



**Lennard:**

# Office Space For Lease

3,521 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 3

3,521 SF



Parking Ratio

4 per 1,000 PSF



Net Rent

\$18.50 PSF

Additional Rent

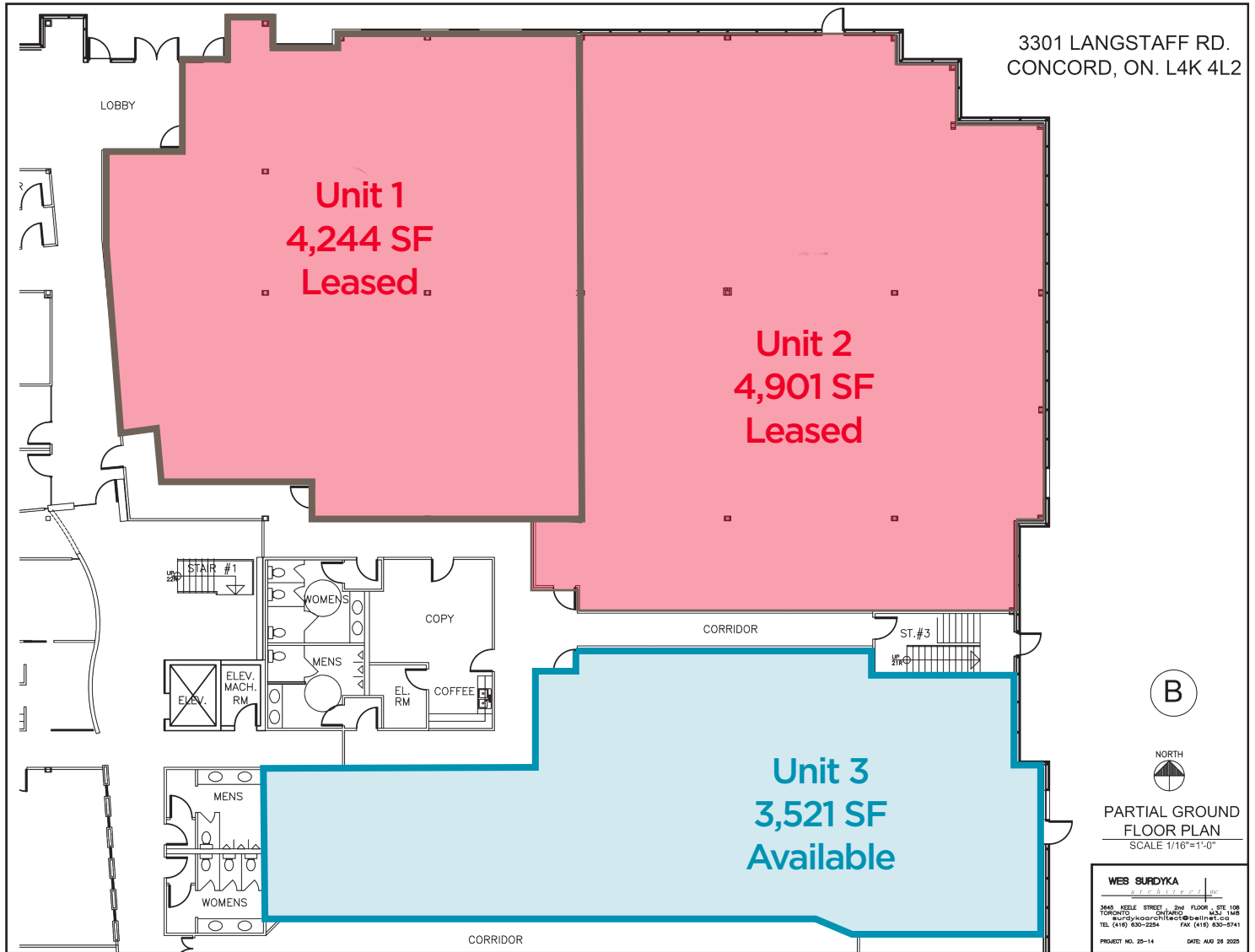
\$12.75 PSF (includes utilities)

## 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

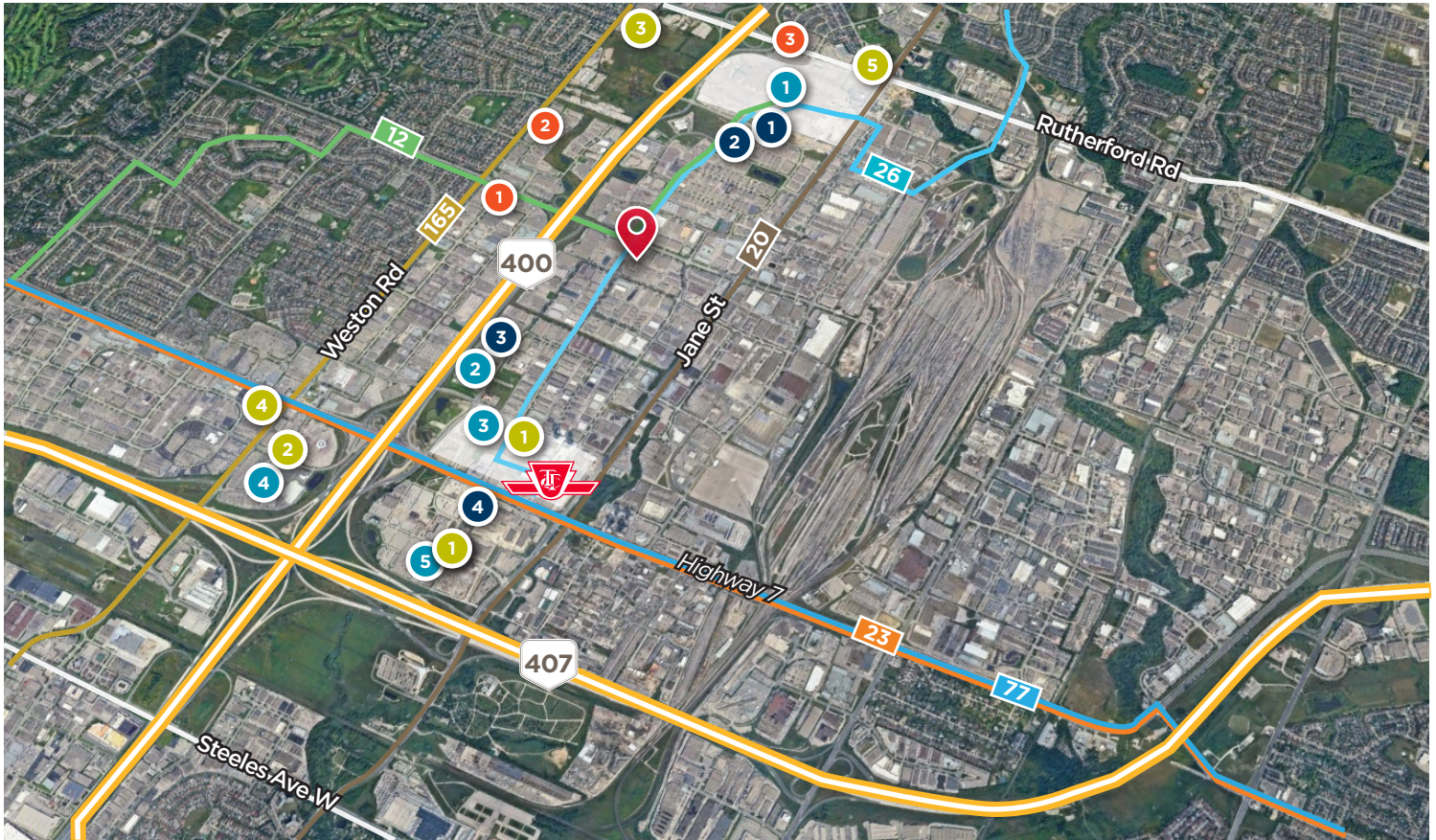
# 3301 Langstaff Road

## 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



**Lennard:**

# Office Space For Lease

# 3301 Langstaff Road Vaughan, Ontario

**Cushman & Wakefield ULC**  
401-1500 Don Mills Road  
Toronto, ON M3B 3K4  
416 494 9500  
cushmanwakefield.com

**Lennard Commercial Realty**  
201-60 Columbia Way  
Markham Ontario L3R 0C9  
905.752.2220  
lennard.com

**MIKE BROWN\***  
Senior Vice President  
**647 802 8824**  
mike.brown@cushwake.com

**MARK MCLAUGHLIN\***  
Senior Vice President  
**905.489.0708**  
mmclaughlin@lennard.com