



For Lease: Medical Office

9249 Kennedy Road

Markham, Ontario

Lennard:

The Property

 Available Space
Unit 203-207


 Major Intersection
Kennedy Road & 16th Ave

 Zoning
MU-FD

 Parking
48 vehicles (approx.)

 Gross Leasable Area
3,090 SF

 HVAC
4 roof mounted HVAC's

 Net Rent
\$35.00 PSF
Additional Rent
\$21.14 PSF

 Possession
Immediate

- Located at the high-traffic intersection of 16th Avenue and Kennedy Road
- Unit features space to accommodate up to six patients at once and offers the opportunity to partner with other medical practitioners within the same suite
- Ample free parking available on site for patients and staff



Tenants

Guardian Pharmacy with Medical Doctors

Dr. Keleshian Family & Cosmetic Dentistry

Unionville Orthodontist

Back In Action Chiropractic and Rehabilitation


Bell Mobility Cell Tower

Wind Mobile Cell Tower

Rogers Cell Tower




The Property

 Available Space
Unit 202-204


 Major Intersection
Kennedy Road & 16th Ave

 Zoning
MU-FD

 Parking
48 vehicles (approx.)

 Gross Leasable Area
2,277 SF

 HVAC
4 roof mounted HVAC's

 Net Rent
\$32.00 PSF
Additional Rent
\$21.14 PSF

 Possession
Immediate

- Located at the high-traffic intersection of 16th Avenue and Kennedy Road
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- Ample free parking available on site for patients and staff



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Local Amenities

Traffic Flow
(Vehicles Per Day)

North on Kennedy Road

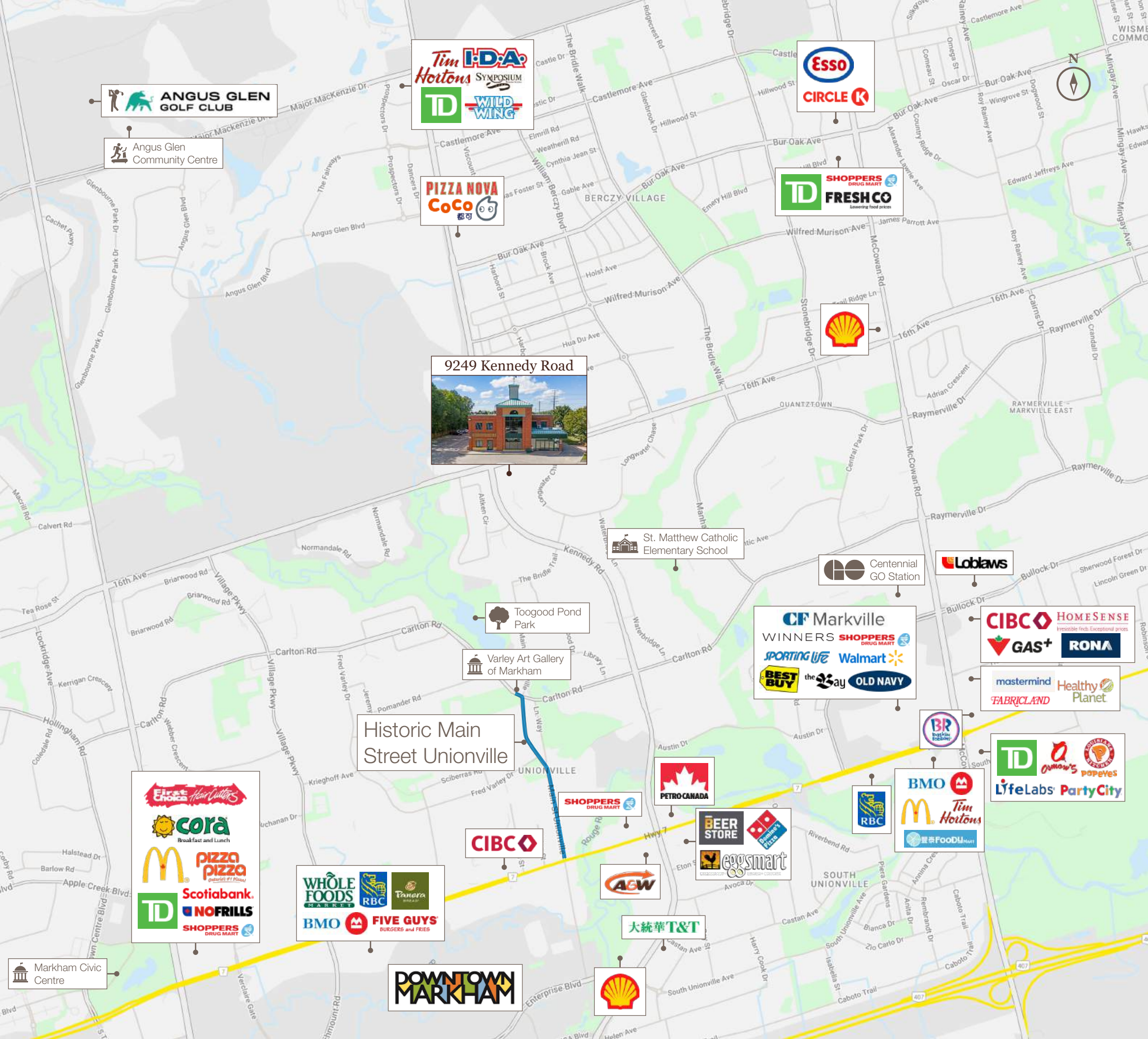
24,356

East on 16th Ave

30,446

West on 16th Ave

21,997



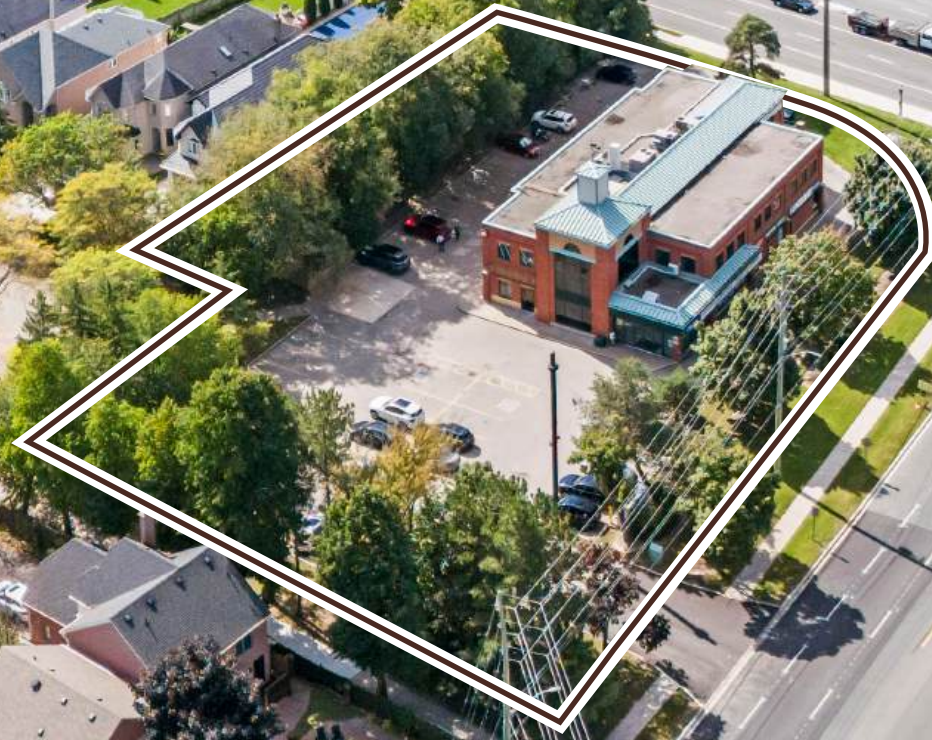
**DOWNTOWN
MARKHAM**

Home of York University's
New Campus

Toogood Pond Park

Minto, Metropia & Kylemore development
of former York Downs Golf Course
(Union Village and Angus Glen South)

Main Street Unionville



Neighbouring Developments

Development	Developer	Units	Status
1 Angus Glen South Village	Kylemore Communities	1,012	Selling
2 Union Village	Metropia and Minto Group	1,286	Registration
3 Kennedy Meadows	Minotar Holdings Inc.	760	Preconstruction
4 Union Glen	Arista Homes, Deco Homes, Fieldgate Homes, Forest Hill Homes, Greenpark Group, Madison Group, Opus Homes	2,305	Preconstruction



The Markham Centre (Downtown Markham) Secondary Plan envisions an increase of 109,000 residents and 72,000 new jobs



Total Population
155,184



Education
93%



Total Households
50,921



Median Age
44



Median Household Income
\$107,474



Zoning

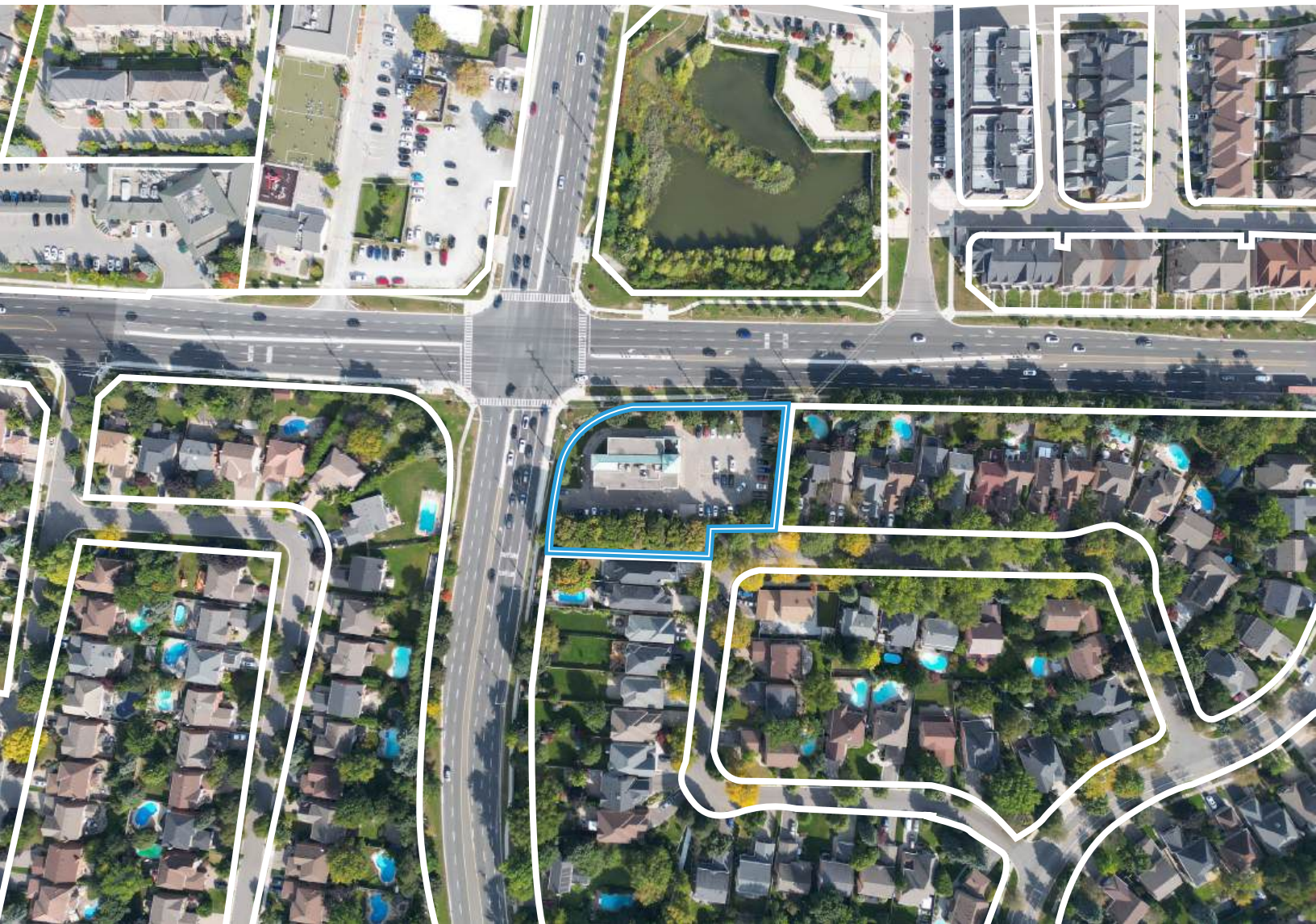
MU-FD (Mixed Use Future Development)

Permitted Uses:

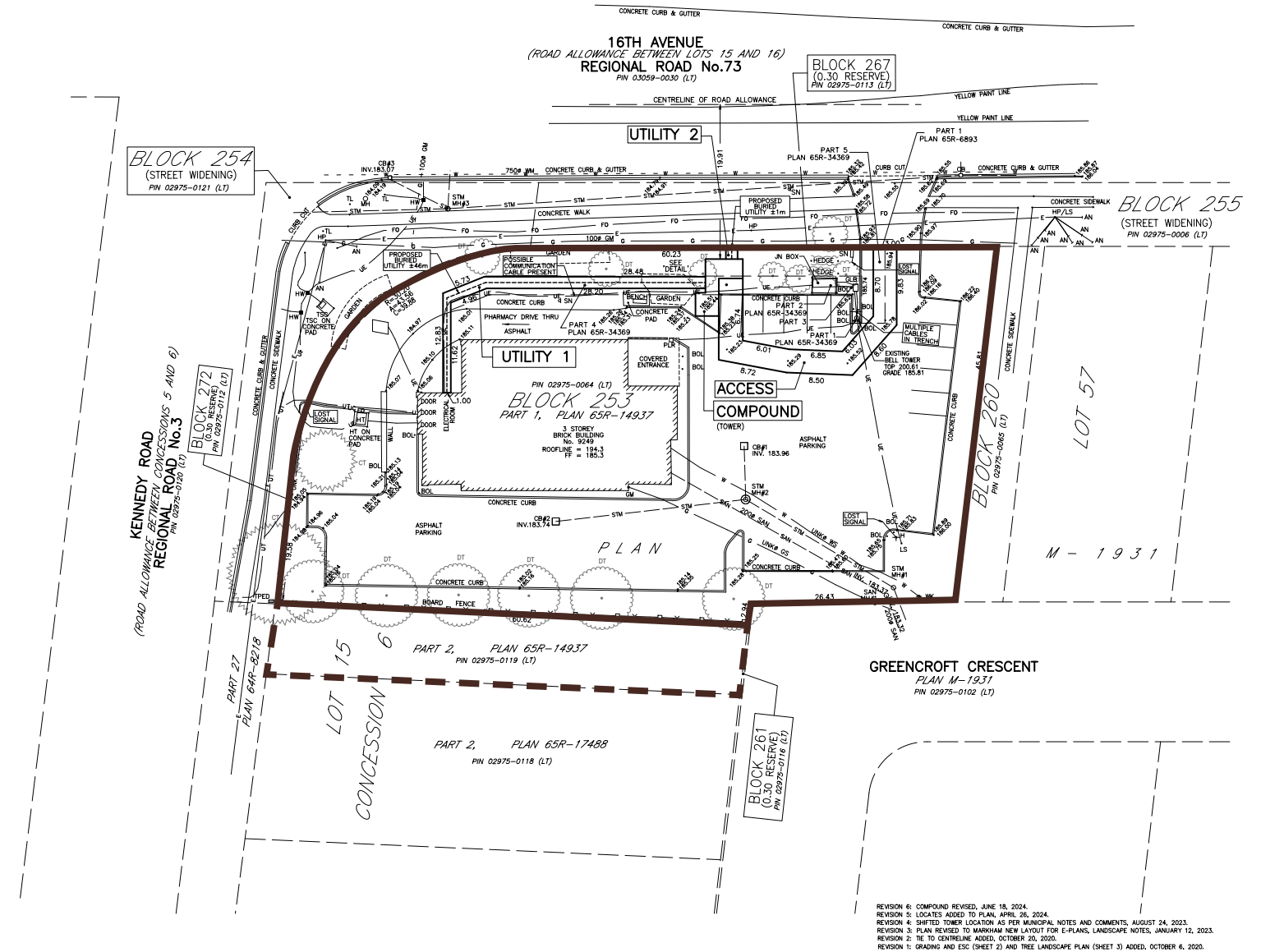
- Art gallery
- Artist studio
- Business office
- Child Care Centre
- Commercial school
- Financial institution
- Medical office
- Personal service establishment
- Pet services establishment
- Non-profit private club
- Restaurant
- Retail store²
- Fitness centre, studio³
- Service and repair establishment
- Veterinary clinic

Special Use Provisions

1. The expansion of an existing building, structure or, use provided the expansion does not exceed 3 storeys.
2. Outdoor display and sales area is permitted
3. This use shall not exceed a net floor area of 250 square metres



Site Plan



AIRPORT ZONING NOTE

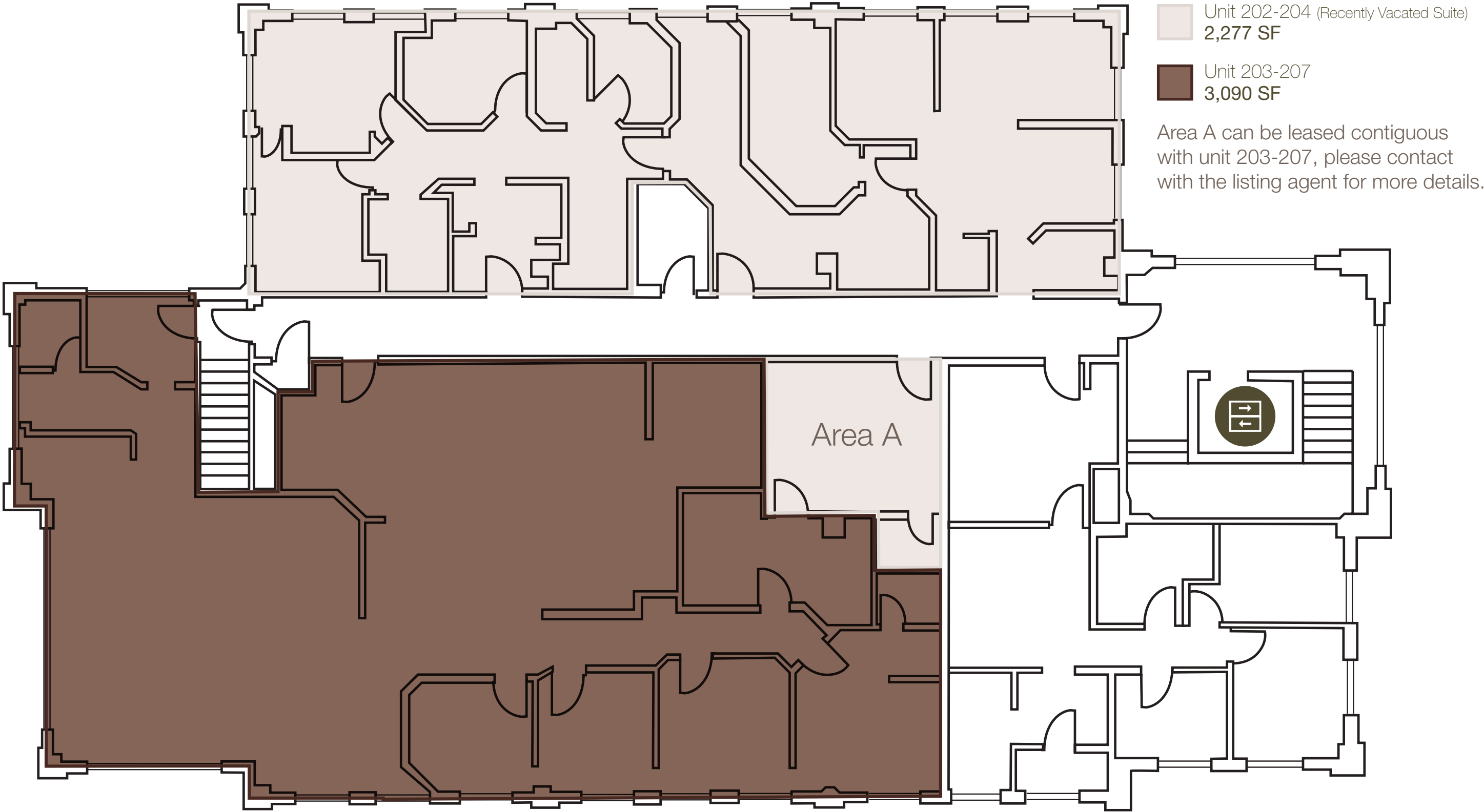
ACCORDING TO LAND TITLE RESEARCH, PIN 02975-0064 (LT) IS NOT SUBJECT AIRPORT ZONING REGULATIONS.

LEGEND

- SAN — DENOTES UNDERGROUND SANITARY SEWER
- STM — DENOTES UNDERGROUND STORM SEWER
- G — DENOTES UNDERGROUND GAS LINE
- W — DENOTES UNDERGROUND WATER LINE
- UE — DENOTES UNDERGROUND HYDRO LINE
- UC — DENOTES UNDERGROUND CABLE LINE
- UT — DENOTES UNDERGROUND TELEPHONE LINE
- FO — DENOTES UNDERGROUND FIBRE OPTIC LINE
- UNK — DENOTES UNDERGROUND UNKNOWN LINE
- SAN MH DENOTES SANITARY MANHOLE
- STM MH DENOTES STORM MANHOLE
- CB DENOTES CATCH BASIN
- GLB DENOTES GROUND LEVEL BOX
- JN BOX DENOTES TELEPHONE JUNCTION BOX
- TSC DENOTES TRAFFIC SIGNAL BOX
- HT DENOTES HYDRO TRANSFORMATION
- HW DENOTES HANDWELL

REVISION 6: COMPOUND REVISED, JUNE 18, 2024.
 REVISION 5: LOCATES ADDED TO PLAN, APRIL 26, 2024.
 REVISION 4: SHIFTED TOWER LOCATION AS PER MUNICIPAL NOTES AND COMMENTS, AUGUST 24, 2023.
 REVISION 3: PLAN REVISED TO MARRHAM NEW LAYOUT FOR E-PLANS, LANDSCAPE NOTES, JANUARY 12, 2023.
 REVISION 2: RE TO CENTRELINE ADDED, OCTOBER 20, 2020.
 REVISION 1: GRADING AND ESC (SHEET 2) AND TREE LANDSCAPE PLAN (SHEET 3) ADDED, OCTOBER 6, 2020.

Floor Plan





Lennard:

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.