FOR LEASE | OFFICE

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 215|2,128 SQ FT.

Gross Leasable Area :

90,892 sq. ft

Intersection :

Major MacKenzie Drive & Ilan Ramon Boulevard

Average Household Income Benchmark (for Ontario) :

$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
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



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 Mackenzie Health

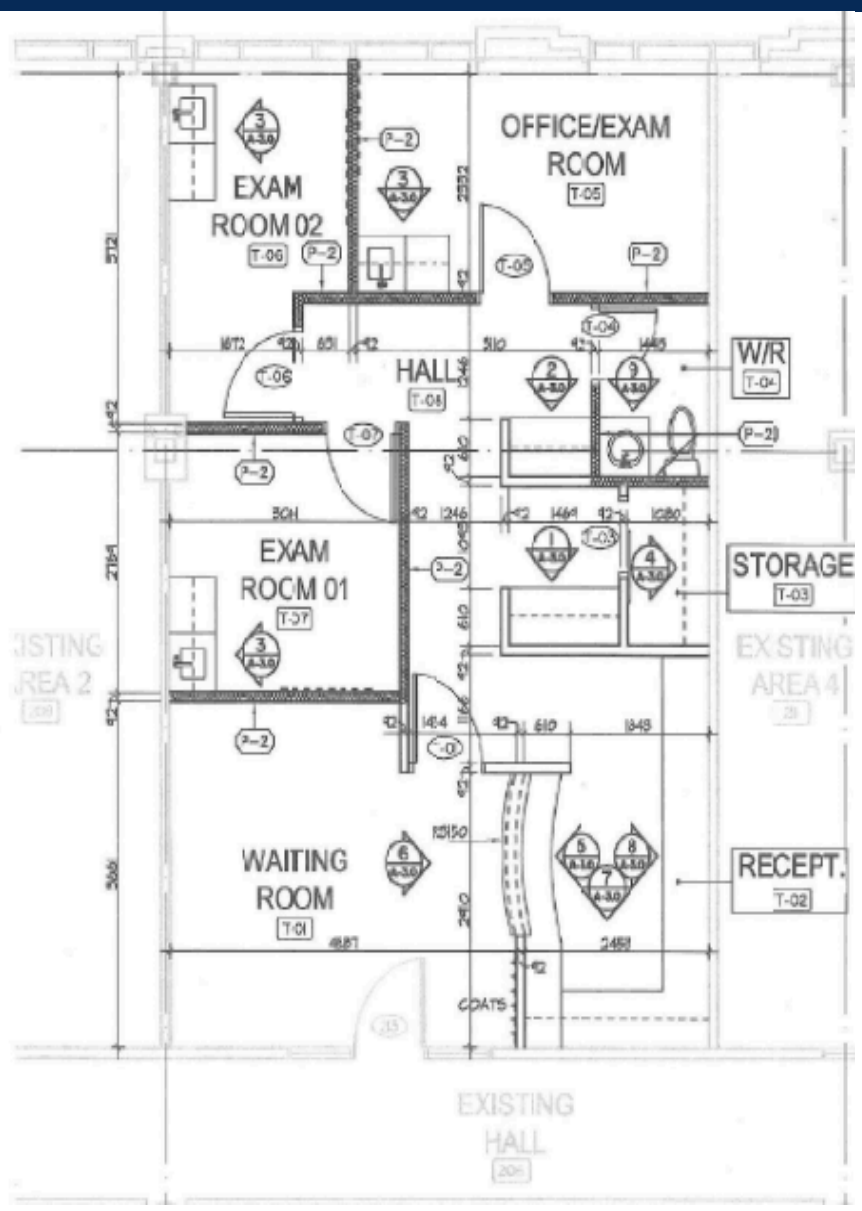
Suite 204 Available

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 Available
Suite 216 X-Ray Associates
Suite 300 Mackenzie Health

Suite 400 Generation Fertility Vaughan

Suite 410 Medical Eye Consultants



SUITE 204 | OFFICE

Rentable Area:	948 sq. ft.*
Operating Costs:	$14.67 per sq. ft.*
Realty Taxes:	$5.59 per sq. ft.*
Availability:	Available Immediately. Finished Medical Suite. Janitorial Costs included in Operating Costs.

*Estimated for 2026

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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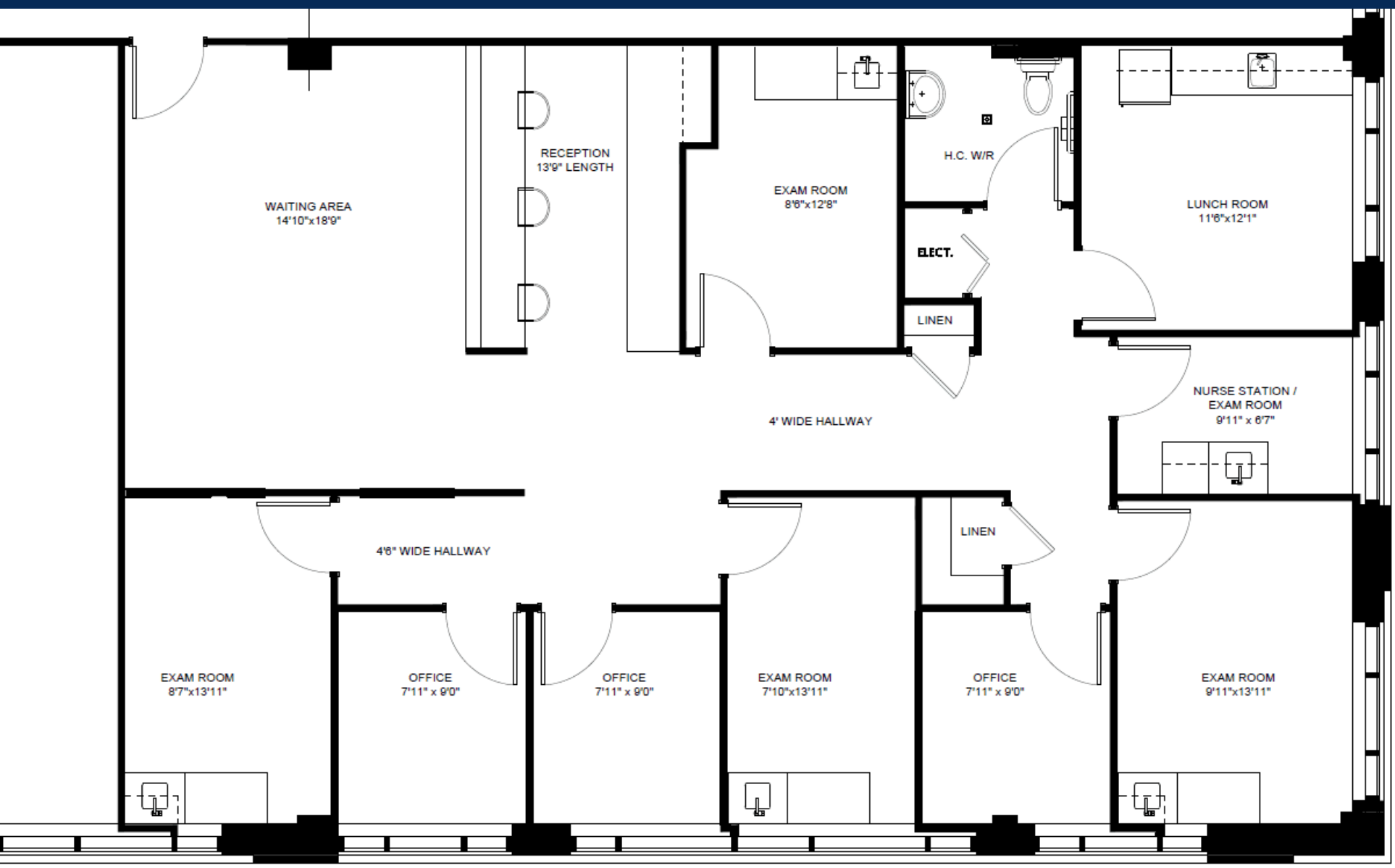
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SUITE 215 | OFFICE



SUITE 215 | OFFICE

Rentable Area:	2,128 sq. ft.*
Operating Costs:	$14.67 per sq. ft.*
Realty Taxes:	$5.59 per sq. ft.*
Availability:	Available August 2026. Janitorial included in Operating Costs.

*Estimated for 2026

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