



For Lease: Office

## 242 Earl Stewart Drive

2,096 to 4,192 SF of Office Space Available in Aurora

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Here is where your business will *grow*.

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# 242 Earl Stewart Drive

2,096 SF to 4,192 SF of office space available near St. John's Sideroad and Bayview Avenue in Aurora

 Ground Floor Space  
 **2,096 SF**  
Second Floor Space  
**2,096 SF**  
Ground & Second Floor Space  
**4,192 SF**

 Net Rent  
**\$12.50 PSF**  
T.&O. (2020)  
**\$4.50**

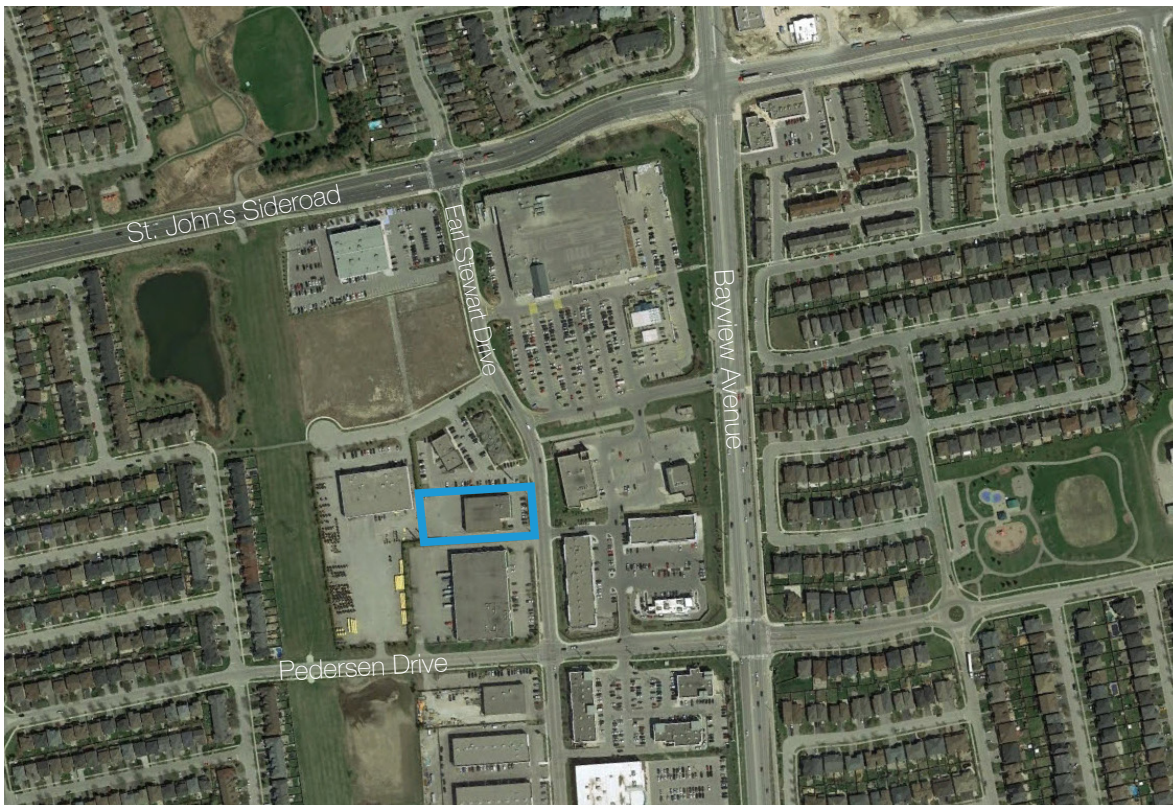
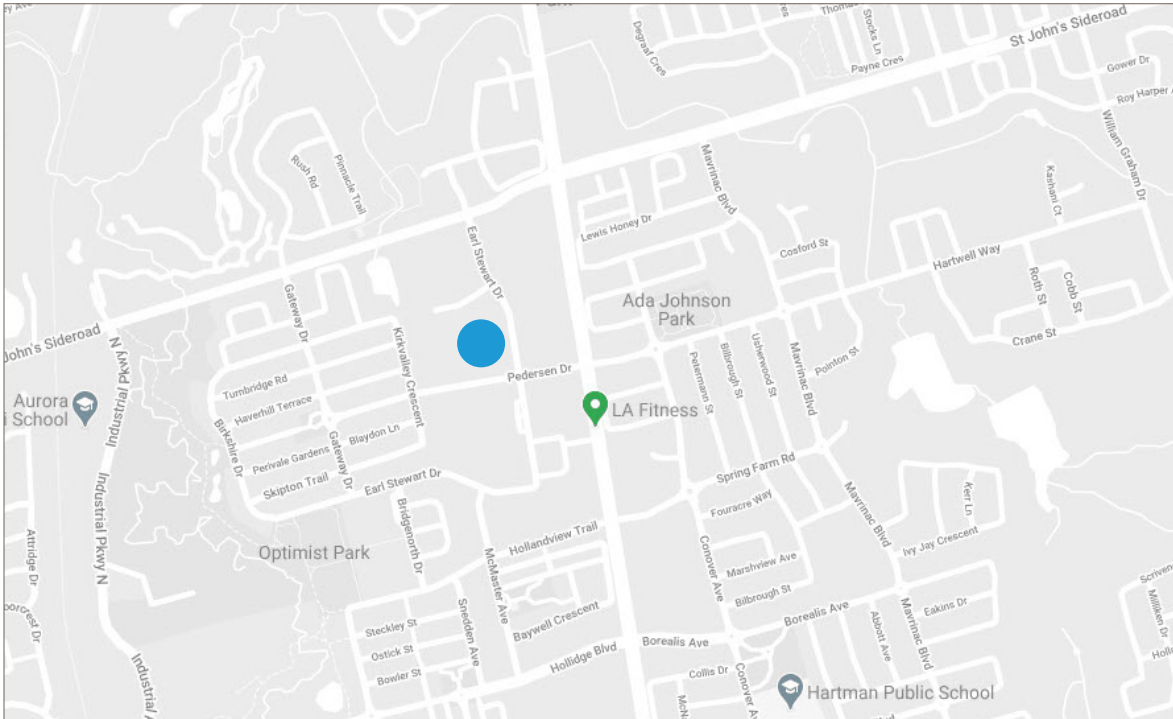
 Zoning  
**E-BP**  
(Employment- Business Park)

## Property Highlights

- Located near St. John's Sideroad and Bayview Avenue
- Zoning allows for many uses (see page 6)
- Ground Floor and Second Floor can be combined
- Washrooms on both floors
- Kitchenette, boardroom and private offices
- Heat and hydro to be billed separately
- Ample surface parking available



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Scott Sutherland\*, Partner  
905.917.2025 • [ssutherland@lennard.com](mailto:ssutherland@lennard.com)

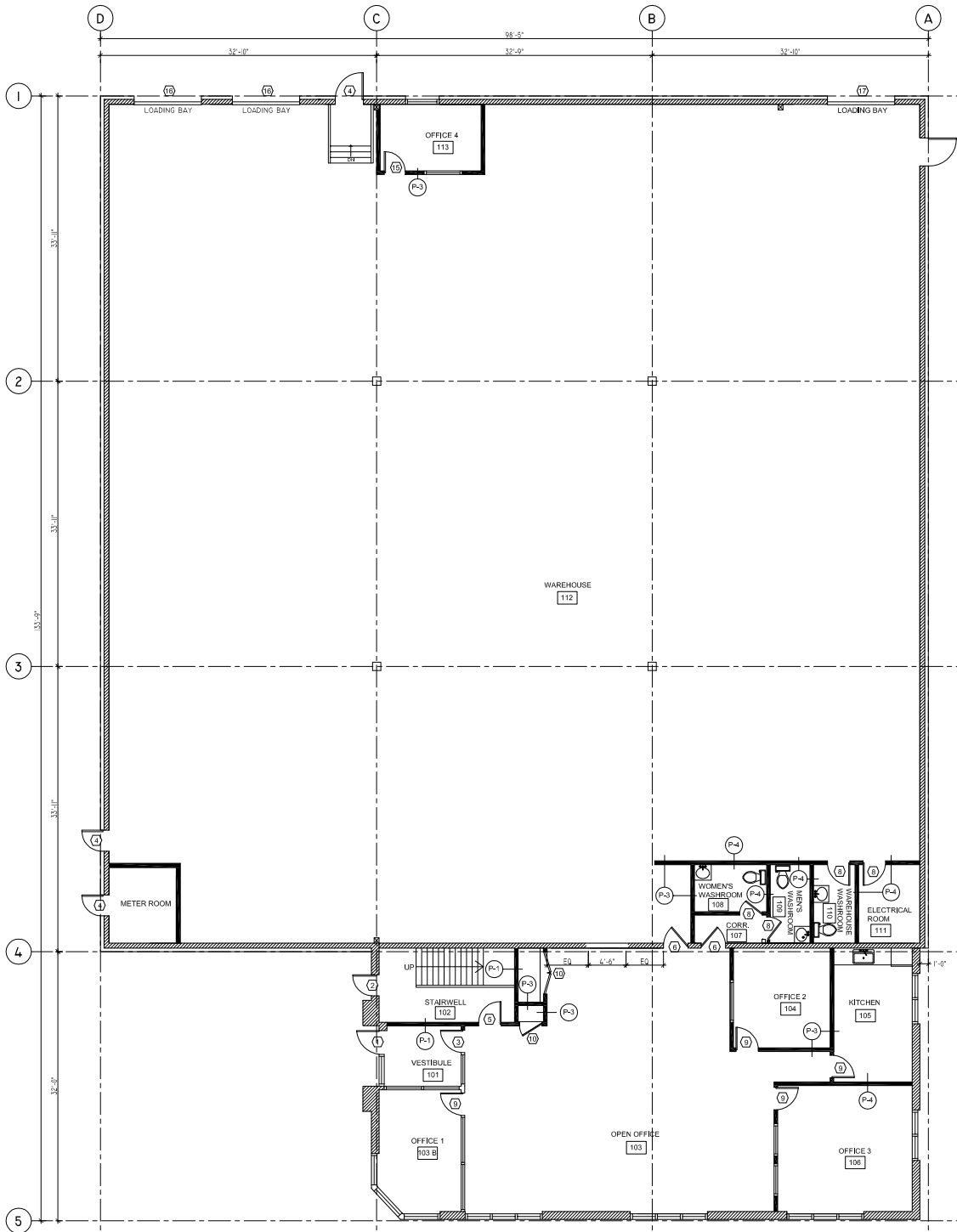
\*Sales Representative

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# 242 Earl Stewart Drive

## Floor Plan

Existing Ground Floor



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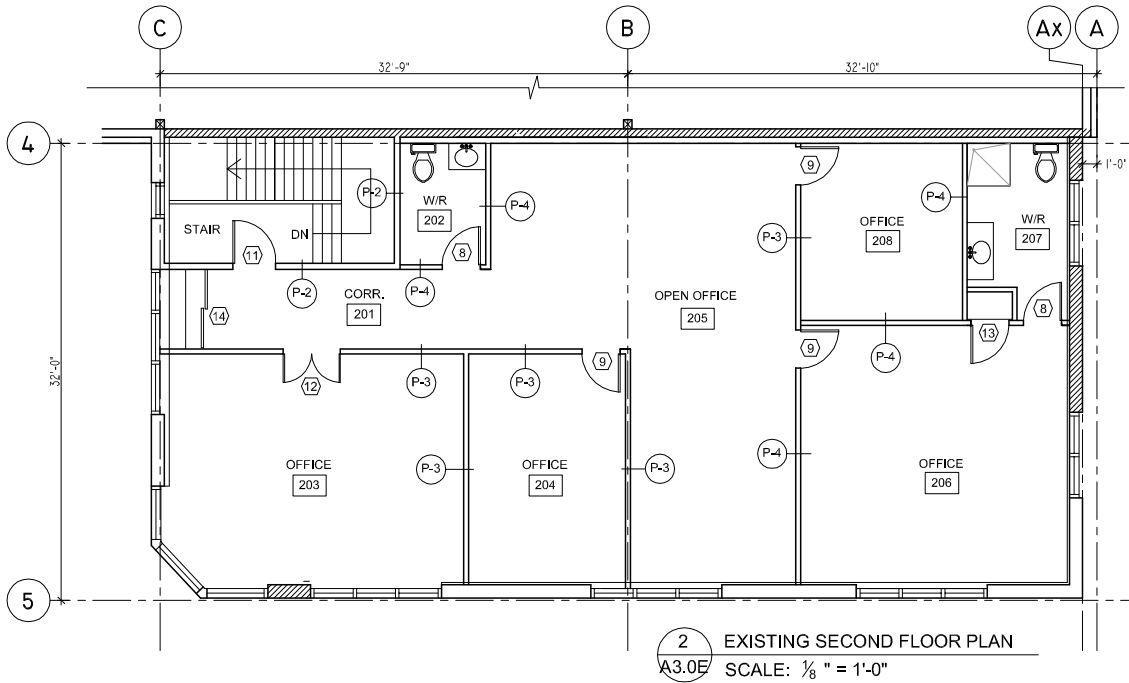
Scott Sutherland\*, Partner  
905.917.2025 • [ssutherland@lennard.com](mailto:ssutherland@lennard.com)

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# 242 Earl Stewart Drive

## Floor Plan Second Floor



# 242 Earl Stewart Drive

## Zoning

### Employment - Business Park (E-BP)

- Convention Centre
- Day Care Centre (2)
- Day Centre, Adult Day Centre, Intergenerational (2)
- Dry Cleaning Distribution Station and Depot (1)
- Fitness Centre
- Food Processing Establishment
- Hotel/ Motel
- Industrial uses (3)
- Medical Marijuana Production Use (10)
- Motor Vehicle Body Shop
- Motor Vehicle Rental Establishment (1),(5)
- Offices
- Private Park
- Personal Service Shop (1),(5)
- Printing, media and Communications establishment
- Club (5)
- Research and Training Facility
- Restaurant (1),(5)
- Retail, Accessory (1),(4)
- Theatre
- Warehouses (4),(9)

(1) Permitted as an Accessory Use where the Principal Use is a Hotel or Motel if located inside the building and having the primary access from the lobby of the building.

(2) Provided that no part of the building is used for Industrial uses or Warehouses.

(3) Provided the use is conducted within wholly enclosed building.

(4) Permitted as an Accessory Use where the Principal Use is Industrial.

(5) Permitted as an Accessory Use within a building in which the Principal Use is an Office.

(6) Where accessory retail is permitted in this By-law, the accessory retail area shall be wholly contained within an enclosed building, and shall not exceed 20% of the Gross Floor Area of the Premises or 200 m<sup>2</sup>, whichever is less.

(7) Outside storage is a permitted accessory use, provided such storage is limited to side and/or Rear Yards of the building, screened from the street by a wall or closed board or masonry type fence no less than 2 metres in height and also provided that the main use is contained within a building located on the property.

(8) Parking of commercial vehicles is permitted provided that such parking is limited to side and/or Rear Yards of the building.

(9) Provided the Warehouse is more than 200 metres from Wellington Street and the King's Highway 404 corridor.

(10) Subject to Section 10.7 of this By-law. (11) Subject to Section 10.8 of this By-law.

Source: Town of Aurora, Zoning By-Law #6000-17

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905.917.2025 • [ssutherland@lennard.com](mailto:ssutherland@lennard.com)

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[lennard.com](http://lennard.com)

# Lennard:

Scott Sutherland\*, Partner  
905.917.2025  
[ssutherland@lennard.com](mailto:ssutherland@lennard.com)

201-60 Columbia Way, Markham  
905.752.2220  
[lennard.com](http://lennard.com)

\*Sales Representative

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