



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. , SUITE 203 | 1,070 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

CONDOR PROPERTIES

Corporate Office
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Concord, ON L4K 5Y4

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SITEPLAN



LEGEND

LEASED

AVAILABLE

TENANT LIST

BUILDING A

- A-1 Red Rooster Portuguese B.B.Q.
- A-2 Pars Grill
- A-3 Atmosphere Hair Studio
- A-4 Connect Hearing
- A-5 Upper Thornhill Dental Care

BUILDING B

- Tim Hortons

BUILDING C

- C-1-2 Parola Ristorante
- C-3-4 Foresee Eyecare
- C-5-8 Four Seasons Childcare
- BUILDING D**
- Upper Thornhill Medical Centre
- Suite 100** Procare Pharmacy
- Suite 102** X-Ray Associates

Suite 106

Med Rehab Group

Suite 108 Gamma-Dynacare Medical Laboratories

Suite 110 Maple Kidz Clinic

Suite 112 Integra Medical Clinic

Suite 201 Gates of Maple Family Practice

Suite 203 Available

Suite 204 Available

Suite 205 & 208 Mackenzie Vaughan Plastic Surgery

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 X-Ray Associates

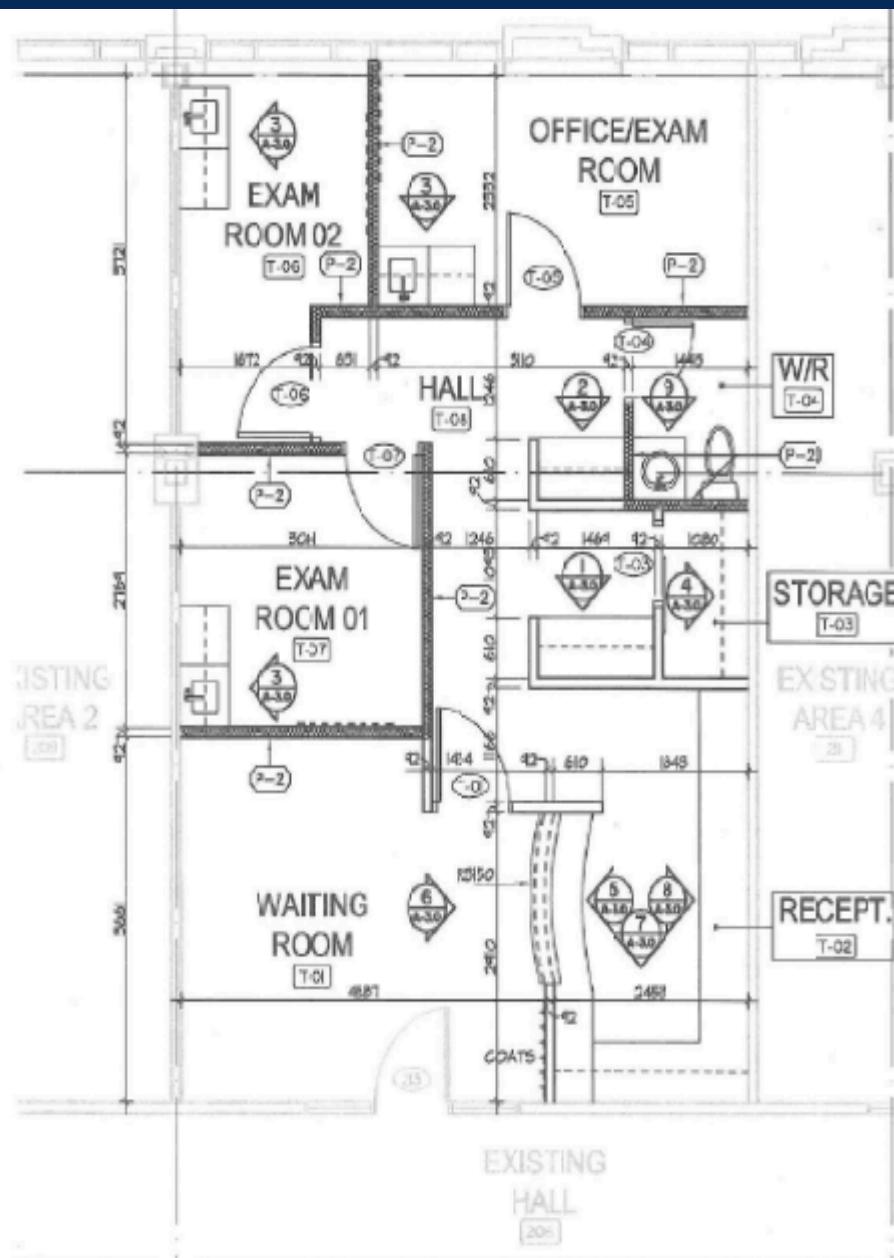
Suite 300 Mackenzie Health

Suite 400 Generation Fertility Vaughan

Suite 410 Medical Eye Consultants



SUITE 204 | OFFICE



SUITE 204 | OFFICE

Rentable Area:	948 sq. ft.*
Operating Costs:	\$14.25 per sq. ft.*
Realty Taxes:	\$5.59 per sq. ft.*
Availability:	Available Immediately. Finished Medical Suite. Janitorial Costs included in Operating Costs.

*Estimated for 2024
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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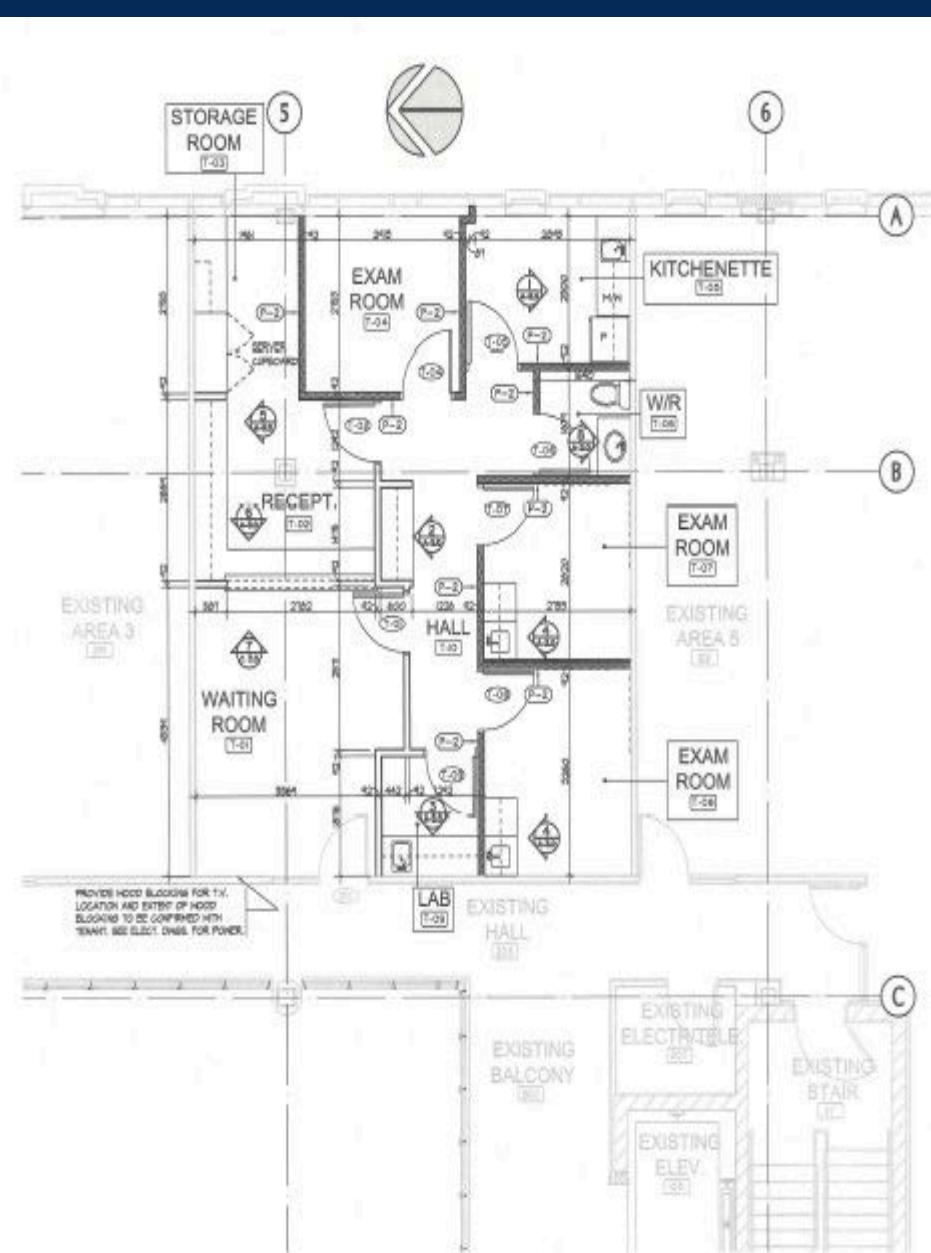
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SUITE 203 | OFFICE



SUITE 203 | OFFICE

Rentable Area:	1,070 sq. ft.*
Operating Costs:	\$14.25 per sq. ft.*
Realty Taxes:	\$5.59 per sq. ft.*
Availability:	Available upon 30 days notice. Janitorial Costs included in Operating Costs.

*Estimated for 2026
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