



3700

FOR LEASE

Steeles Avenue W
VAUGHAN, ONTARIO

**AVISON
YOUNG**

For Lease

3700 Steeles Avenue W
Vaughan, ON



Newly renovated Class A corner office space at Steeles Ave W & Weston Road



Modern finishes throughout the unit featuring 8 private perimeter offices, 1 interior office, a well-sized boardroom and a kitchenette



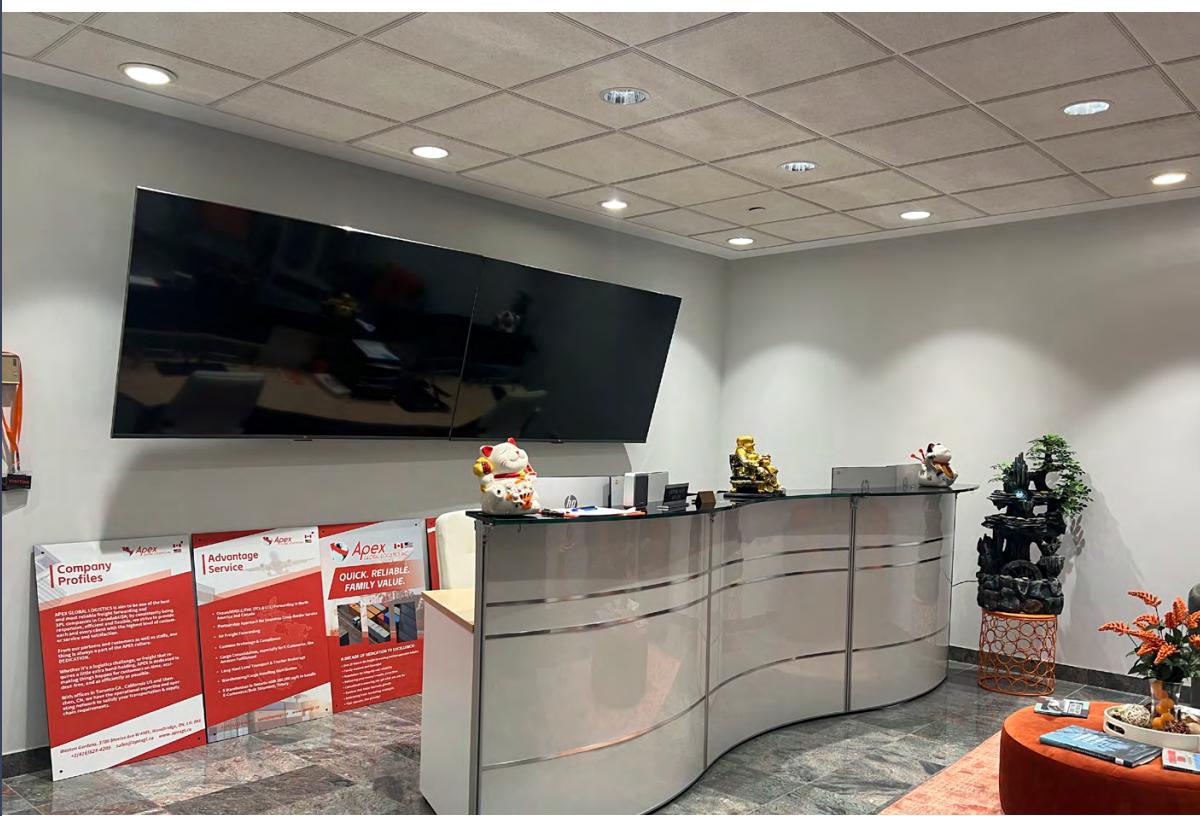
Open area can be spacially accommodate 12 people



AAA Landlord with daily garbage removal/cleaning



5 reserved underground parking spots



TOTAL AREA 4,998 sf

OFFICE 100%

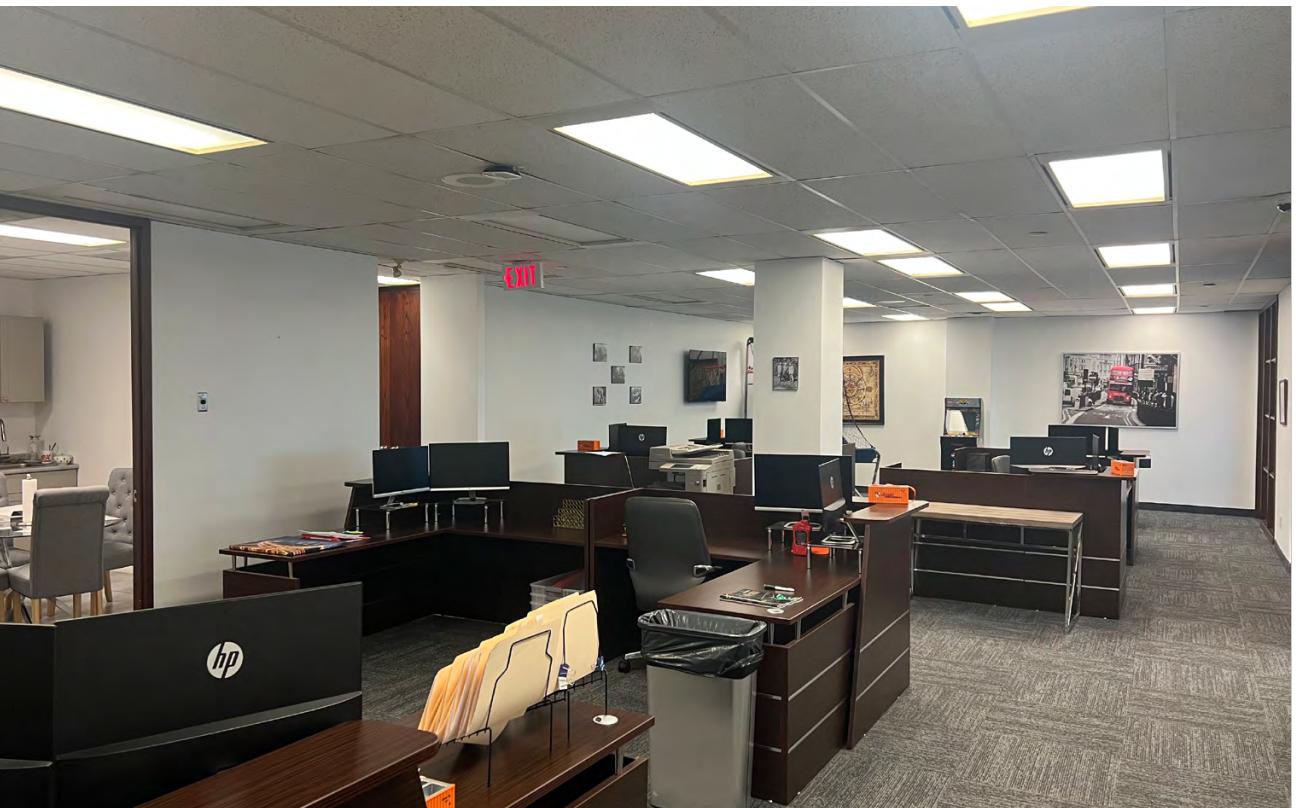
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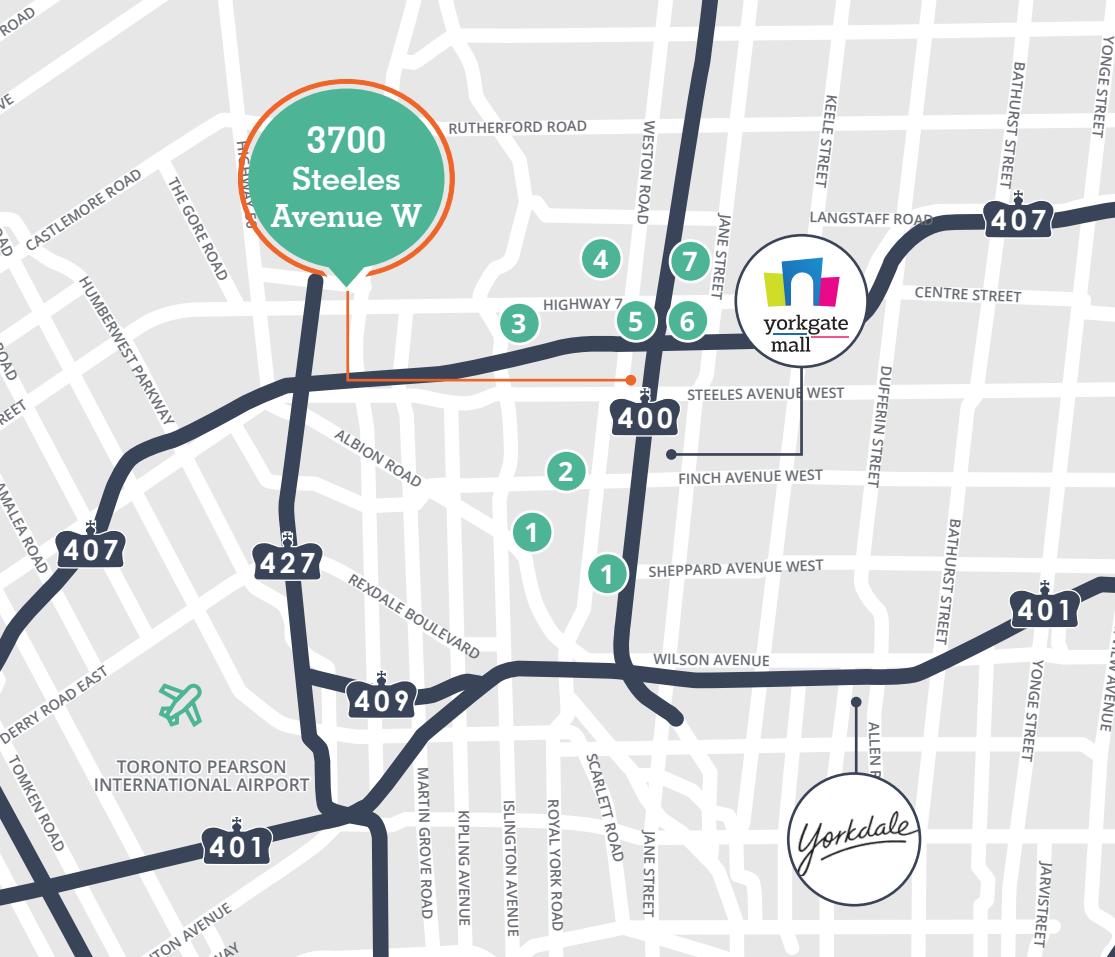
OCCUPANCY January 1, 2025

MAX RENTAL TERM 27

ASKING RATE \$15.50 psf net

T&O \$16.29





Amenities

- 1 Food Basics
Shoppers Drug Mart
Kumon
TD
- 2 Subway
Shoppers Drug Mart
TD
Central Food Market
Canada Post
Beer store
- 3 McDonald's
TD
Burrito Boyz
KFC
Harvey's
Copacabana Brazilean Steak House
- 4 SMARTCENTRES WOODBRIDGE
Circle K
Best Buy
Winners
Sport Chek
Michael's
Sleep Country
- 5 RIOCAN COLOSSUS CENTRE
Famous Players
BMO
Beer Store
Toys R Us
Fortinos
Canadian Tire
Chapters
- 6 Sephora
Hero Burger
Costco
Tim Hortons
Longo's
Golf Town
- 7 Homewood Suites
Walmart
Monte Carlo

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YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member