



CUSHMAN &  
WAKEFIELD

**Lennard:**

# Office Space For Lease

13,953 SF

Divisible from 4,000 SF+

BROKER BONUS:  
For Every Qualified  
Tour - Broker will be  
entered into a draw  
for a foursome at  
Eagles Nest Golf  
Course\*\*\*



# 3301

Langstaff Road  
Vaughan, Ontario

## Well located, Vaughan Office Opportunity

3301 Langstaff Road is a well located, ground floor office space opportunity in a prime Vaughan location. Located just south of Vaughan Mills, the property offers incredible access to the amenities in the immediate area and one turn proximity to Highway 400.



# 3301 Langstaff Road



## Building Highlights

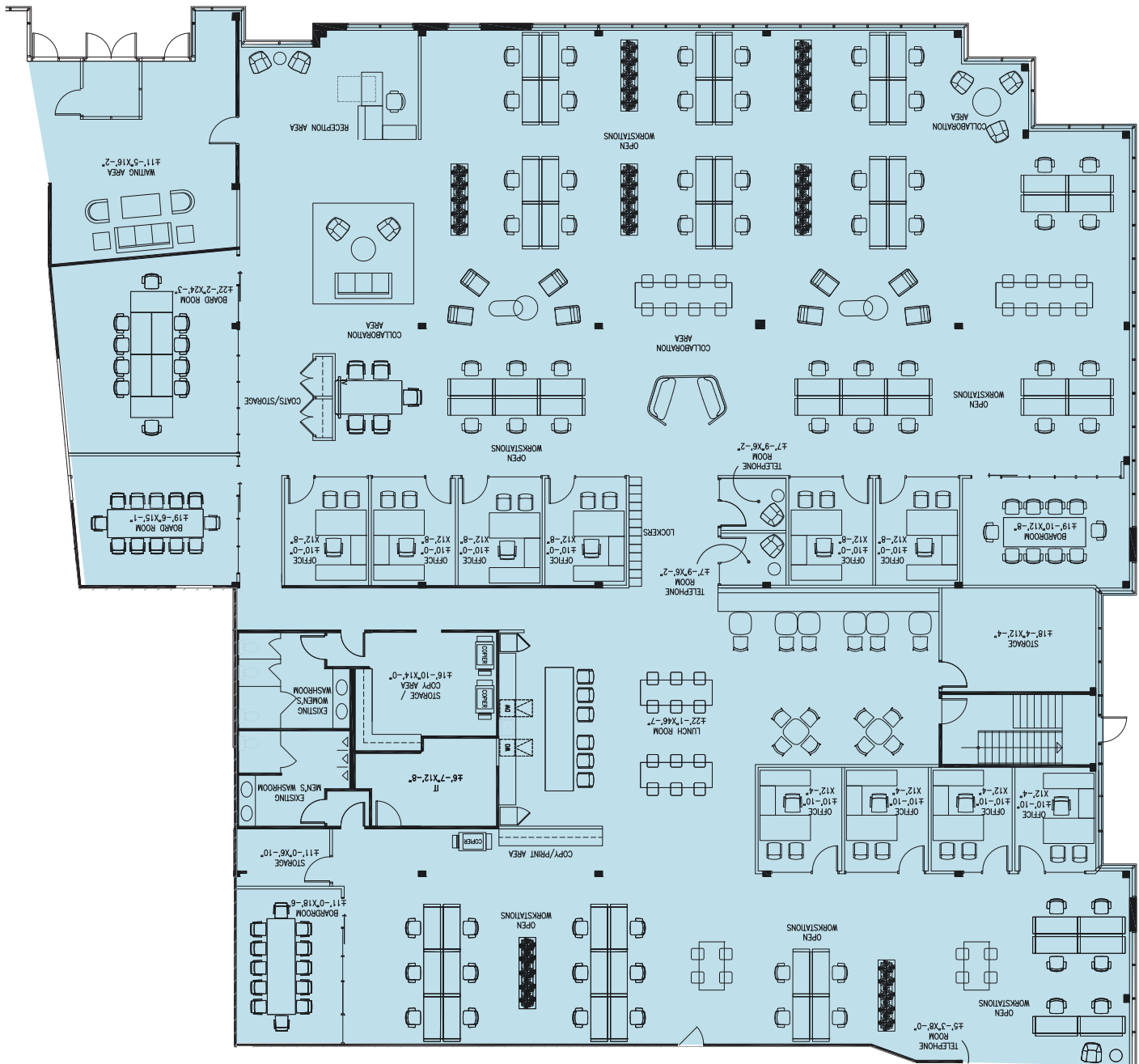
<b>Availabilities:</b>	Unit 102 13,953 SF*
	*Divisible from 4,000 SF
<b>Net Rent:</b>	\$18.50 PSF
<b>Additional Rent:</b>	\$12.75 PSF (includes utilities)
<b>Parking Ratio</b>	4 per 1,000 PSF

## Property Description

- Ground floor office space
- Base building space ready for custom buildout
- Building signage opportunity
- Well located building with easy access to Highway 400
- Countless area amenities at Vaughan Mills, just a short drive away
- Speak to listings agents about divisibility



Conceptual Layout - Unit 102: 13,953 square feet

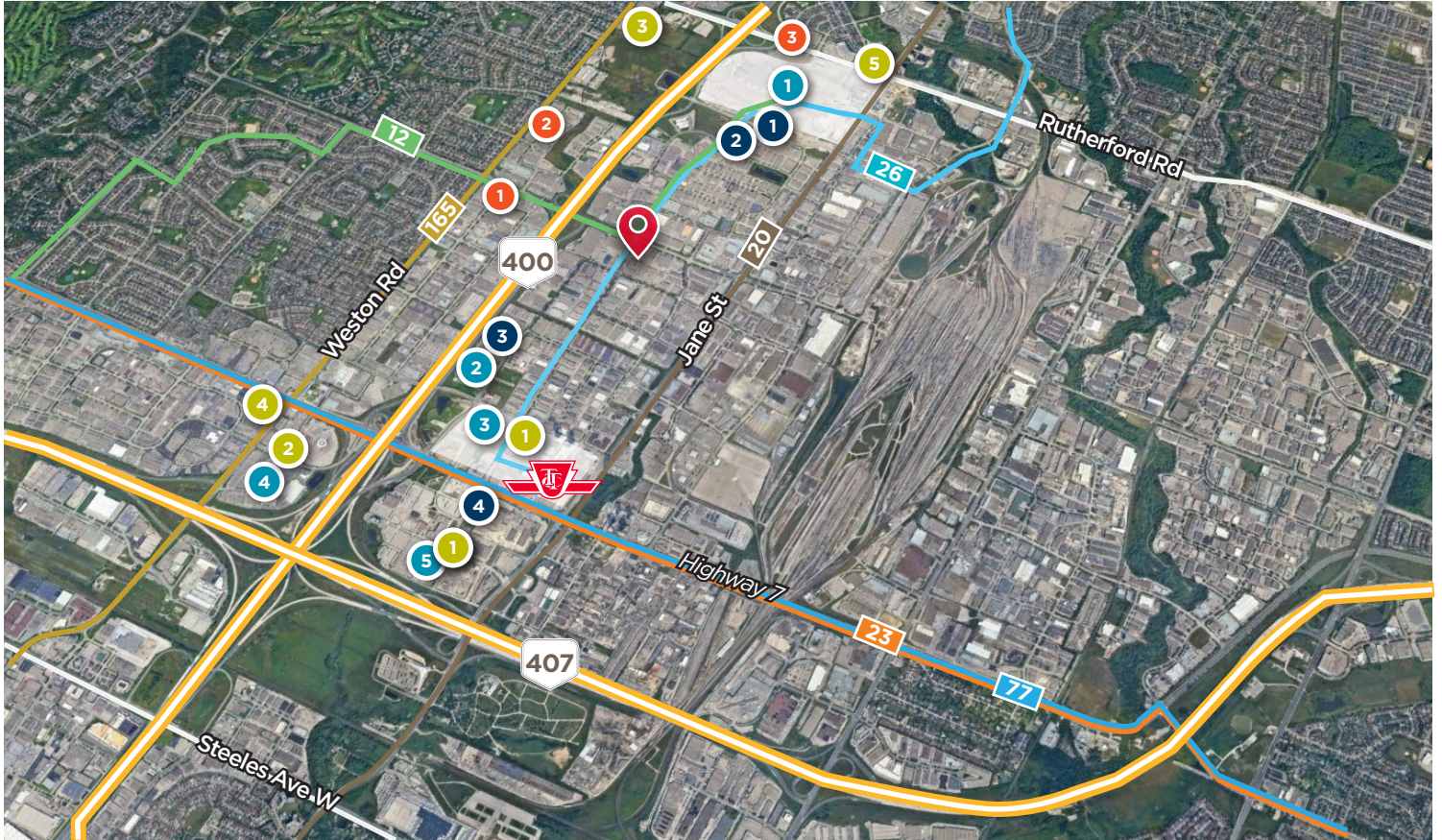


Space can be divided into units starting from 4,000 SF



# 3301 Langstaff Road

## Amenities Map



### RESTAURANTS

1. St.Louis Bar & Grill
2. Earl's
3. Harveys
4. Freshii
5. Mcdonald's

### RETAIL

1. Vaughan Mills
2. Walmart Supercentre
3. Lowe's
4. RioCan Colossus Centre
5. Ikea Vaughan

### HOTEL

1. Aloft Vaughan Mills
2. Novotel Hotel
3. Springhill Suite by Marriott
4. Hilton Garden Inn

### GYM

1. Fit 4 Less
2. Anytime Fitness
3. 9Round Fitness

### LEGEND | TRANSIT



Vaughan  
Metropolitan Centre

12 Pine Valley

26 Maple

23 Thornhill Woods

77 Highway 7

165 Weston

20 Jane



Subject Property





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# Office Space For Lease

# 3301

**Langstaff Road  
Vaughan, Ontario**

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\*\*\***BROKER BONUS:** Upon completion of a qualified tour, cooperating brokers name will be added to a draw for a foursome at Eagles Nest Golf Course. The draw will be September 17th, 2025.

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