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

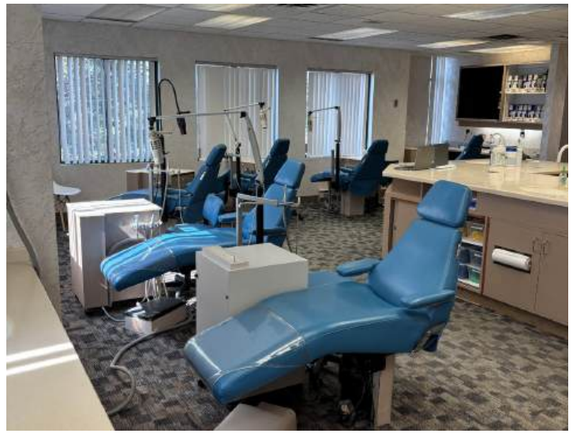
Net Rent
$35.00 PSF
Additional Rent
$21.14 PSF

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	Bell Mobility Cell Tower
Dr. Keleshian Family & Cosmetic Dentistry	Wind Mobile Cell Tower
Unionville Orthodontist	Rogers Cell Tower
Back In Action Chiropractic and Rehabilitation	



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
- 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	Bell Mobility Cell Tower
Dr. Keleshian Family & Cosmetic Dentistry	Wind Mobile Cell Tower
Unionville Orthodontist	Rogers Cell Tower
Back In Action Chiropractic and Rehabilitation	

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
Main Street Unionville
Minto, Metropia & Kylemore development of former York Downs Golf Course (Union Village and Angus Glen South)
the VILLAGE GROCER
QUALITY FOODS
UNIONVILLE COLLEGE
MONTESSORI, ELEMENTARY & SECONDARY SCHOOL

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

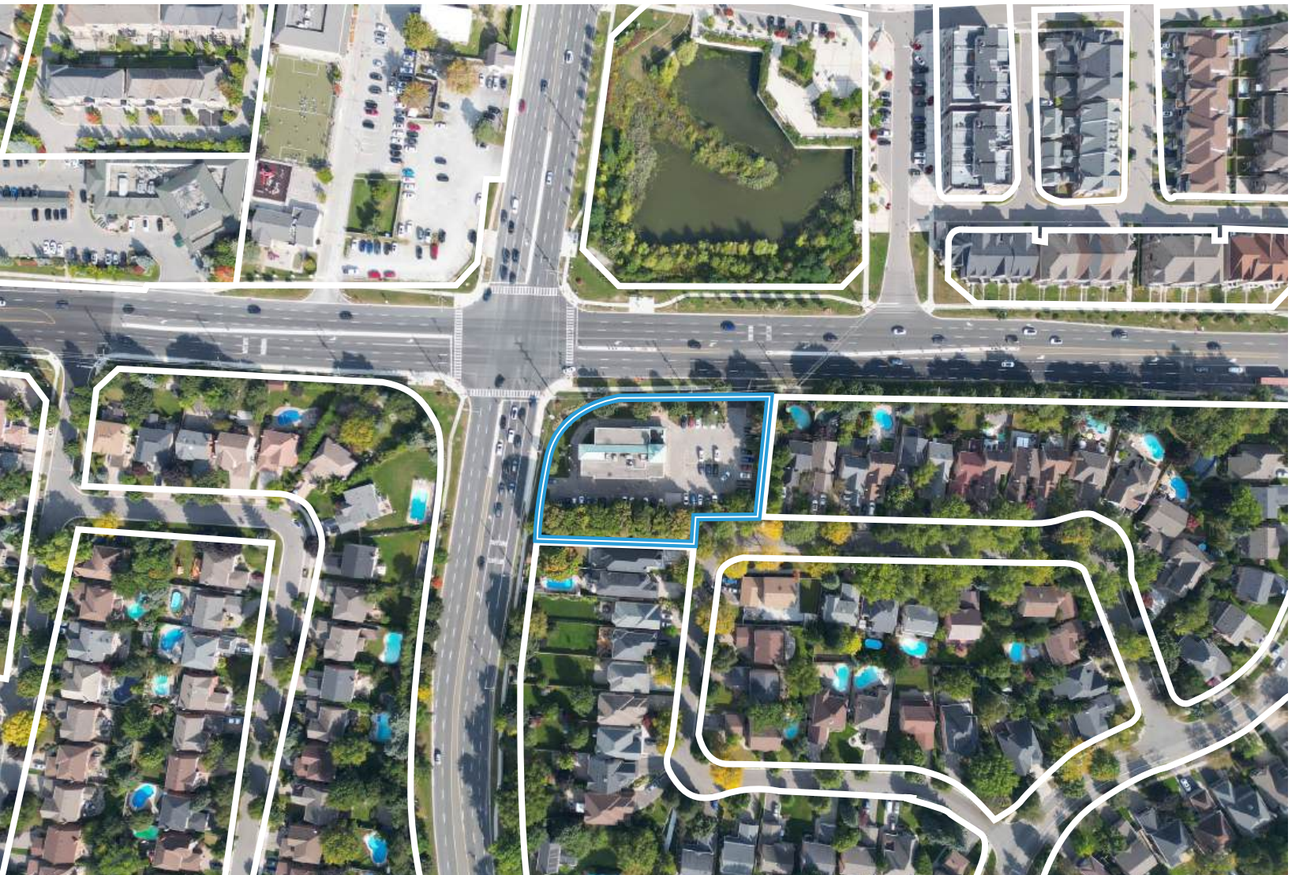
MU-FD (Mixed Use Future Development)

Permitted Uses:

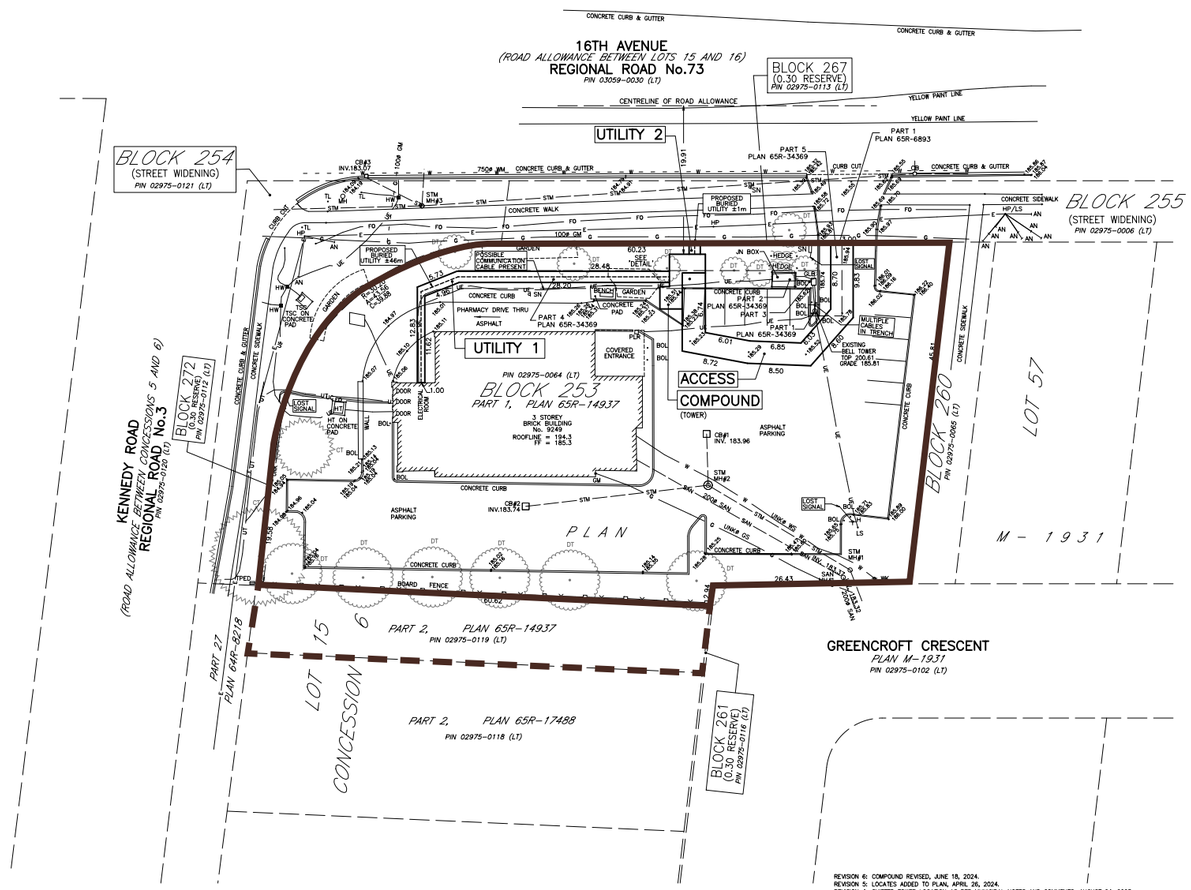
- Art gallery
- Artist studio
- Business office
- Child Care Centre
- Commercial school
- Financial institution
- Medical office
- Personal service establishment
- Pet services establishment
- Non-profit private club
- Restaurant
- Retail store[2]
- Fitness centre, studio[3]
- Service and repair
- establishment
- 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



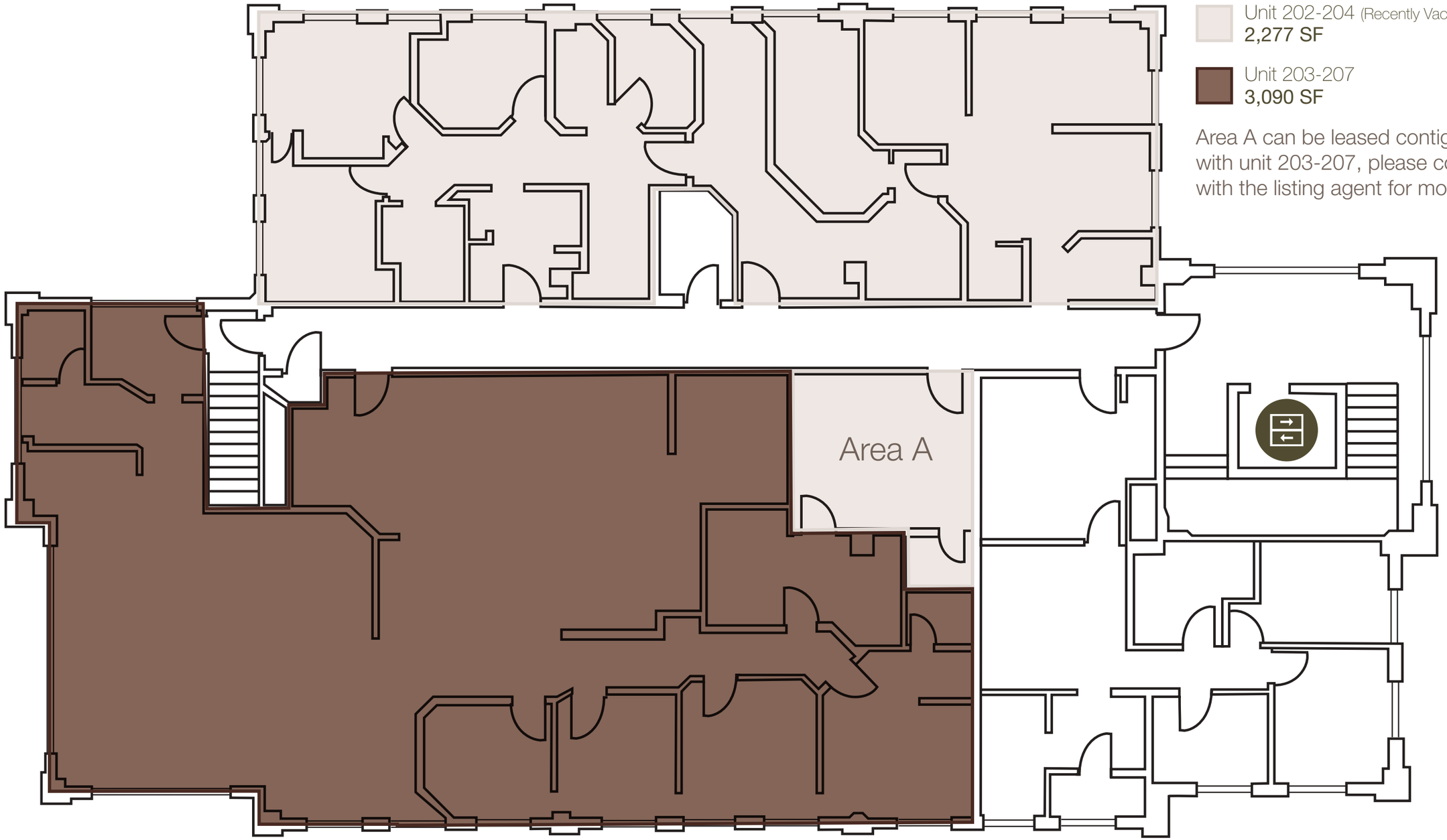
AIRPORT ZONING NOTE

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

Floor Plan



Unit 202-204 (Recently Vacated Suite)
2,277 SF

Unit 203-207
3,090 SF

Area A can be leased contiguous with unit 203-207, please contact with the listing agent for more details.

Lennard:

John Apollinaro
Sales Representative
D. 905.917.2059
C. 437.297.3463
japollinaro@lennard.com

Lennard Commercial Realty, Brokerage
201-60 Columbia Way
Markham, ON L3R 0C9
905.752.2220

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.