

FOR LEASE | OFFICE | RETAIL

# **UPPER THORNHILL CENTRE** 955-995 MAJOR MACKENZIE **DRIVE**

Vaughan, ON

Fast growing residential area. 4 storey medical centre.

## STATS & FACTS

Gross Leasable Area:

# **AVAILABLE UNIT: SUITE 204 | 948 SQ FT. , SUITE 203 | 1,070 SQ FT.**

Intersection:

Major MacKenzie Drive & Ilan Ramon 90,892 sq. ft

Boulevard

\$126,953.18

Average Household Income

Benchmark (for Ontario):

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 1500 Highway 7 Concord, ON L4K 5Y4

905 907 1600 info@condorproperties.ca

**VIVIAN VOO** 

Senior Director of Leasing 905 907 1600 ext. 216 info@condorproperties.ca

### **SITEPLAN**



### **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

 $\textbf{Suite 210} \ \mathsf{Maple} \ \mathsf{Medical} \ \mathsf{Centre}$ 

Suite 212 Dr. Sarah Moore & Dr.

Cassandra Uy

Suite 214 Dr. Grace Chua

Suite 215 Health 1st Medical Centre

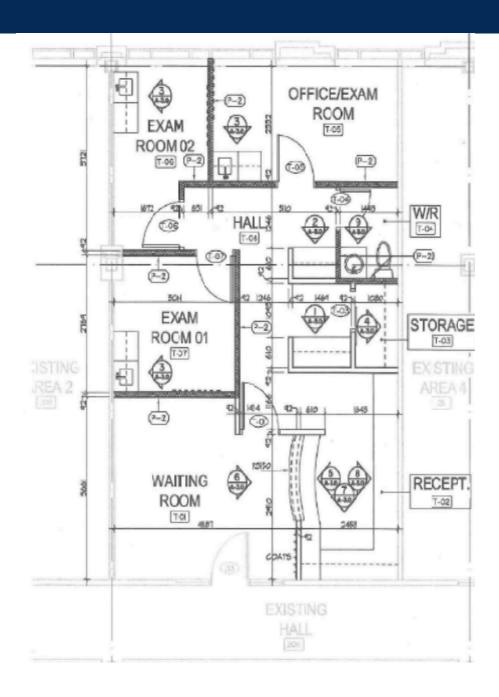
Suite 216 X-Ray Associates

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.\*

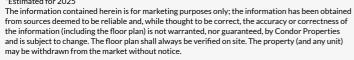
**Operating Costs:** \$13.60 per sq. ft.\*

**Realty Taxes:** \$5.59 per sq. ft.\*

Availability: Available Immediately. Finished

Medical Suite. Janitorial Costs included in Operating Costs.

#### \*Estimated for 2025





### **CONTACT**

**CONDOR PROPERTIES** 

Corporate Office

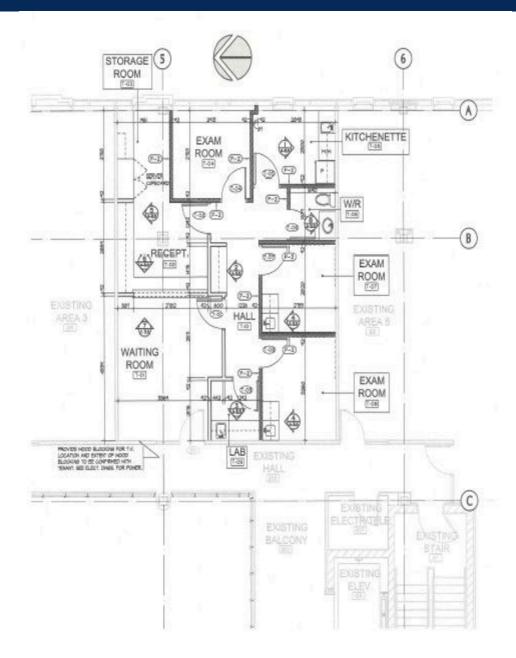
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# **SUITE 203 | OFFICE**

Rentable Area: 1,070 sq. ft.\*

**Operating Costs:** \$13.60 per sq. ft.\*

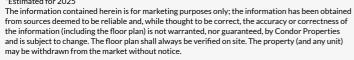
**Realty Taxes:** \$5.59 per sq. ft.\*

Available upon 30 days notice. Availability:

Janitorial Costs included in Operating

Costs.

#### \*Estimated for 2025





# CONTACT

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