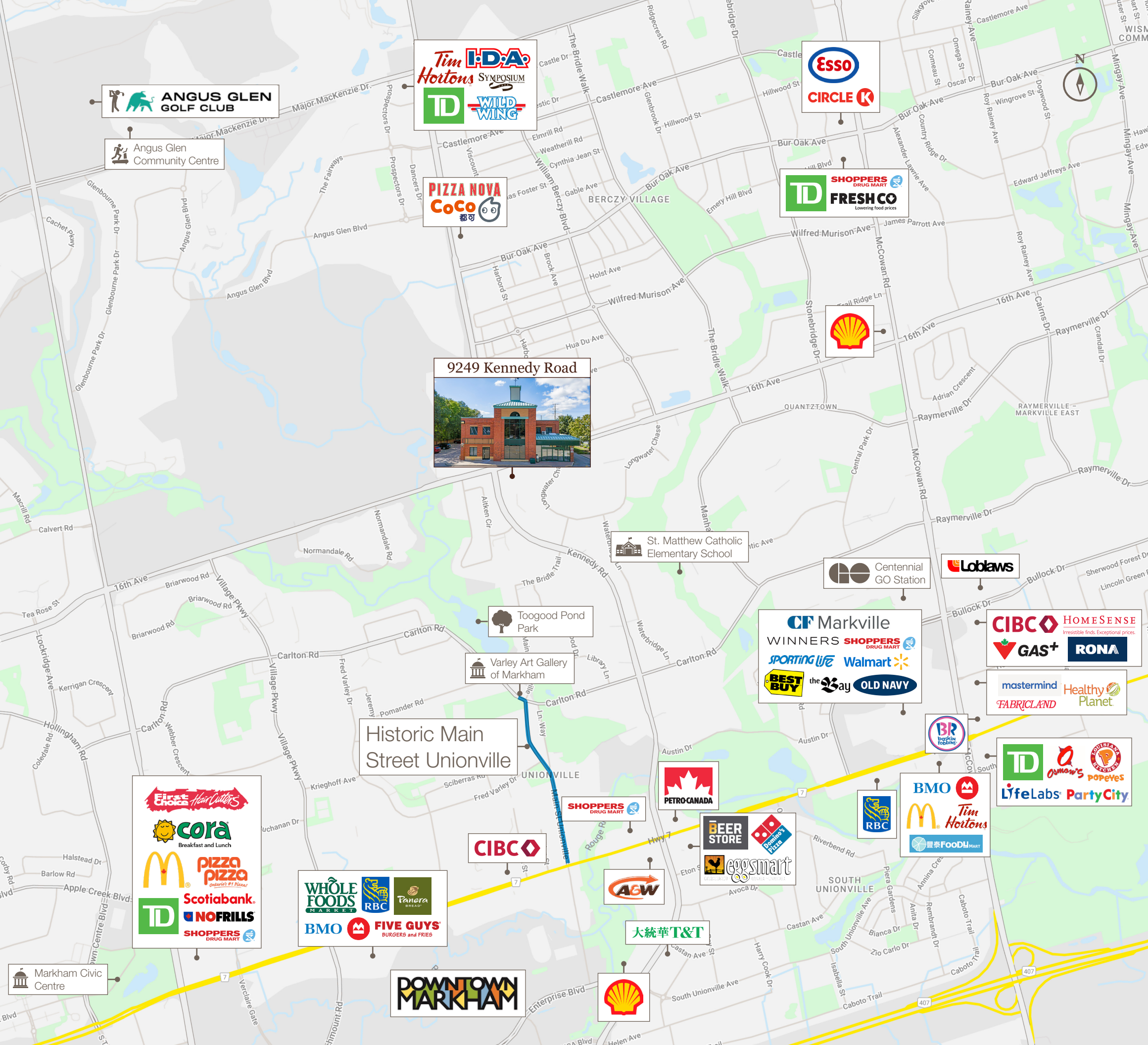
Local Amenities

Traffic Flow
(Vehicles Per Day)

North on Kennedy Road
24,356

East on 16th Ave
30,446

West on 16th Ave
21,997





Home of York University's
New Campus

Toogood Pond Park

Main Street Unionville

Minto, Metropia & Kylemore development
of former York Downs Golf Course
(Union Village and Angus Glen South)



Neighbouring Developments

	Development	Developer	Units	Status
1	Angus Glen South Village	Kylemore Communities	1,012	Selling
2	Union Village	Metropia and Minto Group	1,286	Registration
3	Kennedy Meadows	Minotar Holdings Inc.	760	Preconstruction
4	Union Glen	Arista Homes, Deco Homes, Fieldgate Homes, Forest Hill Homes, Greenpark Group, Madison Group, Opus Homes	2,305	Preconstruction



The Markham Centre (Downtown Markham)
Secondary Plan envisions an increase of
109,000 residents and 72,000 new jobs



Total Population
155,184



Education
93%



Total Households
50,921

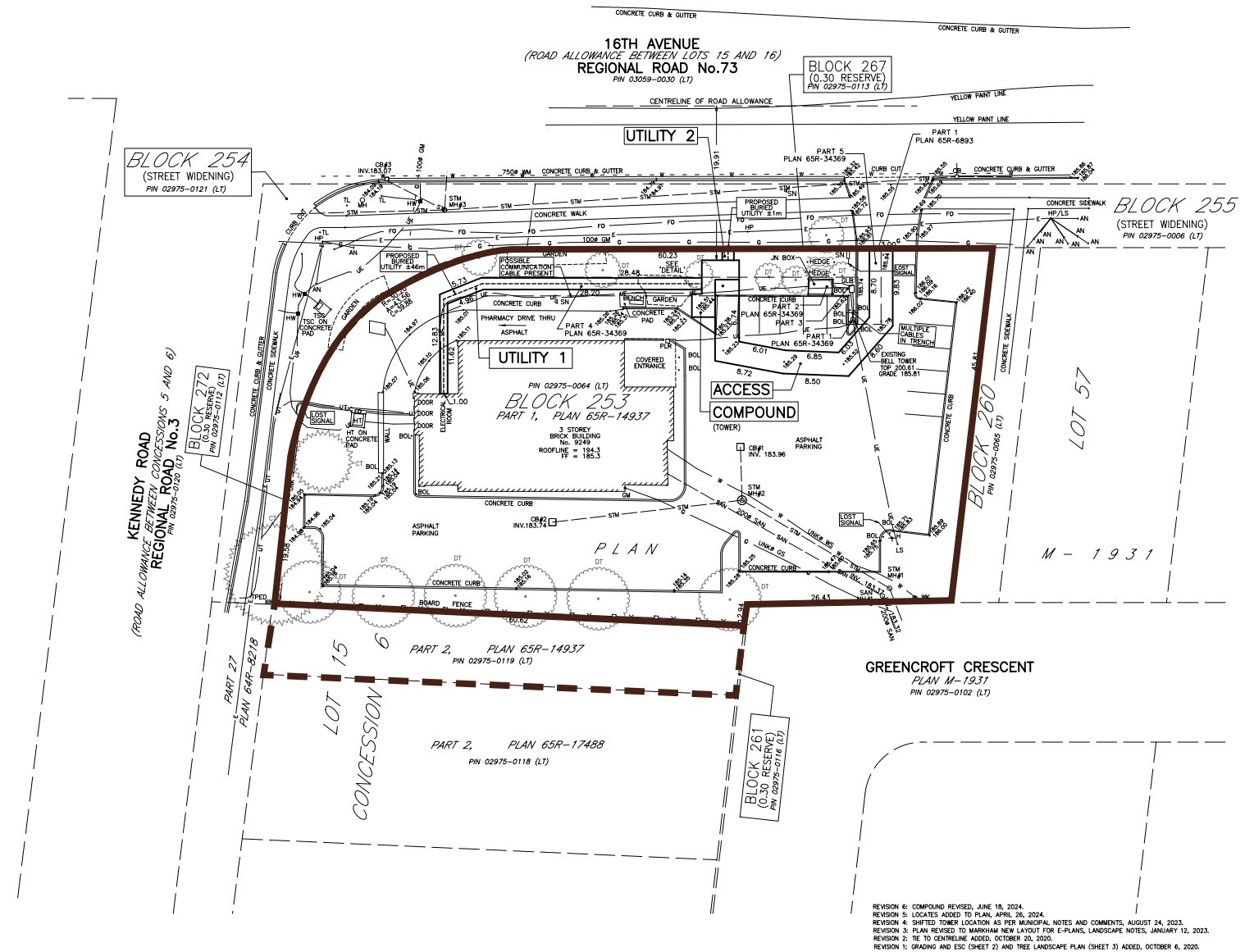
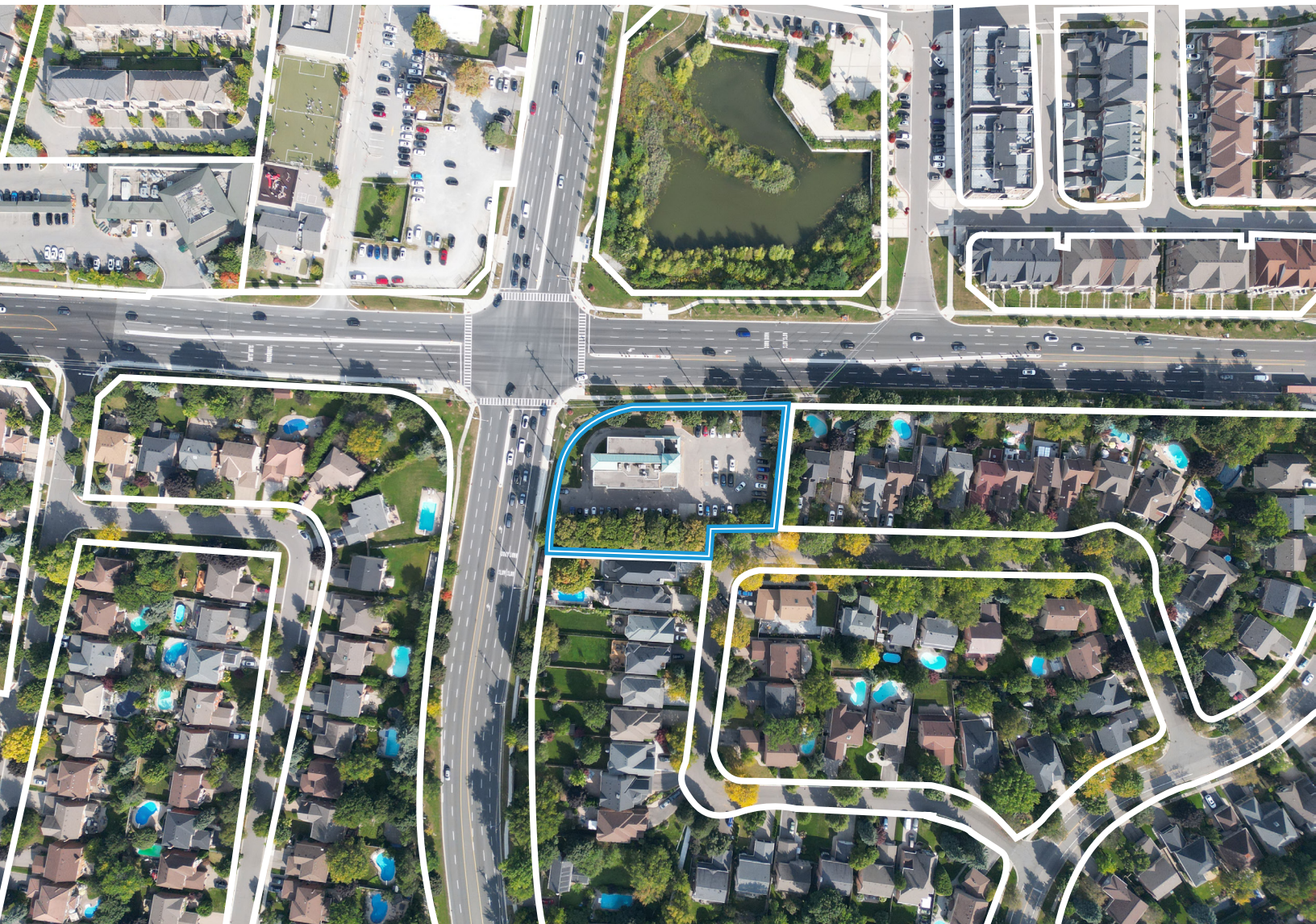


Median Age
44



Median Household Income
\$107,474





ACCORDING TO LAND TITLE RESEARCH, PIN 02975-0064 (LT) IS NOT
SUBJECT AIRPORT ZONING REGULATIONS.

LEGEND

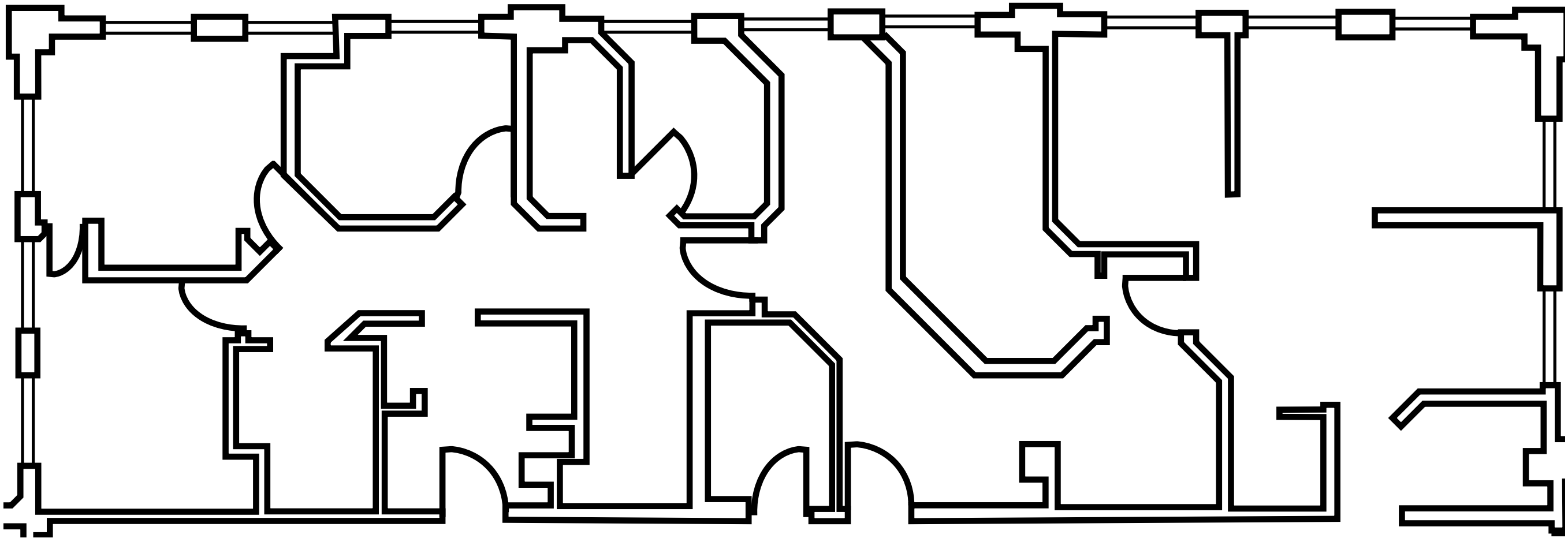
— SAN	DENOTES UNDERGROUND SANITARY SEWER
— STM	DENOTES UNDERGROUND STORM SEWER
— G	DENOTES UNDERGROUND GAS LINE
— W	DENOTES UNDERGROUND WATER LINE
— UE	DENOTES UNDERGROUND ELECTRIC LINE
— UC	DENOTES UNDERGROUND CABLE LINE
— UT	DENOTES UNDERGROUND TELEPHONE LINE
— P	DENOTES UNDERGROUND PNEUMATIC OPTIC LINE
— UNK	DENOTES UNDERGROUND UNKNOWN LINE
○ SAN MH	DENOTES SANITARY MANHOLE
○ STM MH	DENOTES STORM MANHOLE
○ CB	DENOTES CATCH BASIN
○ G	DENOTES GROUND LEVEL
○ JN BOX	DENOTES TELEPHONE JUNCTION BOX
○ TSC	DENOTES TRAFFIC SIGNAL BOX
— HT	DENOTES HYDRO PNEUMATIC TANK
■ HW	DENOTES HANDWELL

REVISION 6: COMPOUND REVISED, JUNE 18, 2024.
REVISION 5: LOCATES ADDED TO PLAN, APRIL 26, 2024.
REVISION 4: SHIFTED TOWER LOCATION AS PER MUNICIPAL NOTES AND COMMENTS, AUGUST 24, 2023.
REVISION 3: PLAN REVISED TO MARKHAM NEW LAYOUT FOR E-PLANS, LANDSCAPE NOTES, JANUARY 12, 2023.
REVISION 2: TIE TO CENTRELINE ADDED, OCTOBER 20, 2020.
REVISION 1: GRADING AND ESC (SHEET 2) AND TREE LANDSCAPE PLAN (SHEET 3) ADDED, OCTOBER 6, 2020.

Floor Plan

Second Floor - Unit 202-204

(Recently Vacated Suite) 2,277 SF





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