



OFFICE SPACE FOR LEASE

Options from 11,478 sf. to 25,431 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, 3301 Langstaff offers incredible access to the amenities in the immediate area and one turn proximity to Highway 400.



Building Highlights

Availabilities:	Unit 101	11,478 sf.
	Unit 102	13,593 sf.
	Combined	25,341 sf.

(Landlord will consider dividing for the right tenant)

Net Rent: \$18.50 psf.

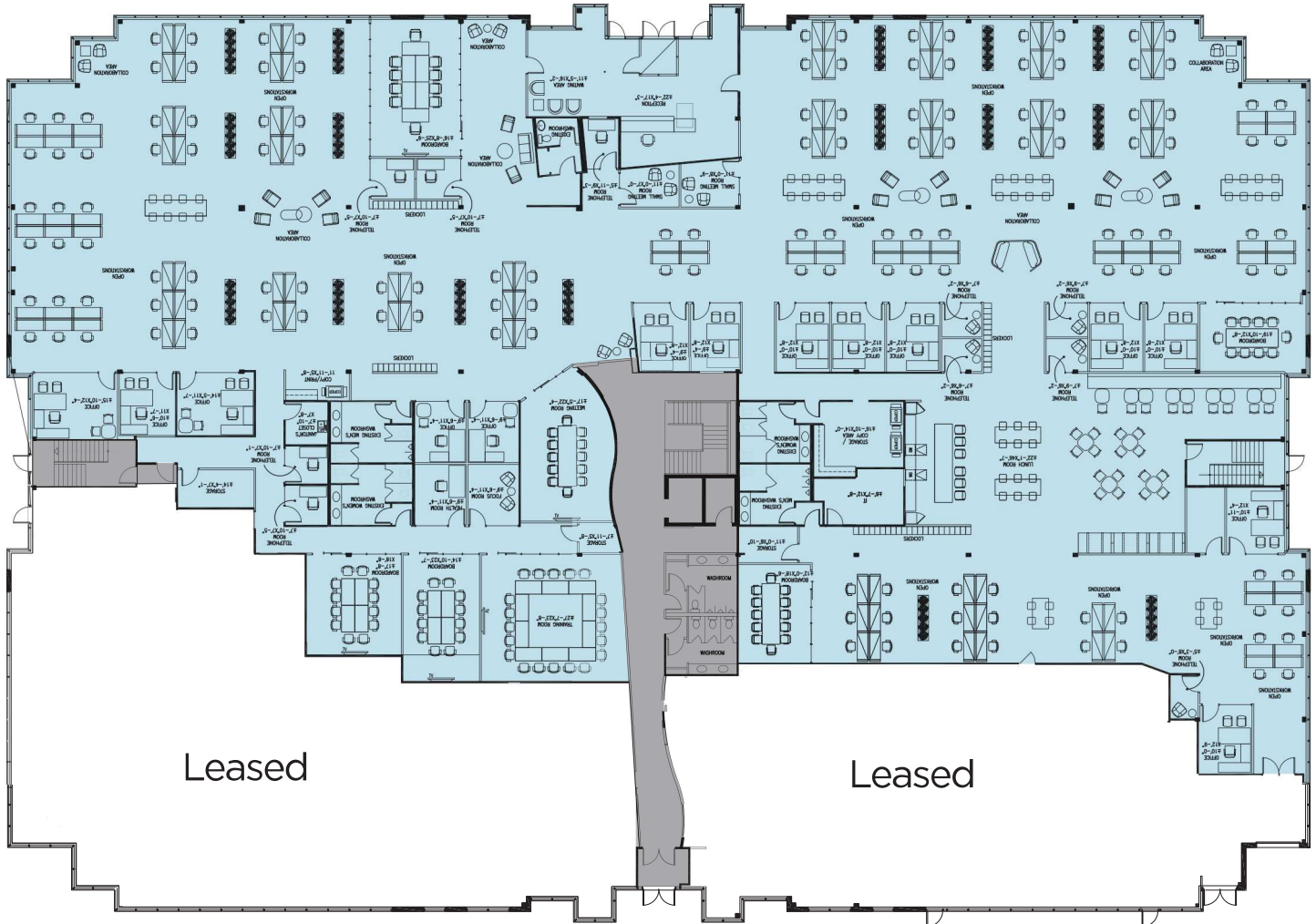
Additional Rent: \$14.00 psf.

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



Conceptual Layout - Suites 101-102: 25,341 square feet



Leased

Leased



Available
Common Area

Conceptual Layout - Unit 101: 11,478 square feet



Conceptual Layout - Unit 102: 13,503 square feet



-  Available
-  Common Area

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

FOR MORE INFORMATION

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. *Sales Representative



Lennard

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Vaughan, Ontario

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