

RETAIL & OFFICE PROPERTY

FOR LEASE



481 Taunton Road West, Oshawa, ON, L1H 7K4



An exceptional opportunity to lease space in a brand-new 4-storey office property conveniently located in North Oshawa at Taunton Rd W. & Thornton Rd N.

- Last two remaining units available for lease, with prominent exposure along Taunton Rd W.
- Situated next to the Oshawa Executive Airport and 97-room Tru by Hilton.
- Ample parking for staff and visitors.
- High-traffic area for maximum visibility.
- Excellent signage opportunities.



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PROPERTY DETAILS

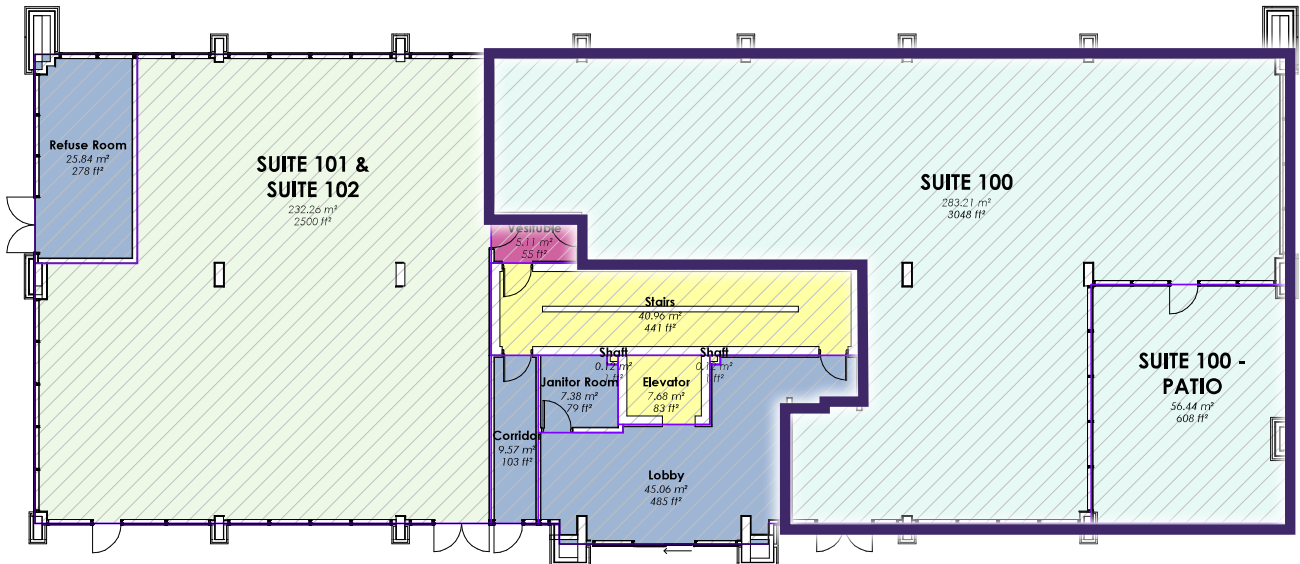
481 Taunton Rd W Suite 100

Property Type	Retail
Size	3,382 SF
Net Rent	\$30 PSF
TMI	\$13.12 PSF (2026)
Availability	Immediate



Restaurant space for lease located at the base of a brand new 4-storey office development.

- Covered and fenced patio offering an additional 674 sq.ft., excluded from the rentable square footage.
- The development is located next to the Oshawa Executive Airport and Tru by Hilton, a 97-room hotel and the only one in North Oshawa.
- Signage available along Taunton.
- Ready for fixturing.
- Ample on-site surface parking.



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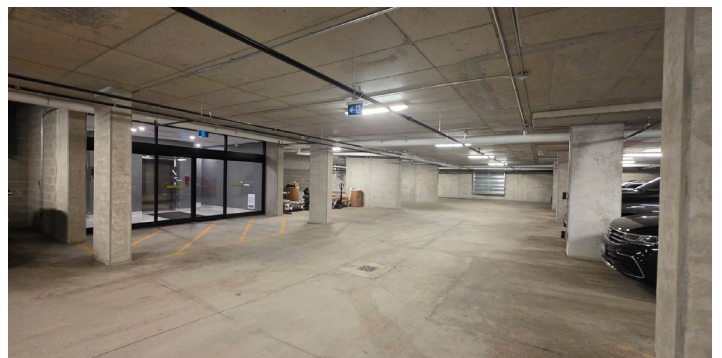
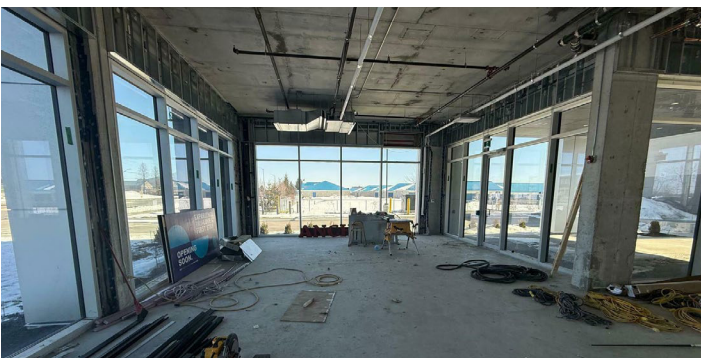
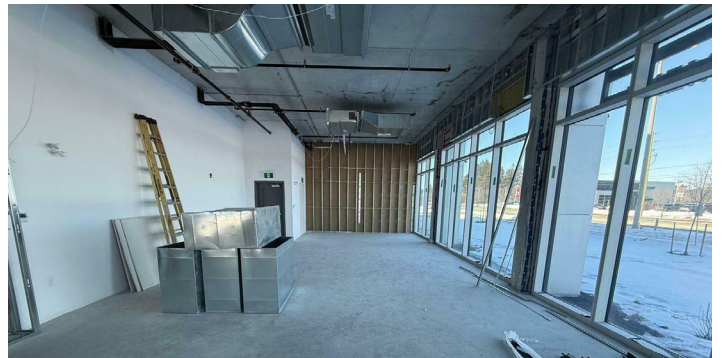
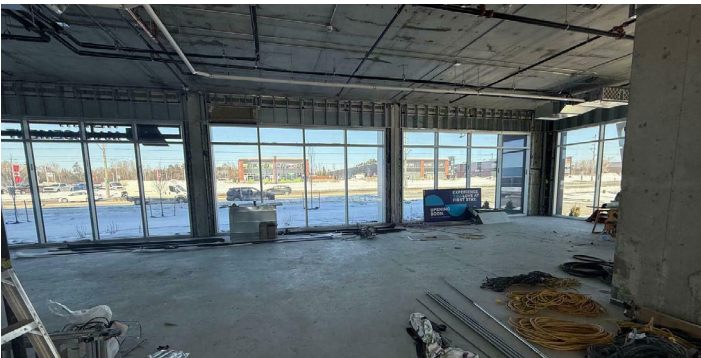
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ADDITIONAL PHOTOS

481 Taunton Rd W Suite 100



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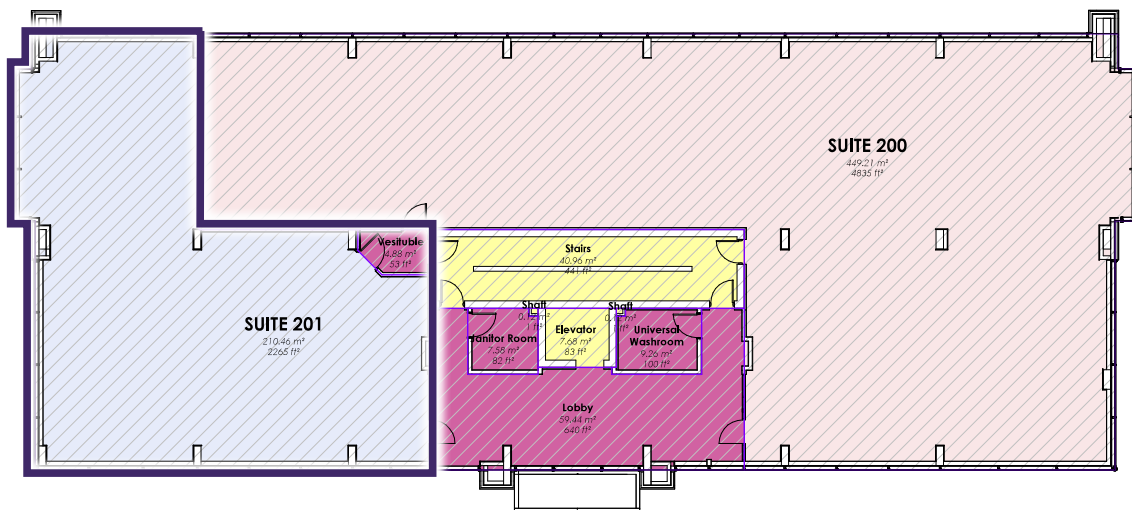
PROPERTY DETAILS

481 Taunton Rd W Suite 201

Property Type	Office
Size	2,797 SF
Net Rent	\$25.75 PSF
TMI	\$13.12 PSF (2026)
Availability	Immediate

Last remaining unit in a brand new 4-storey office development located centrally in North Oshawa at Taunton & Thornton.

- Prominent signage and exposure available along Taunton.
- Building features modern and elegant finishes.
- Each suite offers floor to ceiling windows allowing a ton of natural light.
- 42 underground parking stalls and ample surface parking available.
- Minutes to all major highways and Durham Region Transit.
- Adjacent to Oshawa Executive Airport and Tru by Hilton, a new 97-room hotel.
- Opportunity to build your dream office. Ideal for client-facing businesses, health and personal services, professional offices, consulting.



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DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	2,153	62,912	182,491
Daytime Population	3,887	50,745	153,393
Total Households	760	22,053	63,185
Average Household Income	\$140,456	\$132,728	\$135,873

Data Source: Environics Estimates 2025

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Site-Specific **ZONING**

AP-B (AIRPORT ZONE)

PERMITTED USES:

- (a) Agricultural uses, but not including new buildings
- (b) Airport terminal
- (c) Aviation related commercial uses
- (d) Aviation related institutional uses including a museum
- (e) Aviation related light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods
- (f) Aviation related transport terminal
- (g) Aviation related warehouse
- (h) Banquet hall
- (i) Club, excluding a nightclub
- (j) Convention centre
- (k) Hotel
- (l) Office
- (m) Outdoor storage accessory to any use permitted in the AP-B Zone
- (n) Recreational use
- (o) Restaurant
- (p) Sales outlet

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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