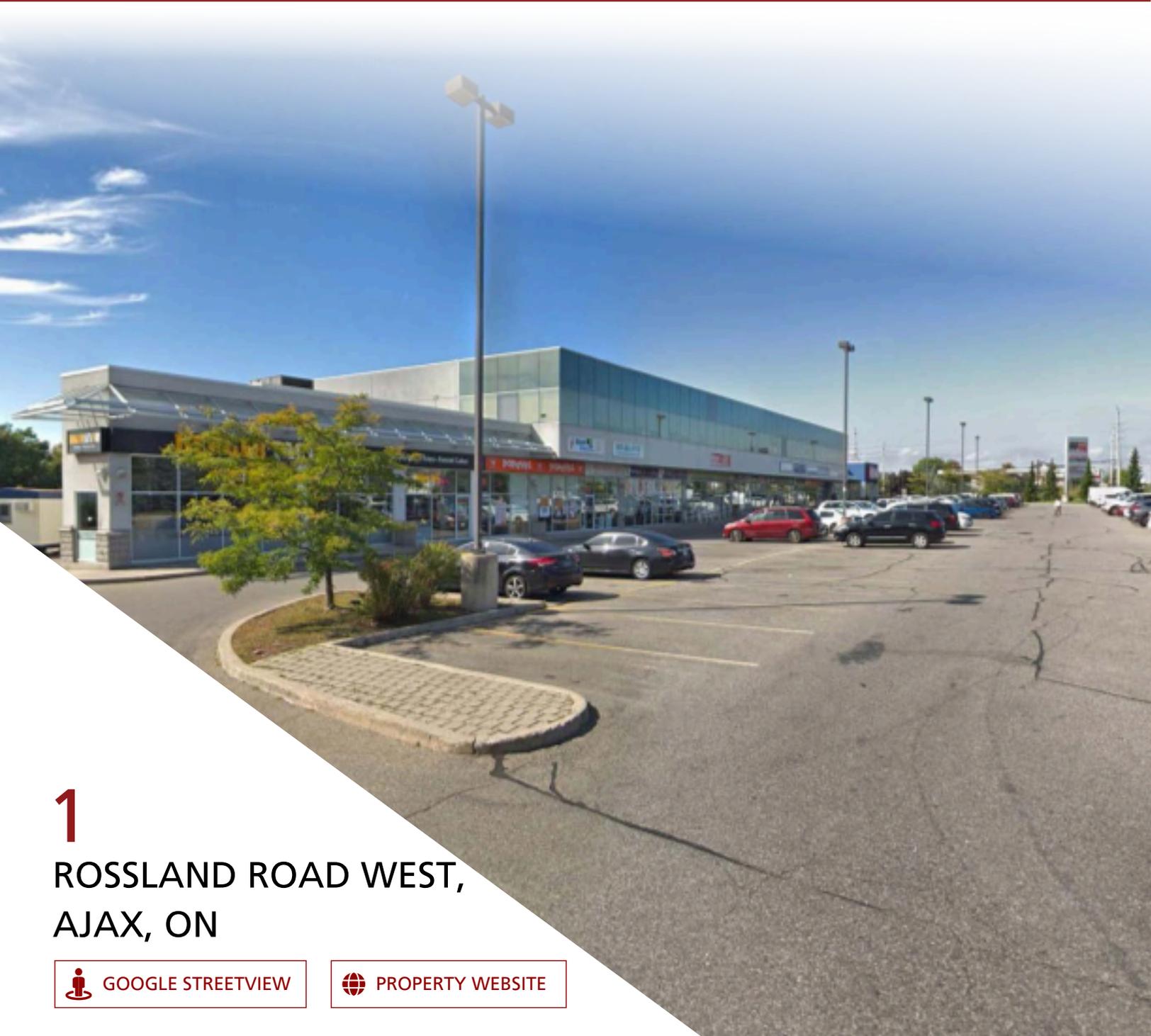


FOR LEASE

OFFICE SPACE



1

ROSSLAND ROAD WEST, AJAX, ON



GOOGLE STREETVIEW



PROPERTY WEBSITE

Creiland Consultants Realty Inc.
250 Consumers Road, Suite #1007
North York, Ontario, M2J 4V6

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PROPERTY OVERVIEW

This subject property is prominently situated at a high-traffic intersection at Harwood Avenue North and Rossland Road West, offering excellent visibility and accessibility. It is just steps away from two secondary schools and only minutes from the Highway 401 interchange, ensuring convenient connectivity. The building features a second-floor elevator for easy access, along with ample parking and available signage on both the building and pylon. Office spaces include large windows that allow for abundant natural light, creating a bright and welcoming work environment.



SUITE 208 - 3,715 SF
SIZE AVAILABILITY



IMMEDIATELY
POSSESSION



\$16.95 PSF Net
ASKING RATE



\$19.65 PSF
TMI (EST. 2025)



PROPERTY TYPE
COMMERCIAL - OFFICE



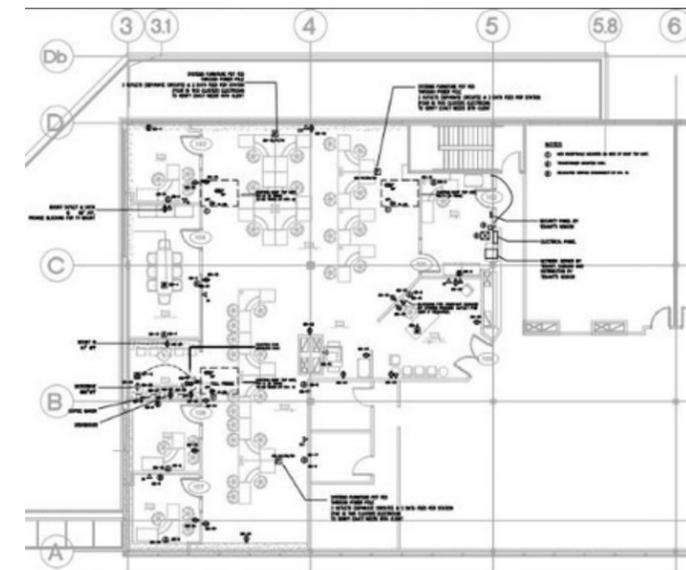
PROPERTY INTERSECTION
ROSSLAND RD WEST & HARWOOD AVE NORTH

FLOOR PLANS

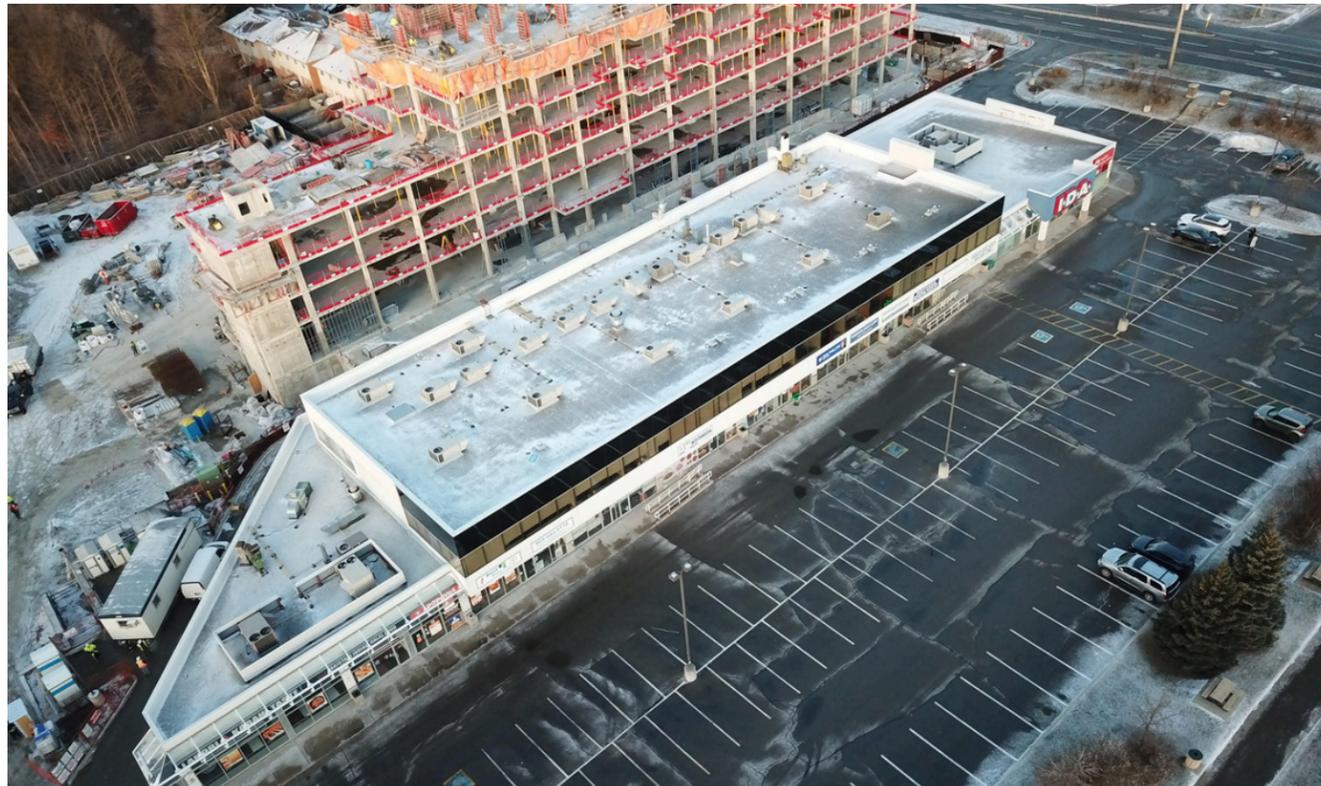
2ND FLOOR OFFICE



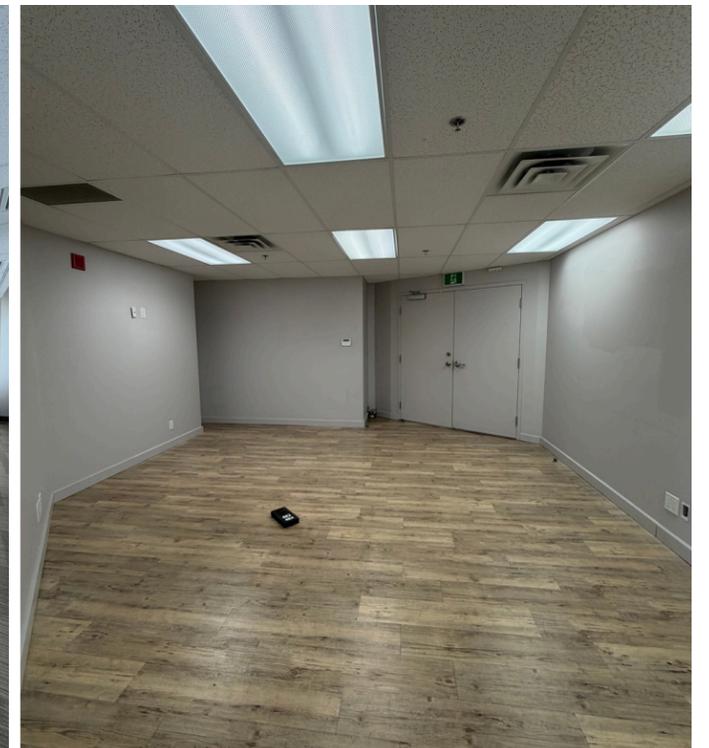
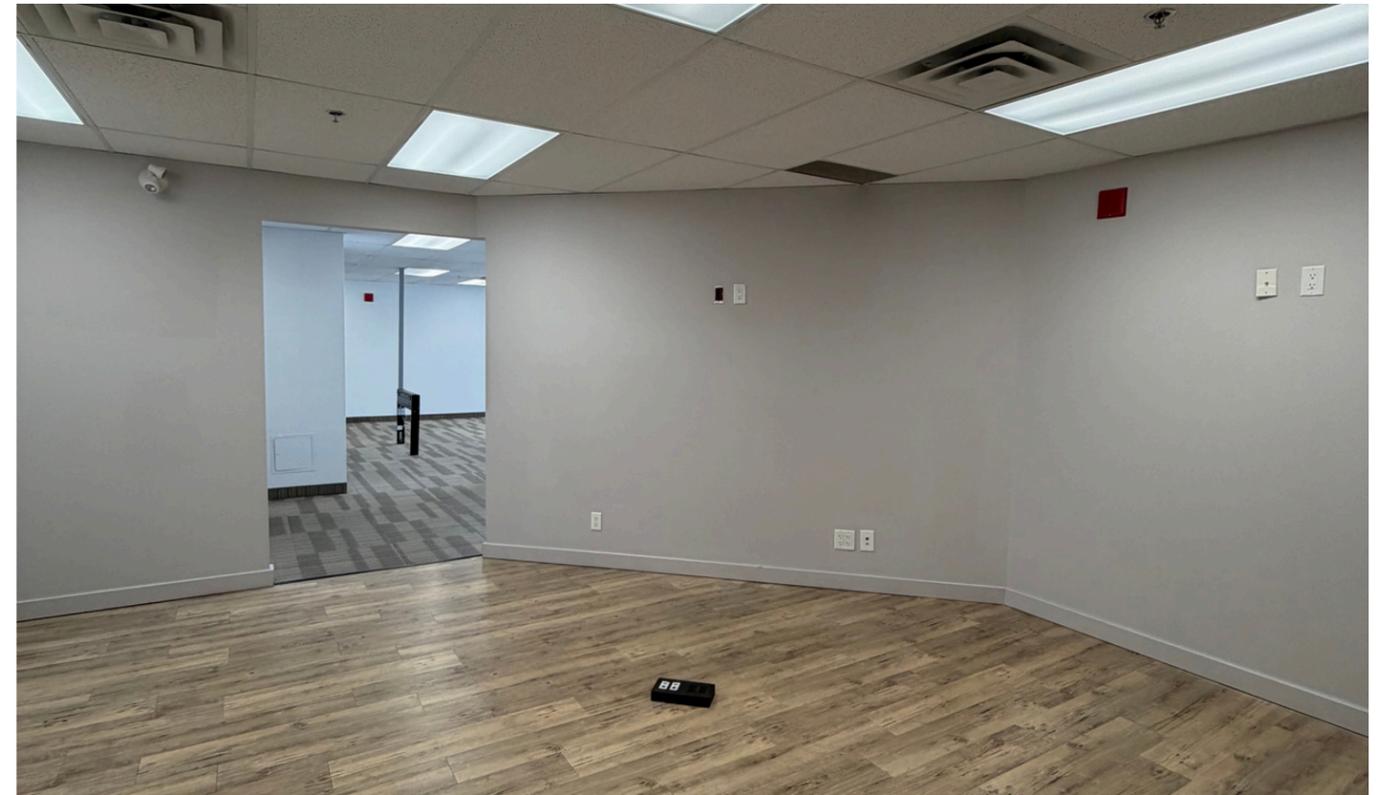
SUITE 208



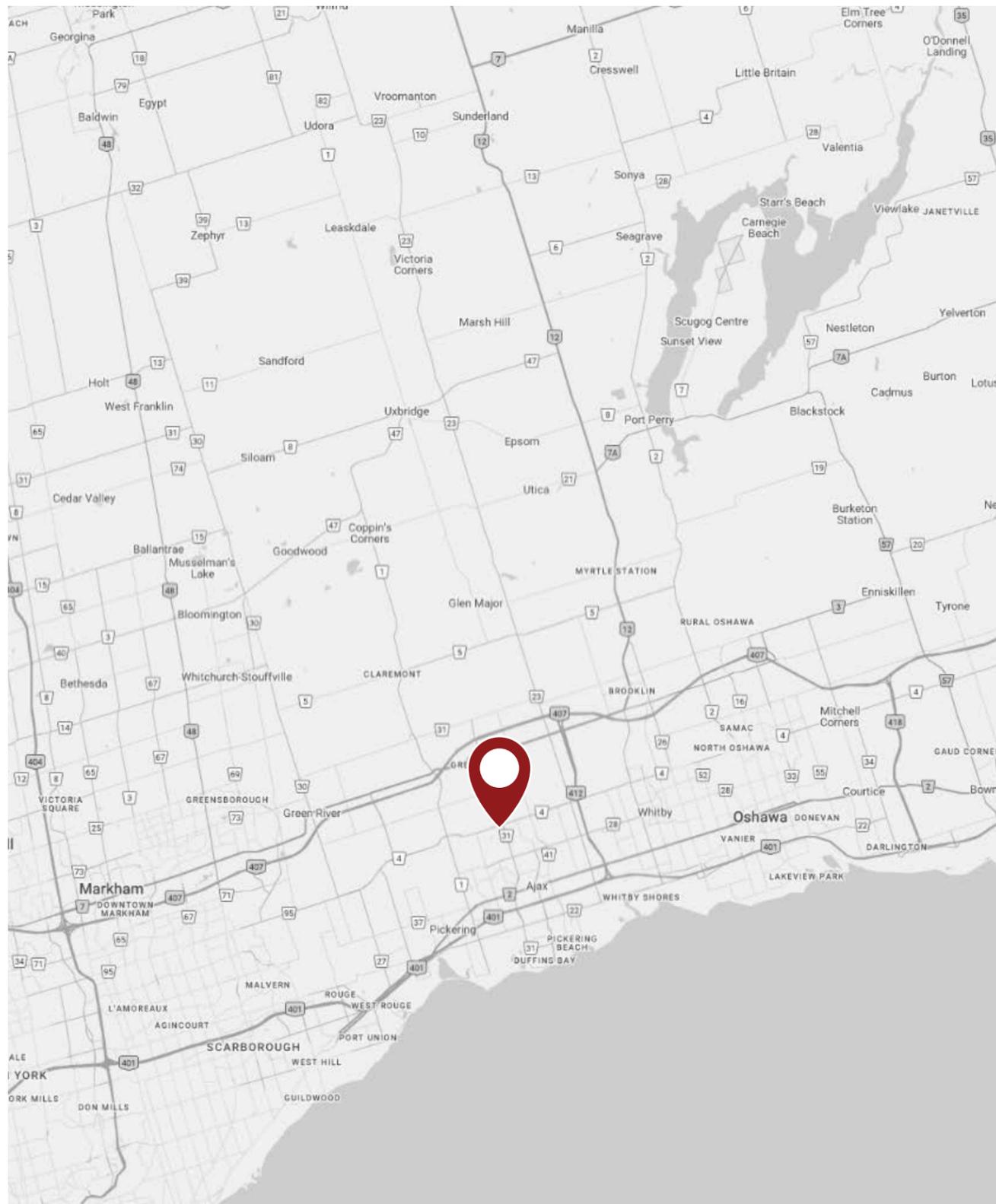
PROPERTY PHOTOS



SUITE 208 PHOTOS



AREA MAP



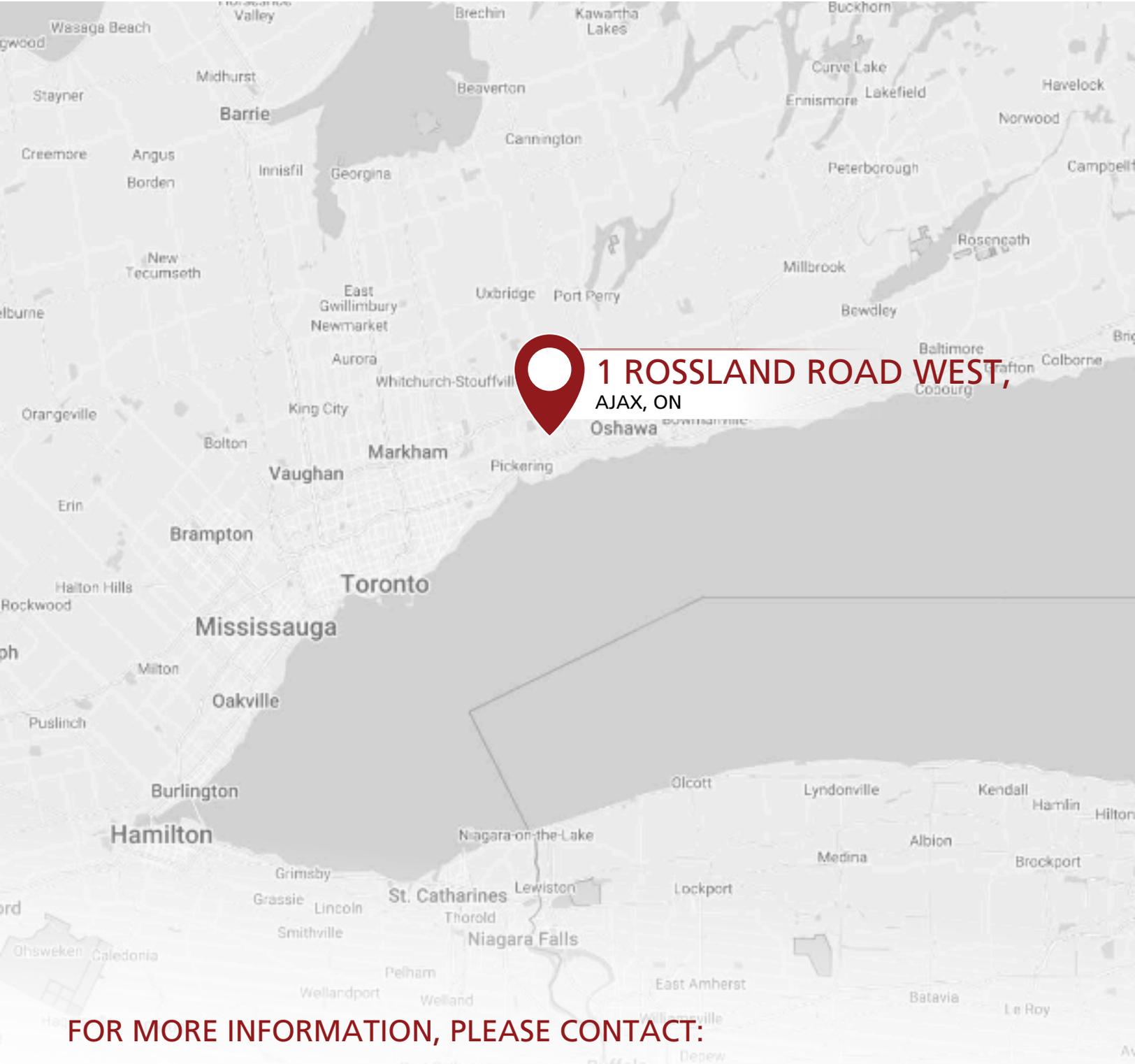
OFFICIAL PLAN - NEIGHBOURHOOD CENTRE

This subject property is designated in the Town of Ajax Official Plan as Neighbourhood Centre, which encourages commercial development to serve residents in the surrounding area. This designation permits commercial uses such as retail, personal service establishments, business, restaurants, professional offices, and financial institutions, in addition to residential uses on the upper floors of mixed use buildings.

ZONING - LOCAL COMMERCIAL (LC)

Within this Zone, the following uses are permitted subject to compliance with the zone standards and applicable parking requirements:

- Banquet Facility
- Commercial Fitness Centre
- Convenience Store
- Day Care Facility
- Drive through facility
- Dry Cleaning Depot
- Dry Cleaning establishment
- Financial Institution
- Laundromat, Self-Serve
- Library
- Medical Clinic
- Museum
- Office
- Personal Service Shop
- Place of Entertainment
- Restaurant
- Restaurant, Drive-Thru
- Retail Store
- Service or Repair Shop
- Unlicensed Accessory Outdoor Patio
- Veterinary clinic
- Apartment Dwelling (Permitted only on the upper floor of a building with commercial uses on the ground floor)



1 ROSSLAND ROAD WEST,
AJAX, ON

FOR MORE INFORMATION, PLEASE CONTACT:



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