



CUSHMAN &
WAKEFIELD

Lennard:

Office Space For Lease

3,521 SF & 4,244 SF



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



Unit 1

4,224 SF

Unit 3

3,521 SF



Net Rent

\$18.50 PSF

Additional Rent

\$12.75 PSF (includes utilities)



Parking Ratio

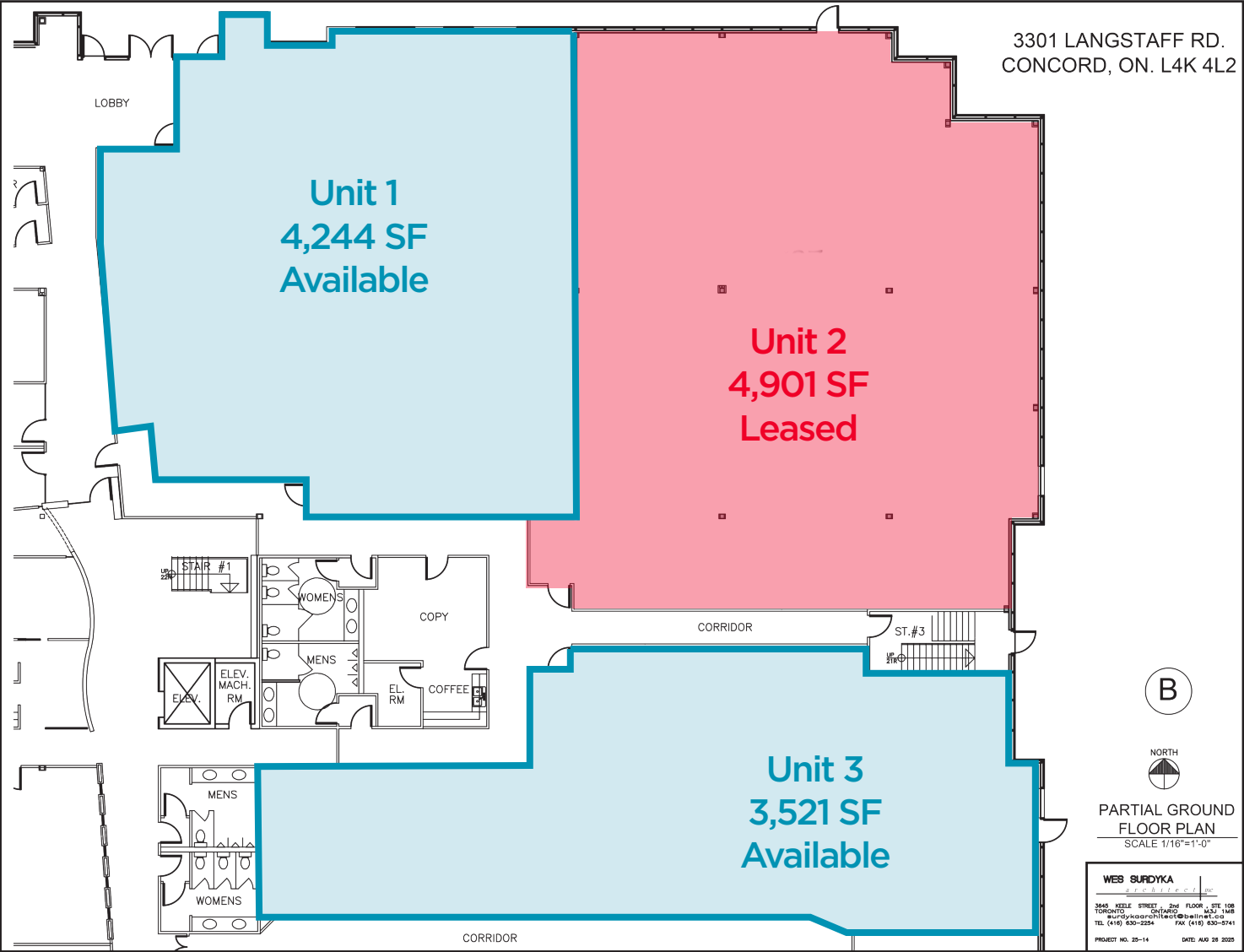
4 per 1,000 PSF

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

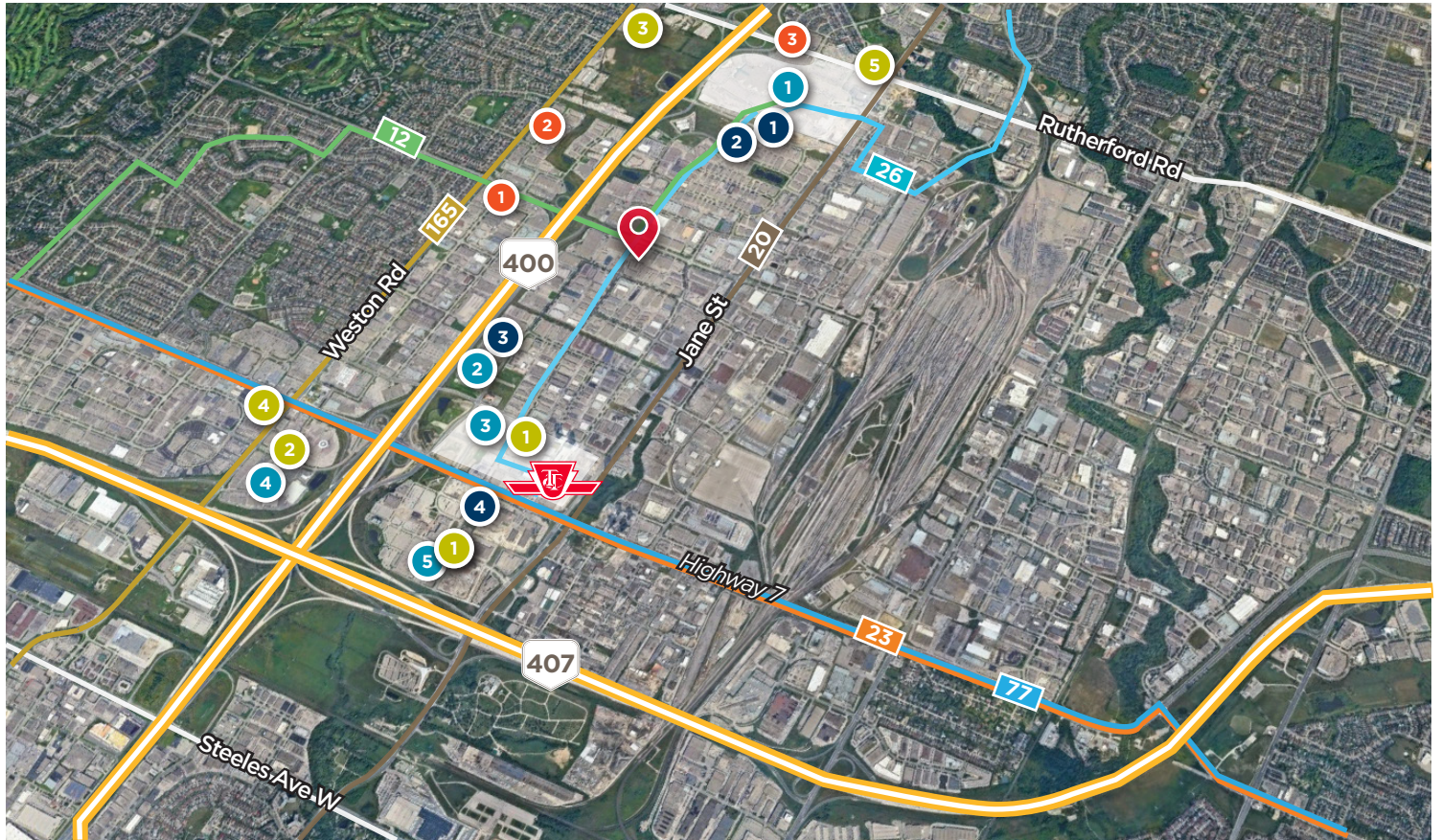
3301 Langstaff Road

Floor Plan



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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**Langstaff Road
Vaughan, Ontario**

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