



WELLINGTON EAST BUSINESS CENTRE

1623 WELLINGTON STREET EAST
AURORA, ONTARIO

AVAILABLE FOR SALE

OFFICE CONDOMINIUMS COMING TO MARKET,
VARIOUS CONFIGURATIONS FROM 6,446 - 12,893 SQ. FT.

CBRE



PROPERTY HIGHLIGHTS

Embrace Sustainable Excellence:
Experience the Future of Green
Workspaces

Wellington East Business Centre by Howland Green is set to become Canada's largest Beyond Net Zero condominium office building, producing more energy than it consumes and maintaining a zero carbon footprint. Located in the Town of Aurora, this impressive 80,000 square foot building boasts the lowest condominium fees in the country, offering significant monthly savings.

85%

REDUCTION IN OPERATIONAL ENERGIES

720,000 KWH

SOLAR ENERGY PRODUCED ANNUALLY

60%

LOWER CONDO FEES PAID ANNUALLY COMPARED TO COMPETITORS

Building Advancements and Technology



THE BOX



THE ROOF



THE WINDOWS



PHOTO VOLTAIC



GEOTHERMAL HEATING & AC



ELECTRIC POTENTIAL STORAGE



WATER HARVESTING



HOT WATER STORAGE



EFFICIENT BASEMENTS



EV CHARGING STATIONS



LIGHTING & SPLIT LEVEL LIGHTING



ENERGY MONITORING

Building Features :

- 4 Storey condominium office building
- 2 elevators
- Above & underground parking
- Storage space for sale
- Electric car charging stations
- Bicycle Parking

SPACE AVAILABILITY

AVAILABLE FOR SALE



4TH FLOOR CONFIGURATIONS AVAILABLE FROM
6,446 – 12,893 SQ. FT.

\$4,029,062.50

SUITE 401-405

\$4,029,062.50

SUITE 406-410

\$8,058,125.00

ENTIRE 4TH FLOOR

TBD

AVAILABILITY

TO BE ASSESSED

TAXES

\$190.00

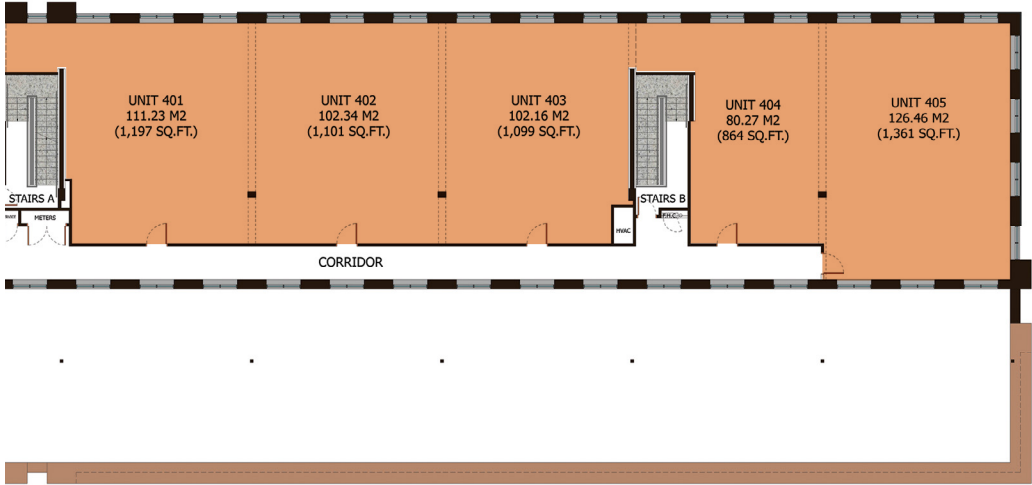
CONDO MAINTENANCE FEE (MONTHLY)



FLOORPLANS

SUITE 401 - 405

5,622 SQ. FT. | \$4,029,062.50

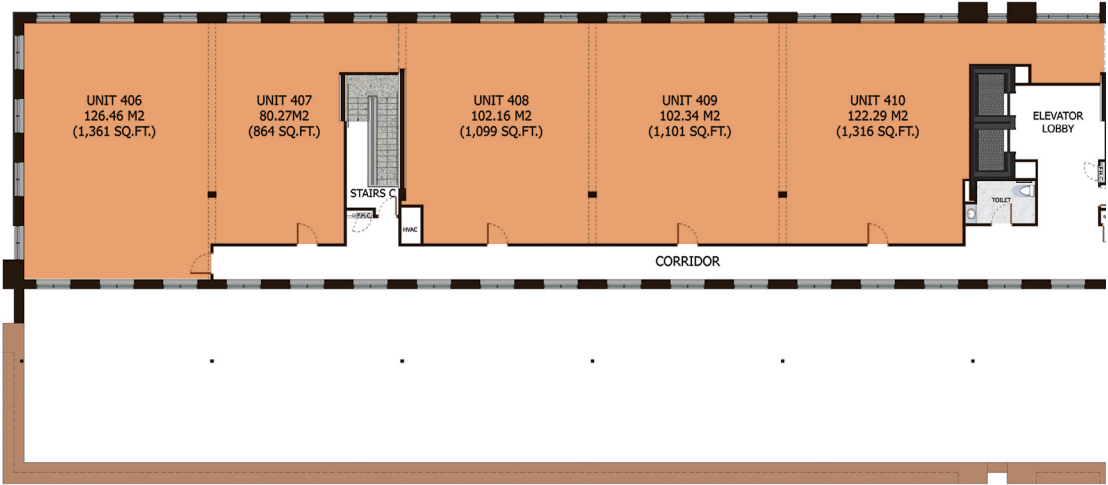


UNIT	SQ FT
401	1,197
402	1,101
403	1,099
404	864
405	1,361

■ AVAILABLE

SUITE 406 - 410

5,741 SQ. FT. | \$4,029,062.50



UNIT	SQ FT
406	1,361
407	864
408	1,099
409	1,101
410	1,316

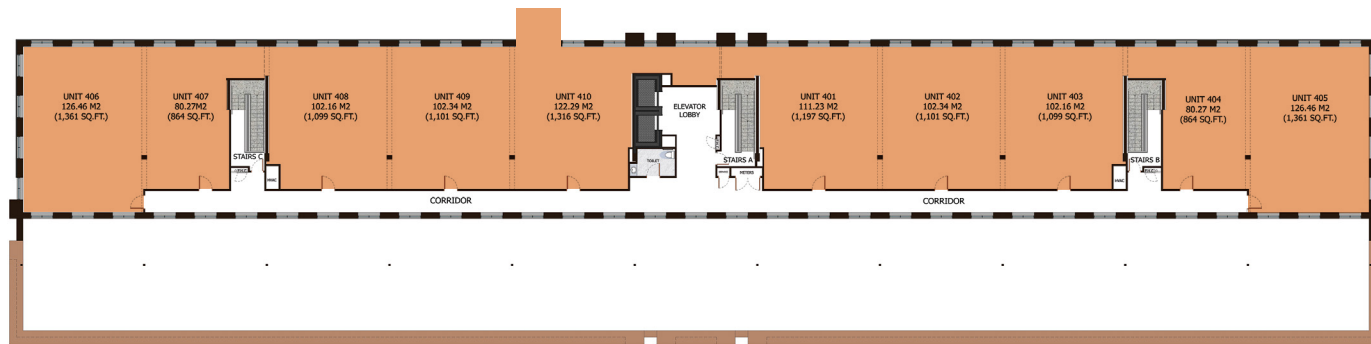
■ AVAILABLE



FLOORPLANS

ENTIRE 4TH FLOOR

12,893 SQ. FT. | \$8,058,125.00



AMENITIES

FOOD AMENITIES

- 1 BOSTON PIZZA
- 2 THE KEG STEAKHOUSE + BAR
- 3 SWISS CHALET
- 4 MR. GREEK
- 5 FRANK'S ORGANIC GARDEN
- 6 TIM HORTONS
- 7 EGGS 4 LIFE

SHOPPING AMENITIES

- 1 BEST BUY
- 2 FARM BOY
- 3 WINNERS & HOMESENSE
- 4 WALMART SUPERCENTRE

HOTELS

- 1 MICROTEL INN & SUITES
- 2 HOLIDAY INN EXPRESS & SUITES

HIGHWAY DRIVE TIMES

- HIGHWAY 7**
13 MIN (19.7 KM)
- HIGHWAY 407**
14 MIN (21.6 KM)
- HIGHWAY 401**
23 MIN (30.5 KM)

ZONING

EMPLOYMENT BUSINESS PARK (E-BP)

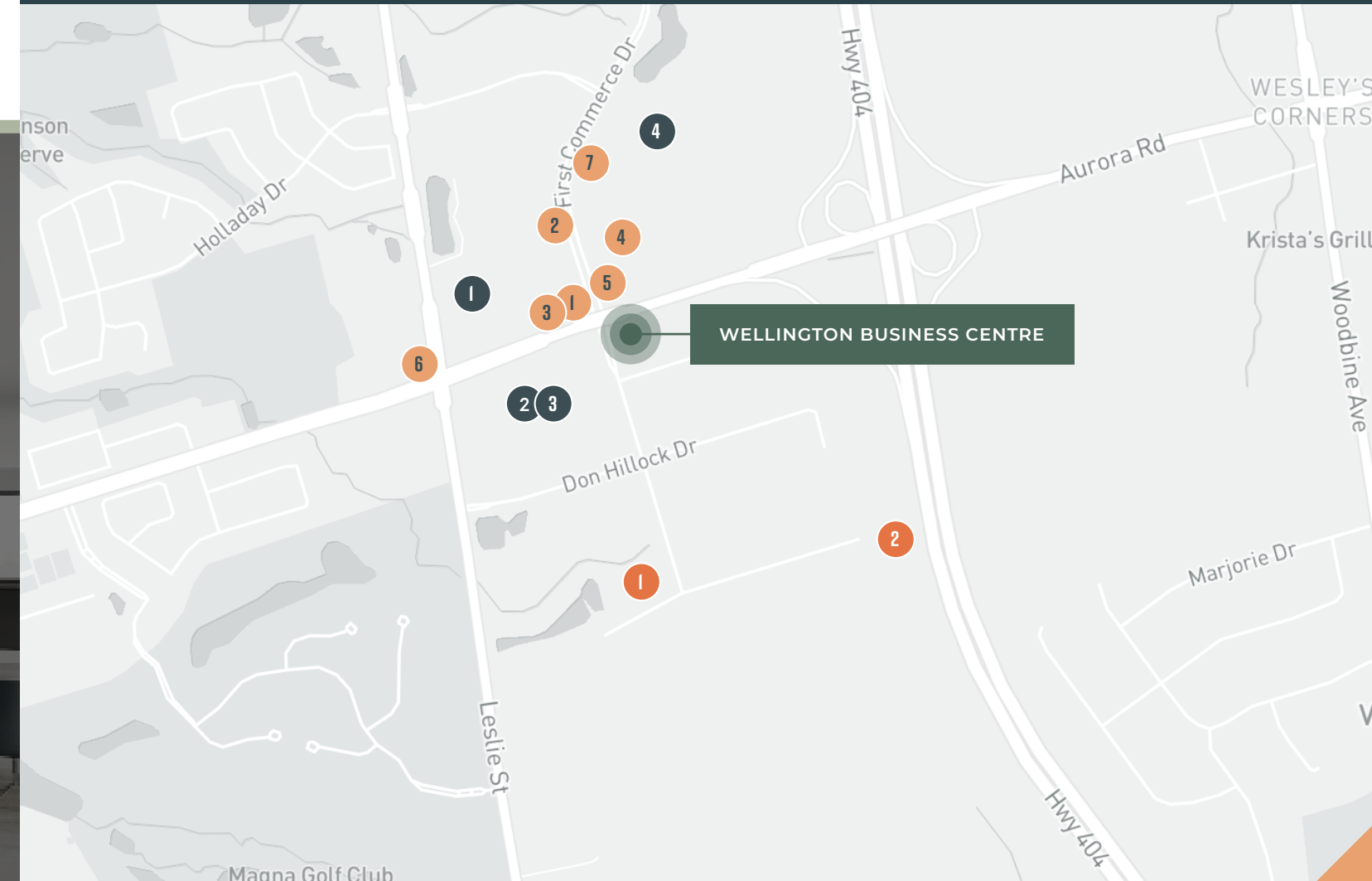
THE FOLLOWING USES SHALL APPLY TO EMPLOYMENT BUSINESS PARK ZONES:

Employment Zones Permitted Uses

- | | |
|--|------------------------------------|
| Convention Centre | Food Processing Establishment |
| Day Care Centre | Hotel/ Motel |
| Day Centre, Adult; Day Centre, Intergenerational | Industrial uses |
| Dry Cleaning Distribution Station and Depot | Medical Marijuana Production Use |
| Fitness Centre | Motor Vehicle Rental Establishment |

CONTINUED IN THE LINK BELOW:

[CLICK HERE FOR MORE INFORMATION](#)



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CBRE

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