

# 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. , SUITE 215 | 2,128 SQ FT.**

<b>Gross Leasable Area :</b>	<b>Intersection :</b>	<b>Average Household Income Benchmark (for Ontario) :</b>	
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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### VIVIAN VOO

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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

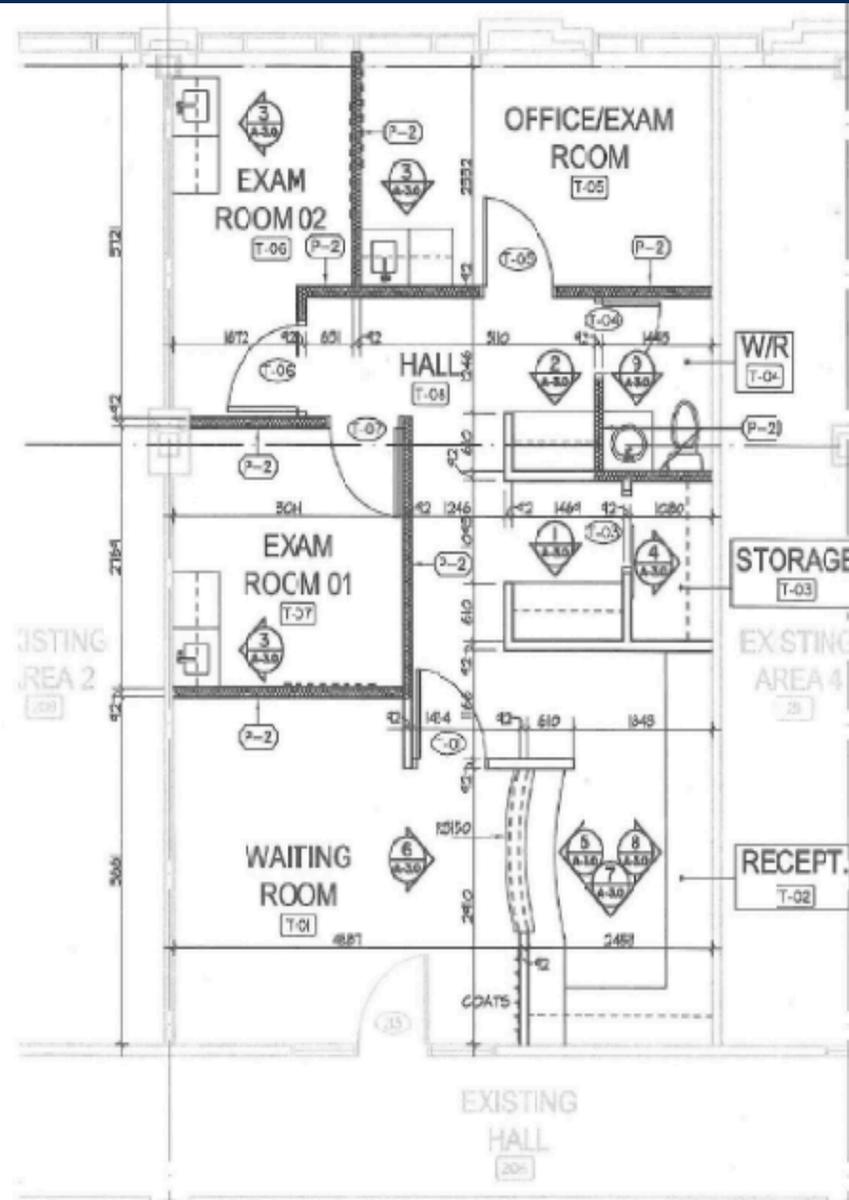
- Upper Thornhill Medical Centre
- Suite 100 Procure Pharmacy
- Suite 102 X-Ray Associates

- 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 Available
- 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

<b>Rentable Area:</b>	948 sq. ft.*
<b>Operating Costs:</b>	\$14.25 per sq. ft.*
<b>Realty Taxes:</b>	\$5.59 per sq. ft.*
<b>Availability:</b>	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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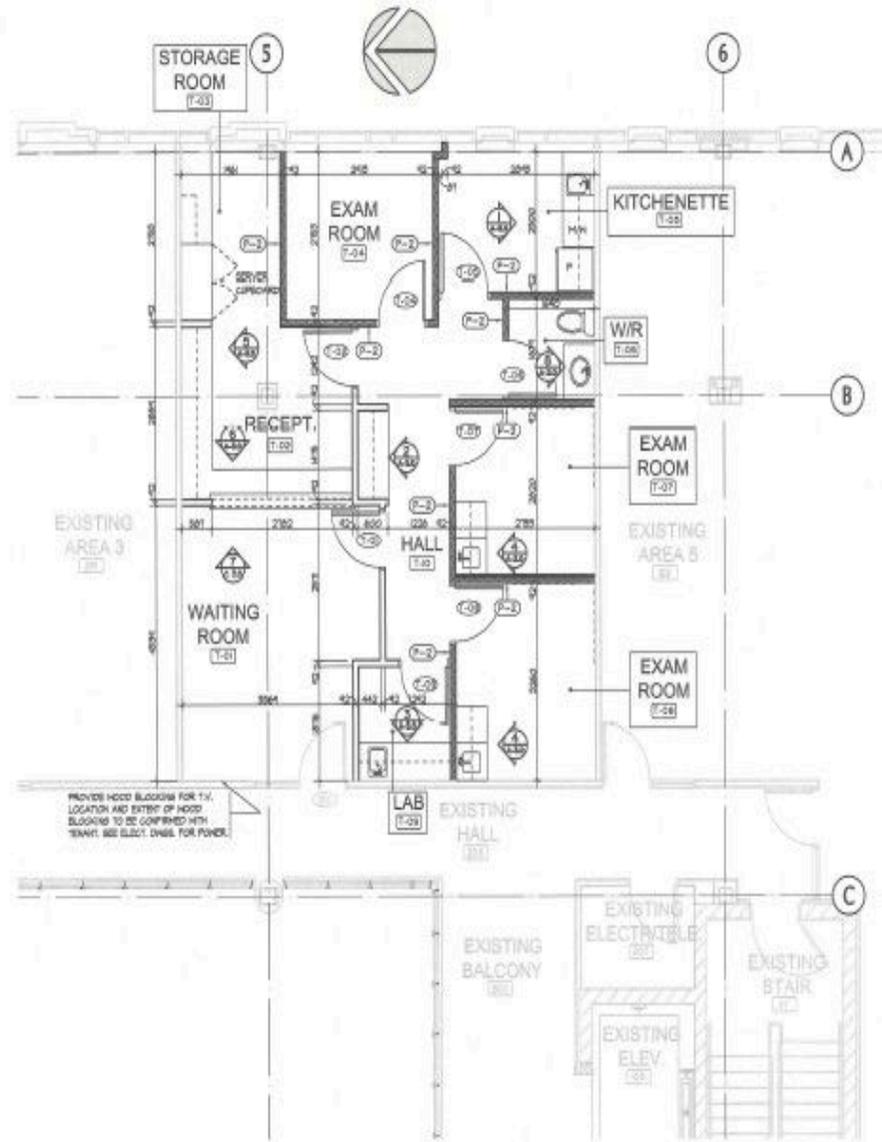
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## SUITE 203 | OFFICE



## SUITE 203 | OFFICE

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

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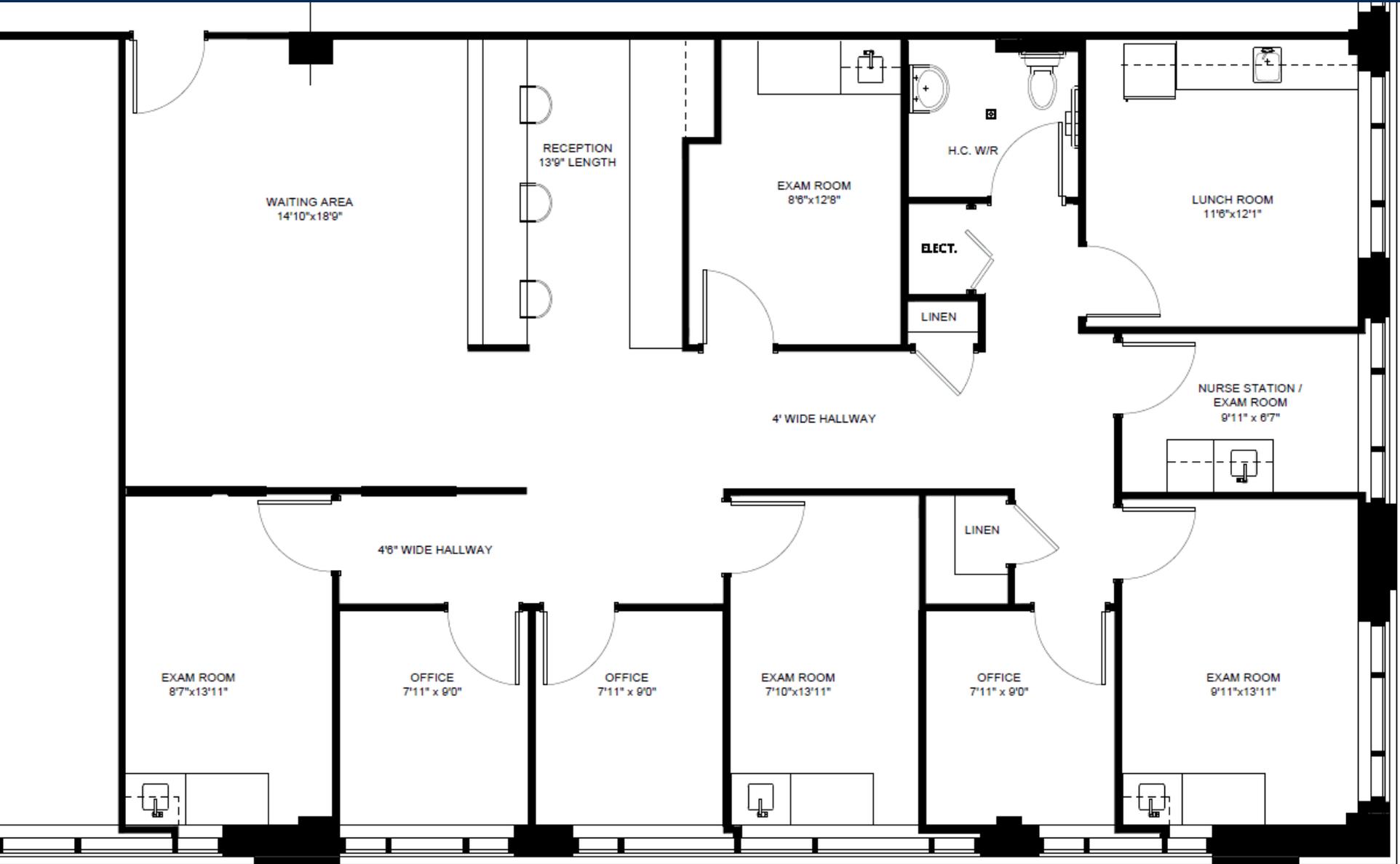
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## SUITE 215 | OFFICE



## SUITE 215 | OFFICE

<b>Rentable Area:</b>	2,128 sq. ft.*
<b>Operating Costs:</b>	\$14.25 per sq. ft.*
<b>Realty Taxes:</b>	\$5.59 per sq. ft.*
<b>Availability:</b>	Available August 2026. Janitorial included in Operating Costs.

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