



FOR LEASE | OFFICE | RETAIL

UPPER THORNHILL CENTRE 955-995 MAJOR MACKENZIE DRIVE

Vaughan, ON

Fast growing residential area. 4 storey medical centre.

STATS & FACTS

AVAILABLE UNIT: SUITE 204 | 948 SQ FT.

Gross Leasable Area :	Intersection :	Average Household Income Benchmark (for Ontario) :	
90,892 sq. ft	Major MacKenzie Drive & Ilan Ramon Boulevard	\$126,953.18	N/A
Demographics	Radius		
	≤ 1km	≤ 3km	≤ 5km
Population	8,324	80,726	217,750
Total # of Households	2,424	25,827	70,684
Avg. Household Income	\$201,633.56	\$167,135.85	\$153,063.62

(Source: Environics Analysis, Demostats 2023)



CONTACT

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SITEPLAN



LEGEND

LEASED

AVAILABLE

TENANT LIST

BUILDING A

A-1 Churrasqueira Red Rooster B.B.Q.

A-2 Pars Grill

A-3 Atmosphere Hair Studio

A-4 House of Hearing Clinic

A-5 Upper Thornhill Dental Care

BUILDING B

Tim Hortons

BUILDING C

C-1-2 Italian Restaurant

C-3-4 Upper Thornhill Eye Clinic

C-5-8 Four Seasons Childcare

BUILDING D

Upper Thornhill Medical Centre

Suite 100 Forum Drug Mart

Suite 102 X-Ray Associates

Suite 106 Med Rehab Group

Suite 108 Gamma-Dynacare Medical Laboratories

Suite 110 Maple Kidz Clinic

Suite 112 Upper Thornhill Urgent Care (Walk-in)

Suite 201 Gates of Maple Family Practice

Suite 203 Dr. David Rosman

Suite 204 Available

Suite 205 Dr. Kevin F. O'Grady

Suite 208 Dr. Ian Zatzman, Dr. Judith Bercuson, Dr. Jack Moussadji

Suite 210 Maple Medical Centre

Suite 212 Dr. Sarah Moore & Dr. Cassandra Uy

Suite 214 Dr. Grace Chua

Suite 215 Health 1st Medical Centre

Suite 216 DI-MED Services Limited

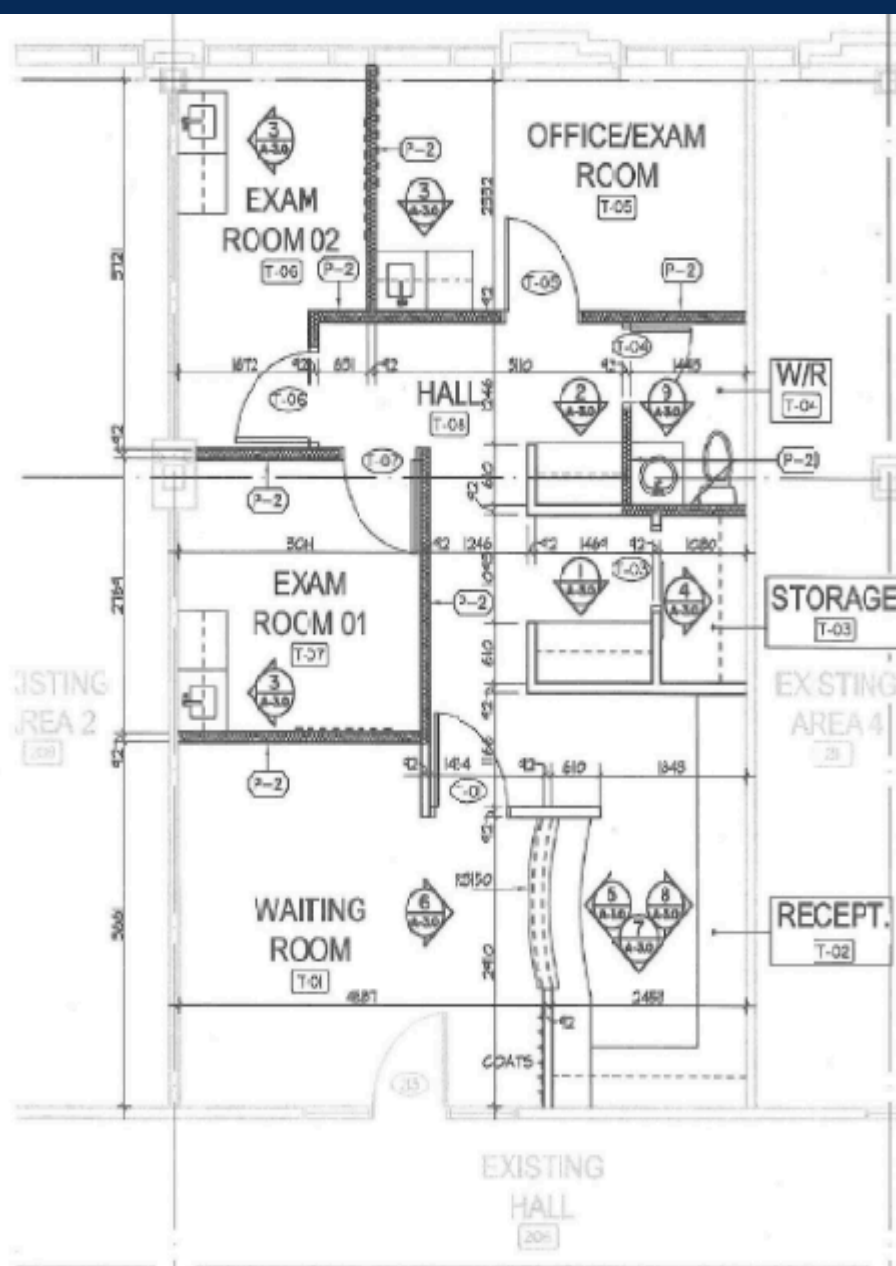
Suite 300 York Central Hospital

Suite 400 Procrea Fertility Centre

Suite 410 Eyes Above Toronto



SUITE 204 | OFFICE



SUITE 204 | OFFICE

Rentable Area:	948 sq. ft.*
Operating Costs:	\$13.60 per sq. ft.*
Realty Taxes:	\$5.59 per sq. ft.*
Availability:	Available August 1, 2025. Finished Medical Suite. Janitorial Costs included in Operating Costs.

*Estimated for 2025
The information contained herein is for marketing purposes only; the information has been obtained from sources deemed to be reliable and, while thought to be correct, the accuracy or correctness of the information (including the floor plan) is not warranted, nor guaranteed, by Condor Properties and is subject to change. The floor plan shall always be verified on site. The property (and any unit) may be withdrawn from the market without notice.



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