



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 spaciously accommodate 12 people



AAA Landlord with daily garbage removal/cleaning



5 reserved underground parking spots



TOTAL AREA	4,998 sf
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OFFICE	100%
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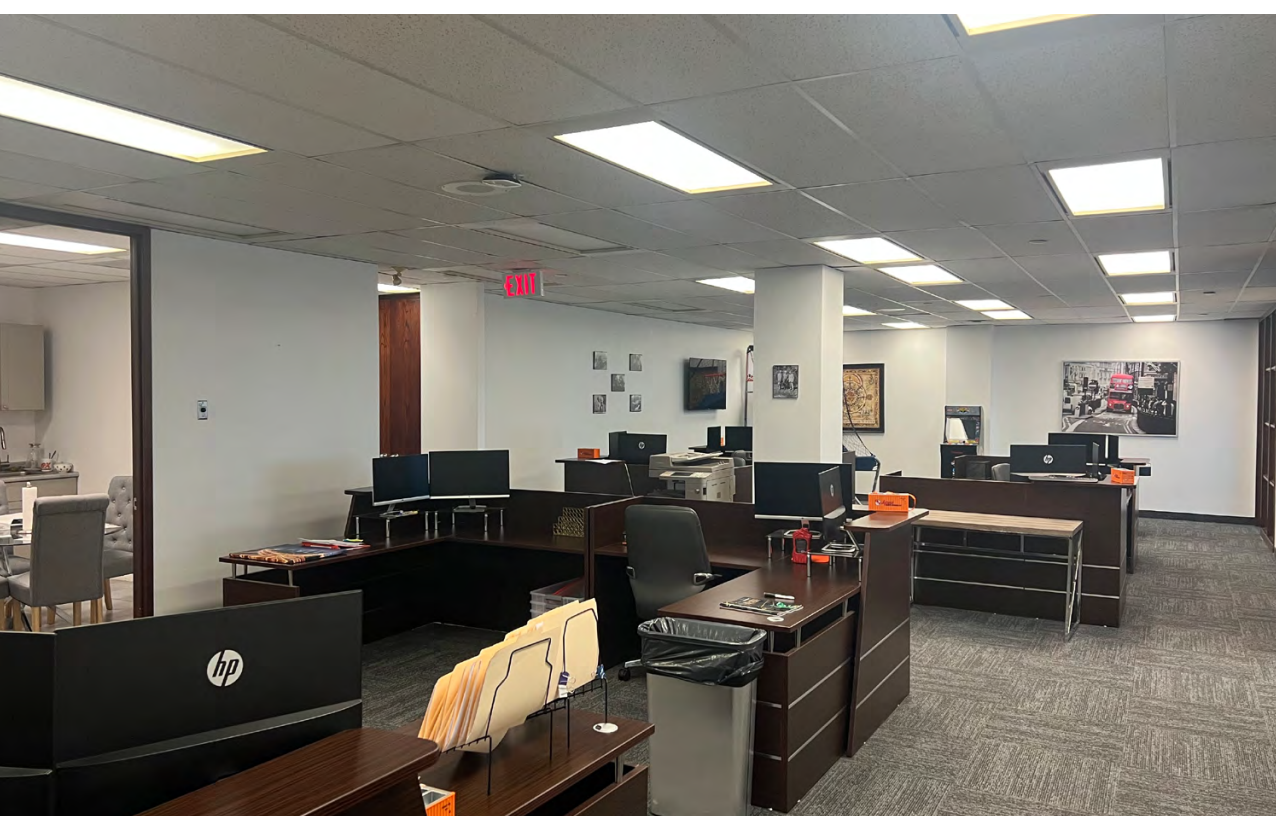
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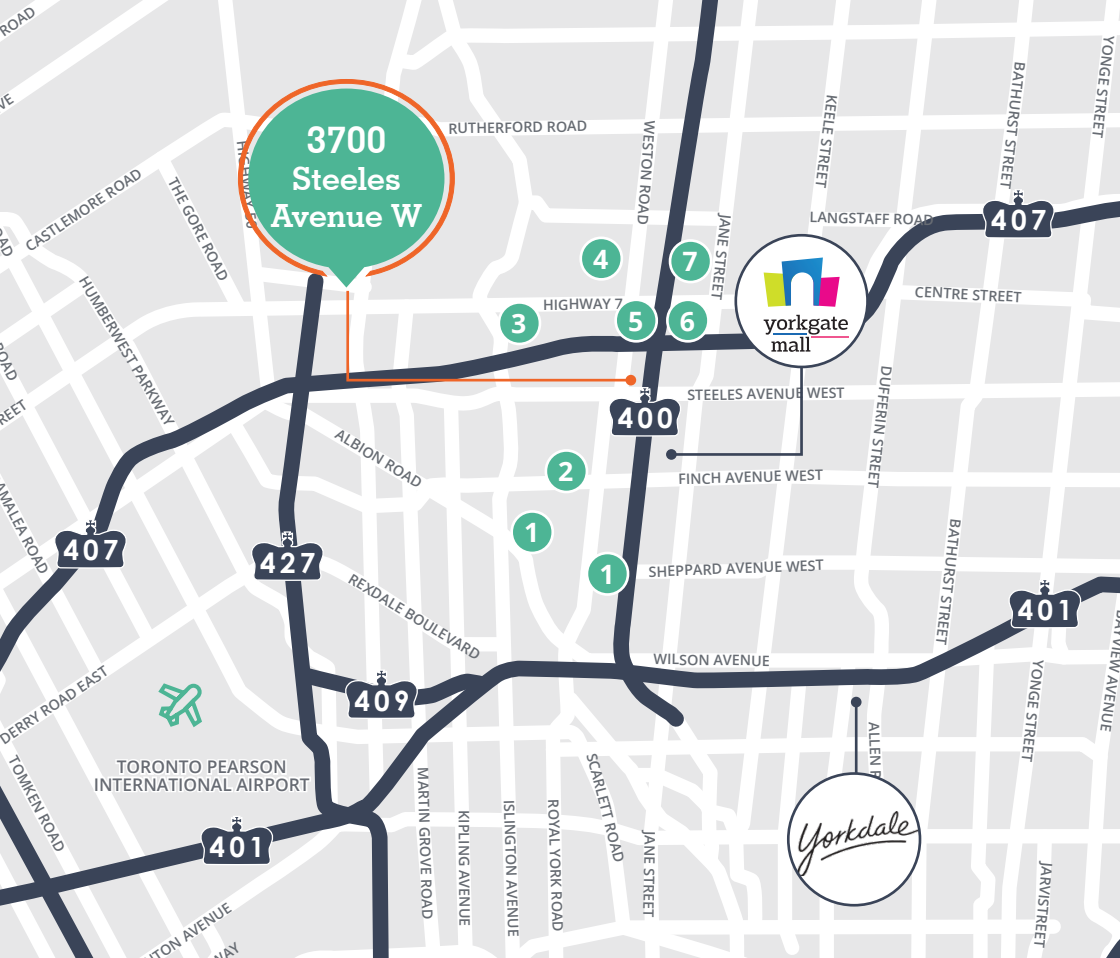
OCCUPANCY	January 1, 2025
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MAX RENTAL TERM	27
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ASKING RATE	\$15.50 psf net
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T&O	\$16.29
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Amenities

- 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 Brazilian
Steak House
- 4 SMARTCENTRES WOODBRIDGE
Circle K
Best Buy
Winners
Sport Chek
Michael's
Sleep Country
- 5 RIOCAN COLOSSUS CENTRE
Famous Players
BMO
Dollarama
Scaddabush
Earls
Homesense
- 6 Ikea
Dave & Buster's
Courtyard by
Mariott
- 7 Homewood Suites
Walmart
Monte Carlo

3700

FOR LEASE

Steeles Avenue W

VAUGHAN, ONTARIO

Nick Neila

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**AVISON
YOUNG**

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MANAGED
COMPANIES**

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