



SHOPPES OF ANGUS GLEN

Kennedy Rd. & Major Mackenzie Dr., Markham ON

4,804 Sq. Ft. Executive Office Suite for Lease



A rare opportunity to lease prestige executive office space in the heart of the award winning Angus Glen Community. Professionally designed and appointed, this office suite presents as sophisticated elegance for your businesses clients and customers.

Perfect for a small to medium sized professional or executive business. The office space comes complete with a large open reception area, state of the art bright executive boardroom, 7 furnished offices including a corner executive suite, 2 private washrooms & a meeting room which can also be used as an additional executive office. The unit includes a kitchenette which connects directly to the boardroom for client meetings. Access to the unit is via the ground floor through the large open lobby with public elevator and stair access. Private stair access is also available. Unit must be seen to appreciate!



Leasing Information
(416) 907-7552
Brokers Protected

POWERS REAL ESTATE LIMITED

(416) 907-7552

BROKERS PROTECTED

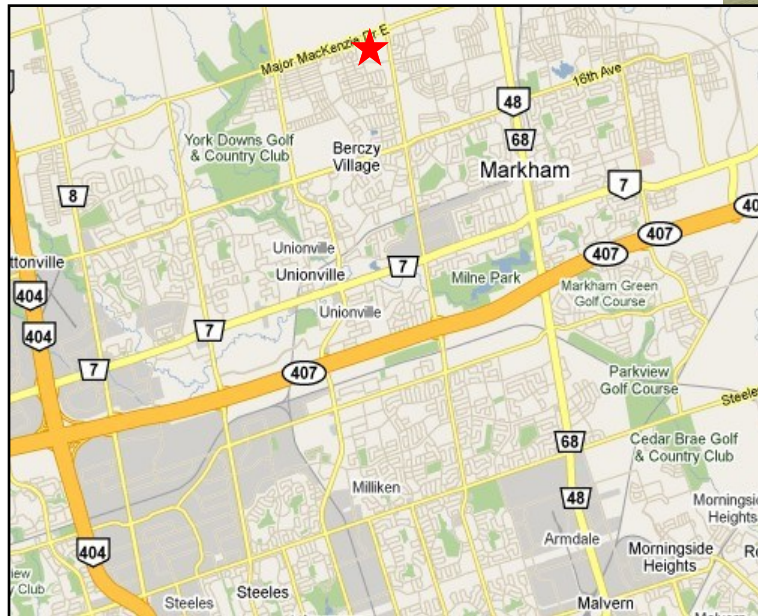


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SITE STATISTICS

- 41,000 Sq. Ft. Mixed Use Office/Retail Development
- Located across the Street from the Angus Glen Golf Course and Angus Glen Community Centre
- Office Area (Gross-up) - 4,804 Sq. Ft.
- Lease Term: Minimum 3 years and Maximum 5 years with option to renew
- **Rental Rates: \$28 psf Net. TMI: \$13.00 psf**
- Parking count – 167 shared parking stalls

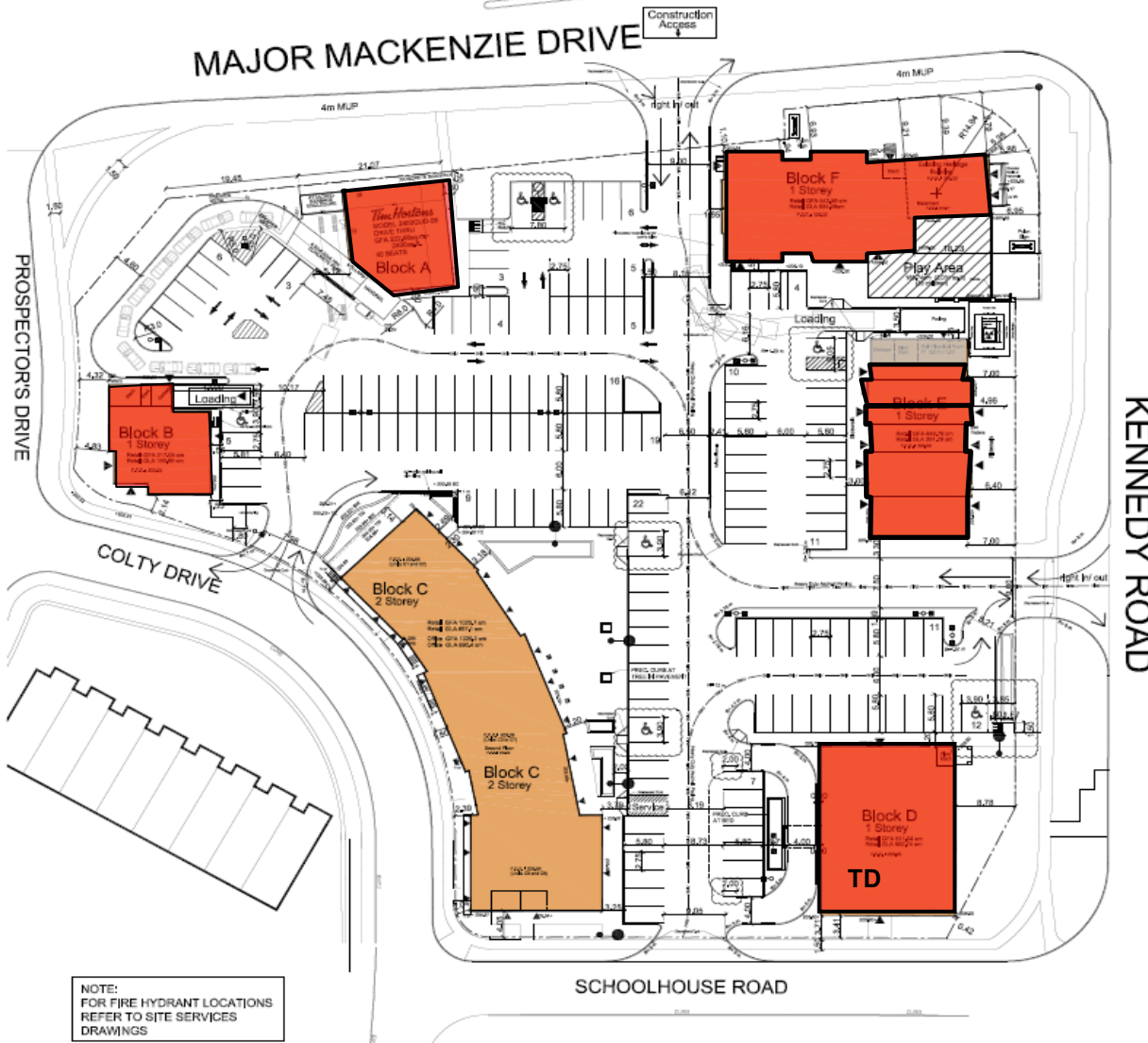




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Site Plan & Major Tenants



UNIT #	GLA (Sq. Ft.)	Tenant
A	2,400	Tim Horton's
B	2,353	Wild Wing
C	18,811	Office Space
D	5,500	TD Bank
E	4,348	LEASED
F	5,753	Angus Glen Montessori
Total Area	38,984	

- Available for Lease
- Leased
- Conditionally Leased

NOTE:
FOR FIRE HYDRANT LOCATIONS
REFER TO SITE SERVICES
DRAWINGS

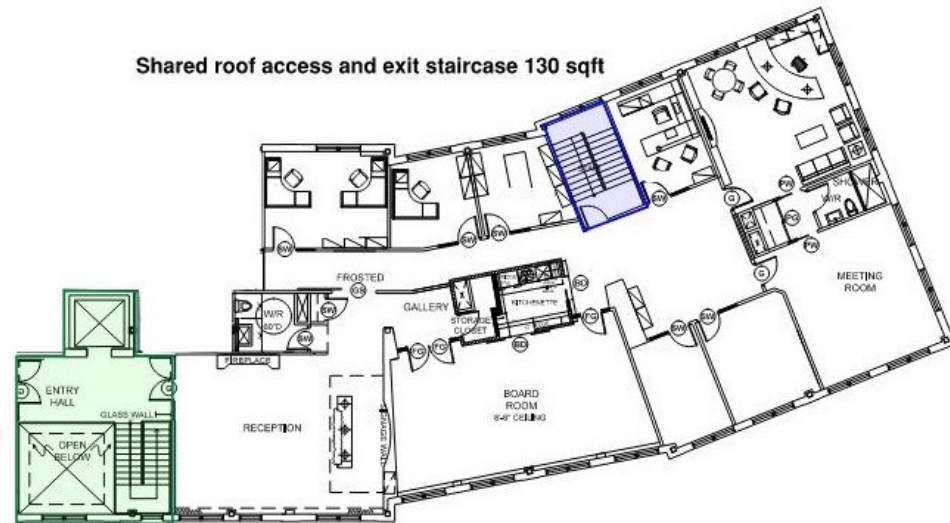


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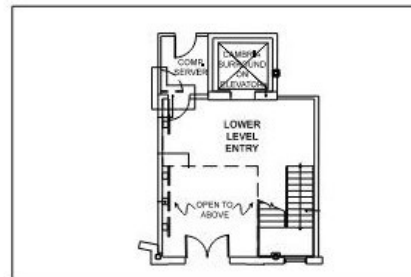
SHOPPES OF ANGUS GLEN Suite 201 Floor Plan

Shared roof access and exit staircase 130 sqft



Shared Entry 280 sqft lower level 560 sqft upper level Total 840 sqft

Approximate interior area 4430 sqft





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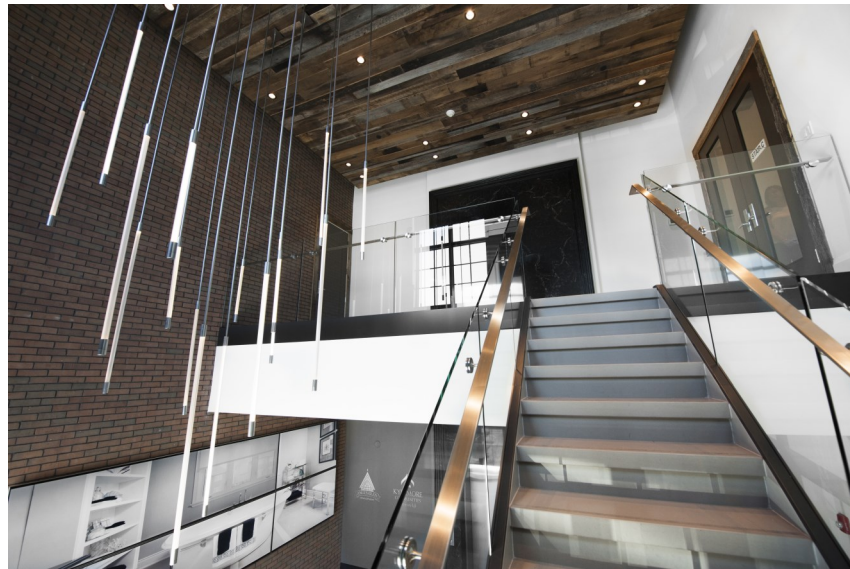
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