



CREILAND  
CONSULTANTS

Google Streetview



Drone Video



Interactive  
Virtual Walkthrough



# OFFICE SPACES AVAILABLE FOR LEASE

1 Rossland Road West,  
Ajax, ON

## CREILAND CONSULTANTS REALTY INC.

250 CONSUMERS ROAD, SUITE #1007  
NORTH YORK, ONTARIO, M2J 4V6  
[www.creiland.ca](http://www.creiland.ca)

## MIR ALI ASGARY, MRICS CCIM\*\*

President  
Broker of Record  
C: 647 891 4321  
O: 1 800 980 6668  
[masgary@creiland.com](mailto:masgary@creiland.com)

## ADAM G. WATSON\*

Vice President  
Partner  
C: 416 910 8735  
O: 1 800 980 6668  
[awatson@creiland.com](mailto:awatson@creiland.com)



# PROPERTY OVERVIEW

- The subject property is located at a high traffic intersection. Harwood Avenue North and Rossland Road West
- Steps away from 2 secondary schools
- Highway #401 interchange just minutes away
- Includes a second floor elevator
- Ample parking with building and pylon signage available
- Includes large window with a lot of natural light

# FOR LEASE

**Size Availability:**  
 SUITE 208 3,715 SF  
 SUITE 210 1,237 SF

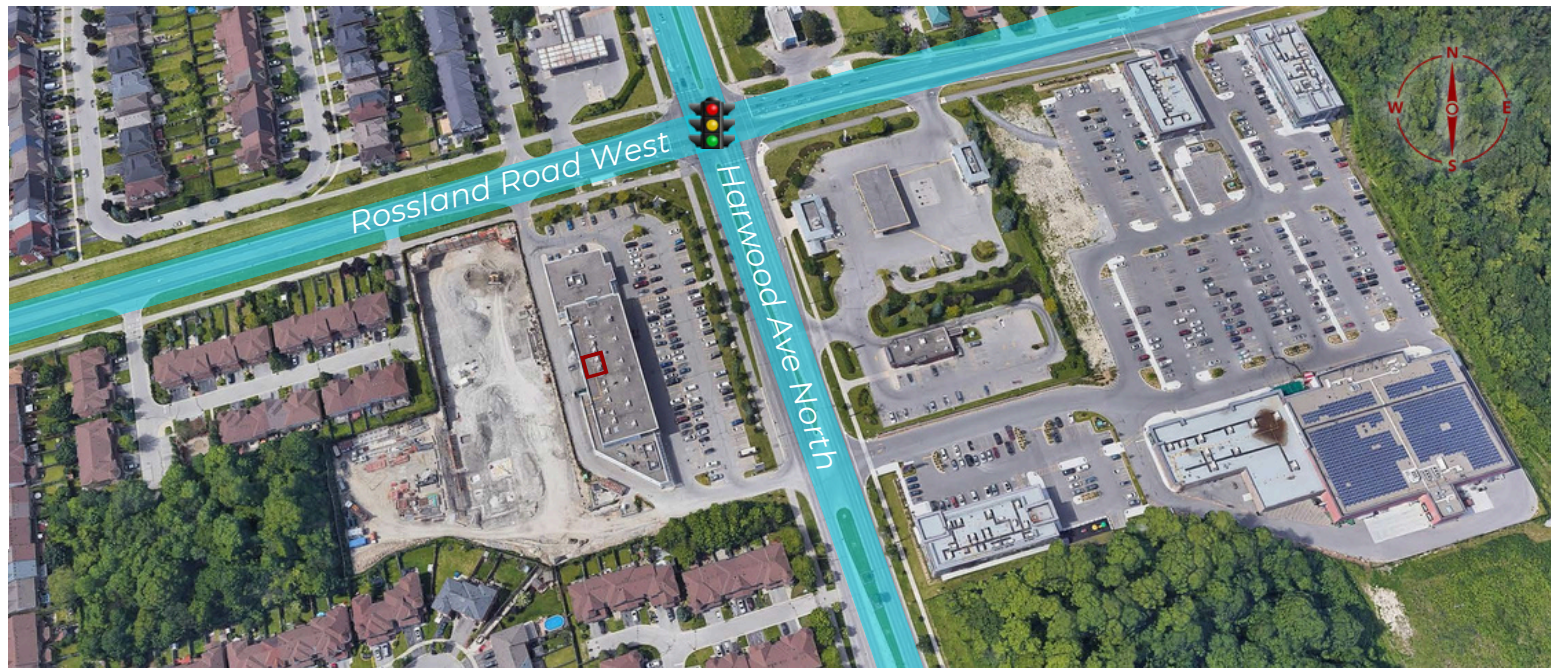
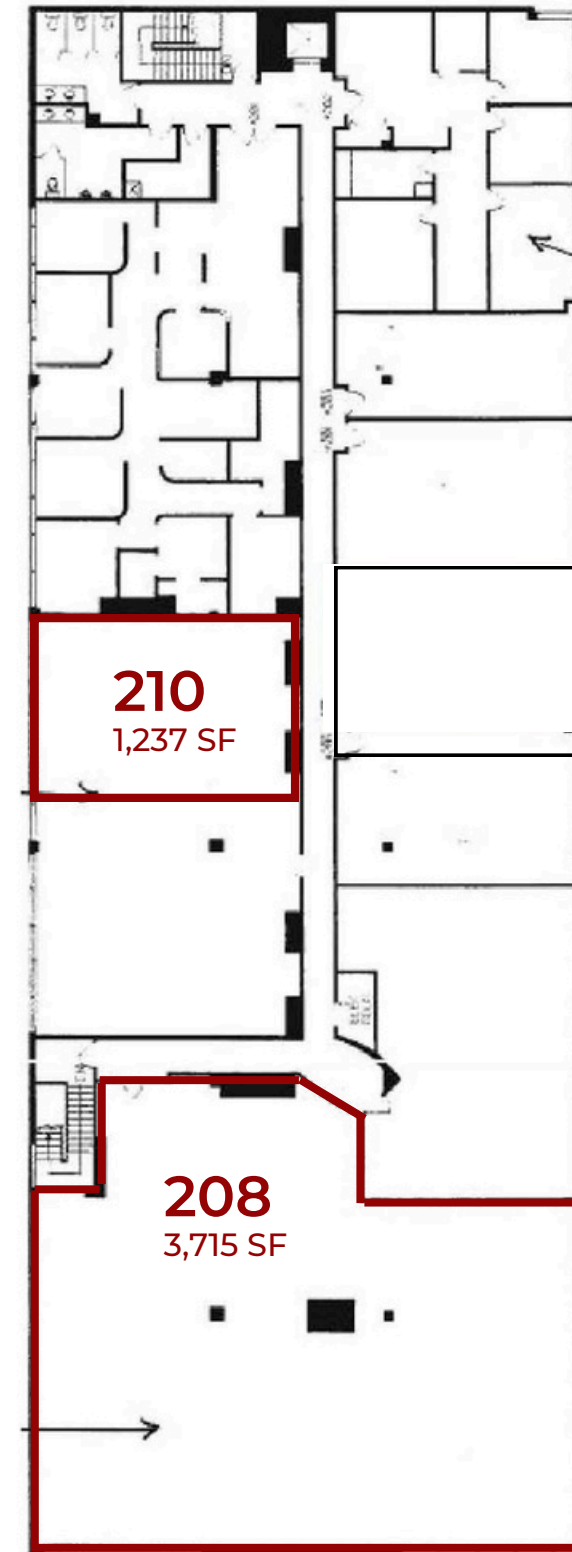
**Asking Rate:** \$16.00 PSF NET

**TMI:** \$18.05 PSF (EST. 2024)  
 (NOTE: Utilities included in the additional rent)

**Possession:**  
 SUITE 208 DEC 1, 2025  
 SUITE 210 IMMEDIATELY

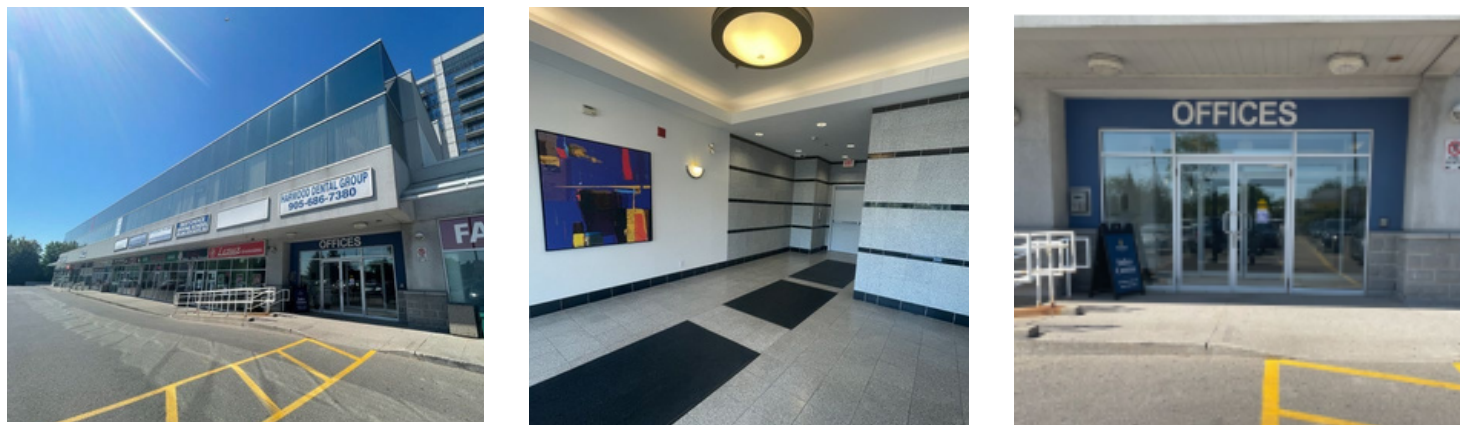
# FLOOR PLANS

2ND FLOOR





# PROPERTY PHOTOS



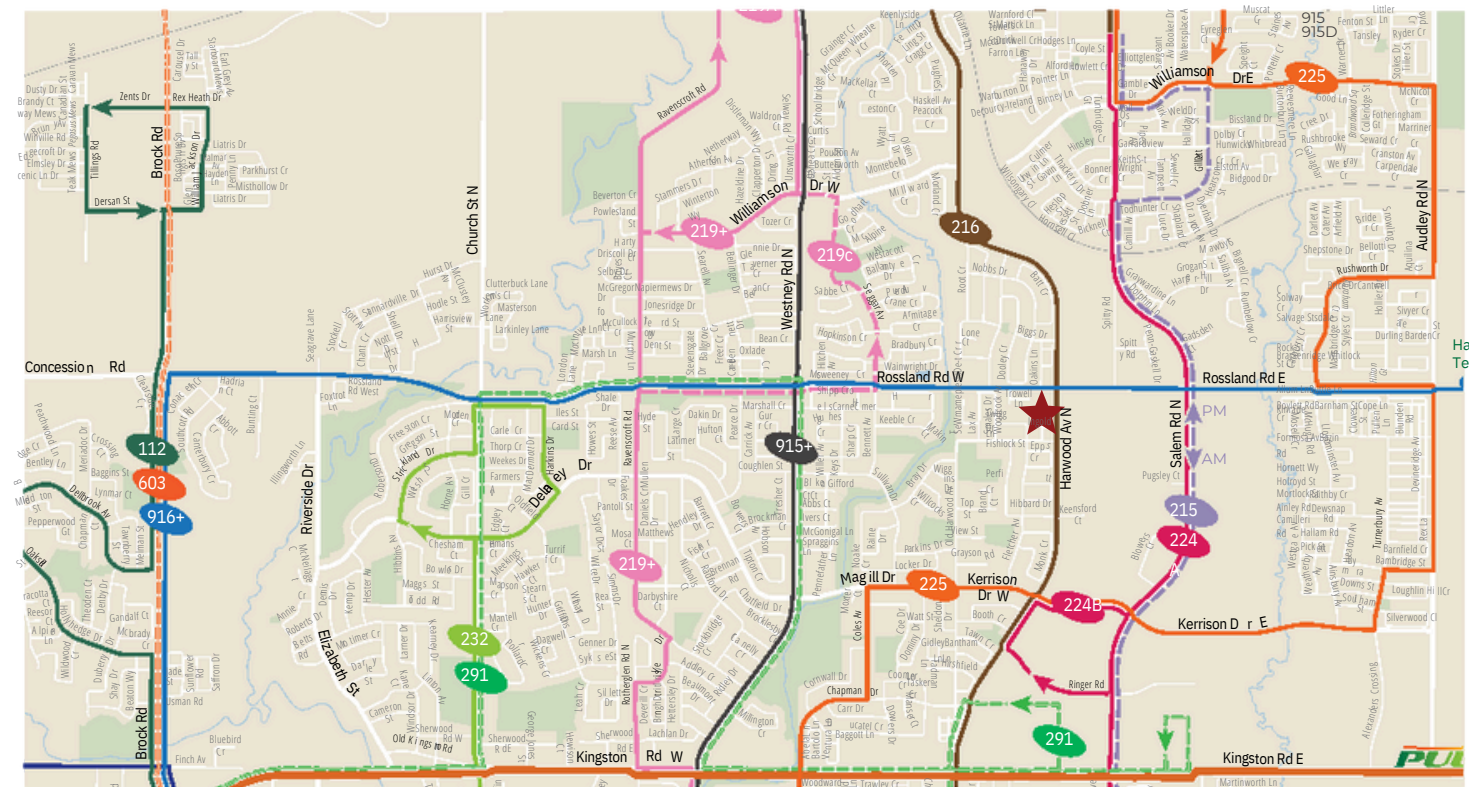
Suite 210



# AMENITIES MAP



# TRANSIT SYSTEM



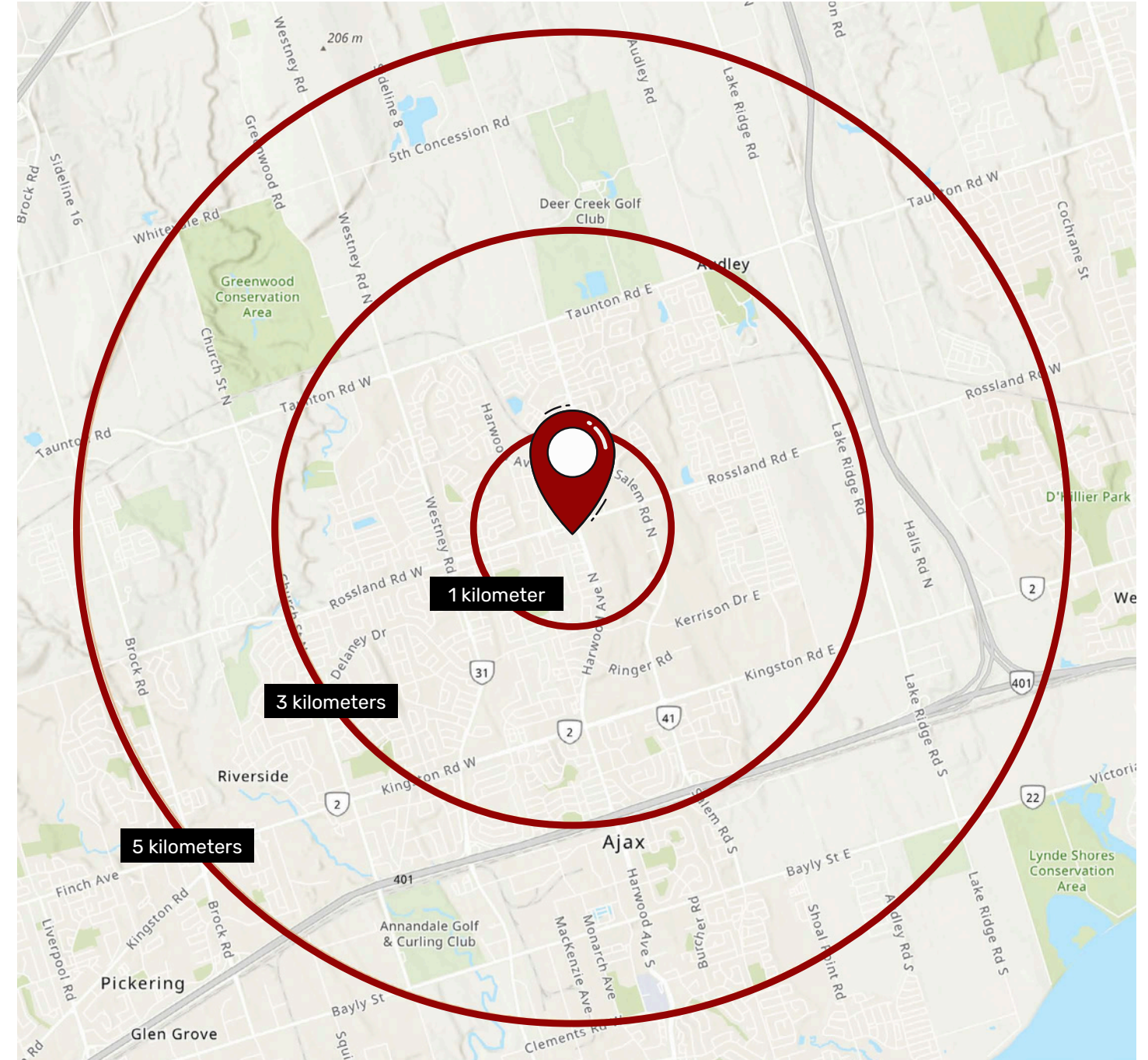


# DEMOGRAPHICS

The population at 1 Rossland Road West within a 5 kilometer radius is 147,354. The median age for this population is 36.7. The number of households in this area is estimated at 41,377 within a 5 km area. The average household income is estimated to be CA\$153,661 within a 5km radius.

Summary	1 Kilometer	3 Kilometers	5 Kilometers
2018 Total Population	8,043	80,126	125,242
2023 Total Population	9,120	92,054	147,354
2028 Total Population	9,532	100,756	170,255
2018-2028 Annual Rate	0.89%	1.82%	2.93%
2018 Households	2,217	22,270	37,433
2018 Average Household Size	3.6	3.6	3.3
2023 Households	2,346	23,905	41,377
2023 Average Household Size	3.9	3.8	3.6
2028 Households	2,433	25,990	47,796
2028 Average Household Size	3.9	3.9	3.5
2023-2028 Annual Rate	0.73%	1.69%	2.93%
2018 Families	2,195	21,622	34,253
2018 Average Family Size	3.3	3.3	3.2
2023 Families	2,328	23,244	37,946
2023 Average Family Size	3.3	3.3	3.2
2028 Families	2,419	25,224	43,660
2028 Average Family Size	3.3	3.3	3.2
2023-2028 Annual Rate	0.77%	1.65%	2.85%
<b>2018 Dwellings</b>	<b>2,217</b>	<b>22,270</b>	<b>37,433</b>
Owned Dwellings	2,062	20,019	31,307
Rented Dwellings	155	2,251	6,126
Band Housing	0	0	0
<b>2023 Dwellings</b>	<b>2,346</b>	<b>23,905</b>	<b>41,377</b>
Owned Dwellings	2,172	20,991	33,800
Rented Dwellings	174	2,914	7,577
Band Housing	0	0	0
<b>2028 Dwellings</b>	<b>2,433</b>	<b>25,990</b>	<b>47,796</b>
Owned Dwellings	2,227	22,349	38,104
Rented Dwellings	205	3,640	9,692
Band Housing	0	0	0
<b>Average Household Income</b>			
2018	CA\$ 130,778	CA\$ 126,070	CA\$ 123,740
2023	CA\$ 170,588	CA\$ 158,527	CA\$ 153,661
2028	CA\$ 200,639	CA\$ 185,883	CA\$ 179,354
<b>Per Capita Income</b>			
2018	CA\$ 36,048	CA\$ 35,039	CA\$ 36,984
2023	CA\$ 43,881	CA\$ 41,167	CA\$ 43,148
2028	CA\$ 51,212	CA\$ 47,948	CA\$ 50,350
<b>Median Age</b>			
2018	36.5	35.6	36.5
2023	37.2	36.3	36.7
2028	37.3	36.6	37.0

# DISTANCE MAP





CREILAND  
CONSULTANTS



# OFFICE SPACES AVAILABLE FOR LEASE

1 Rossland Road West,  
Ajax, ON

## CREILAND CONSULTANTS REALTY INC.

250 CONSUMERS ROAD, SUITE #1007

TORONTO, ONTARIO, M2J 4V6

[www.creiland.ca](http://www.creiland.ca)

## MIR ALI ASGARY, MRICS CCIM\*\*

President  
Broker of Record  
C: 647 891 4321  
O: 1 800 980 6668  
[masgary@creiland.com](mailto:masgary@creiland.com)

## ADAM G. WATSON\*

Vice President  
Partner  
C: 416 910 8735  
O: 1 800 980 6668  
[awatson@creiland.com](mailto:awatson@creiland.com)

Google Streetview



Drone Video



Interactive  
Virtual Walkthrough



Creiland Consultants Realty Inc., Brokerage. Copyright 2024. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. \*Sales Representative \*\*Broker