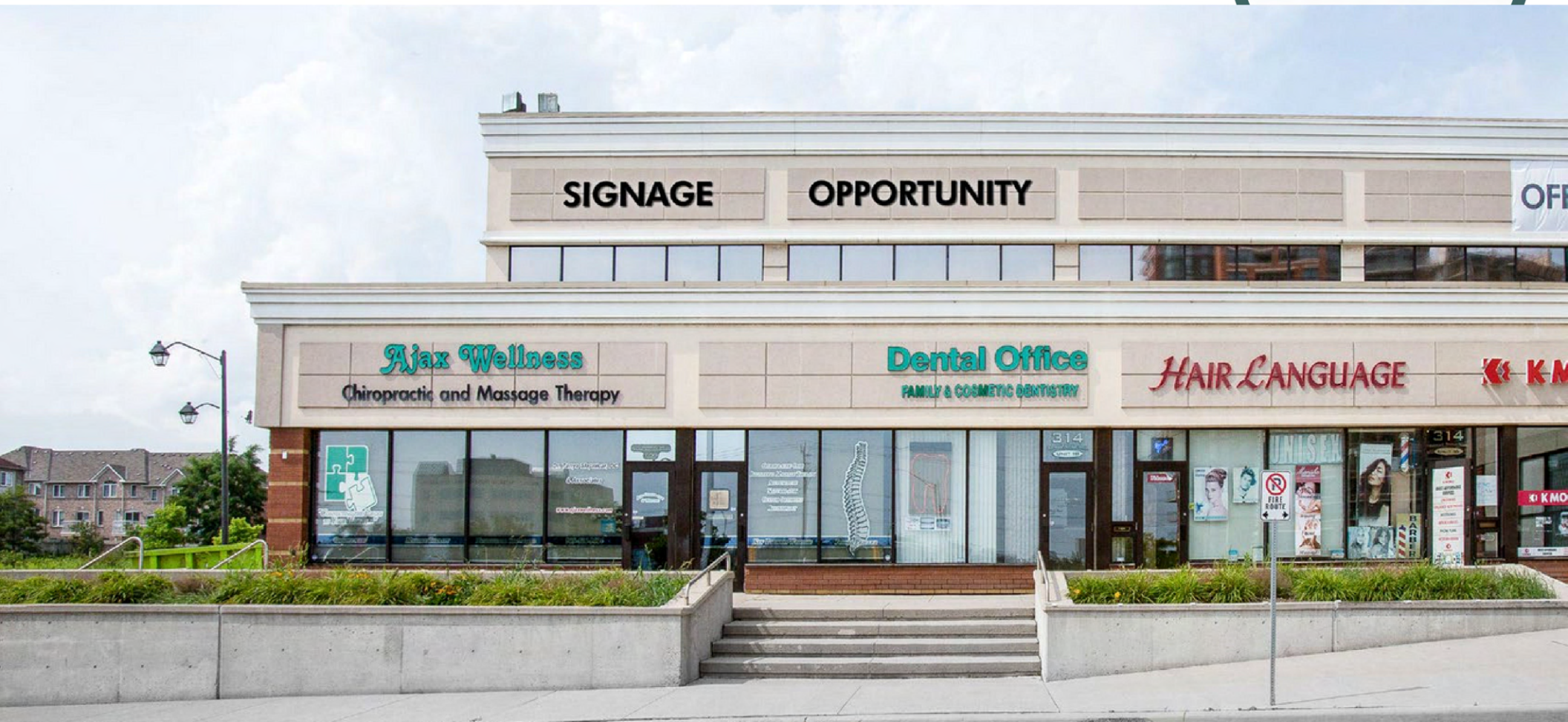


# HARWOOD PLAZA

280-350 HARWOOD AVENUE SOUTH, AJAX, ONTARIO

Take advantage of over 31,000 sf of brand second floor new office space with suites ranging from approximately **600 SF to 31K SF**

OFFICE  
SUITES  
FOR LEASE

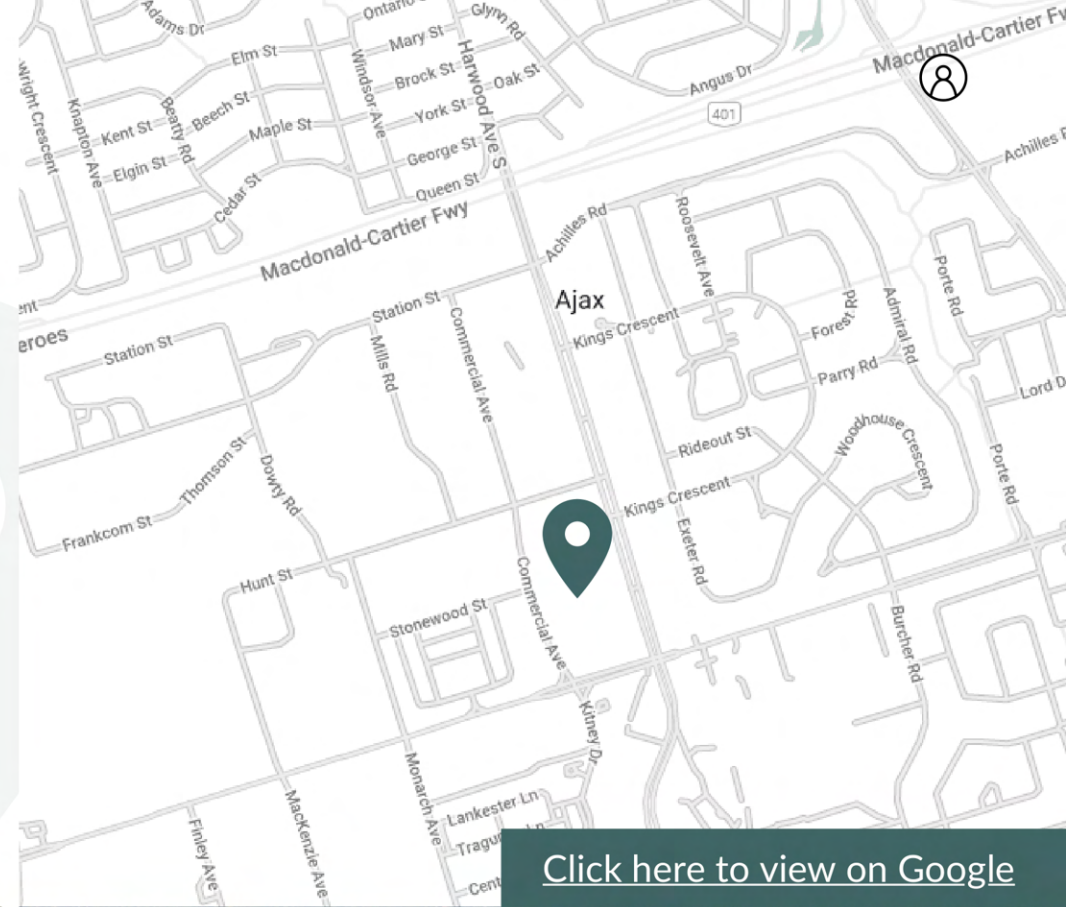




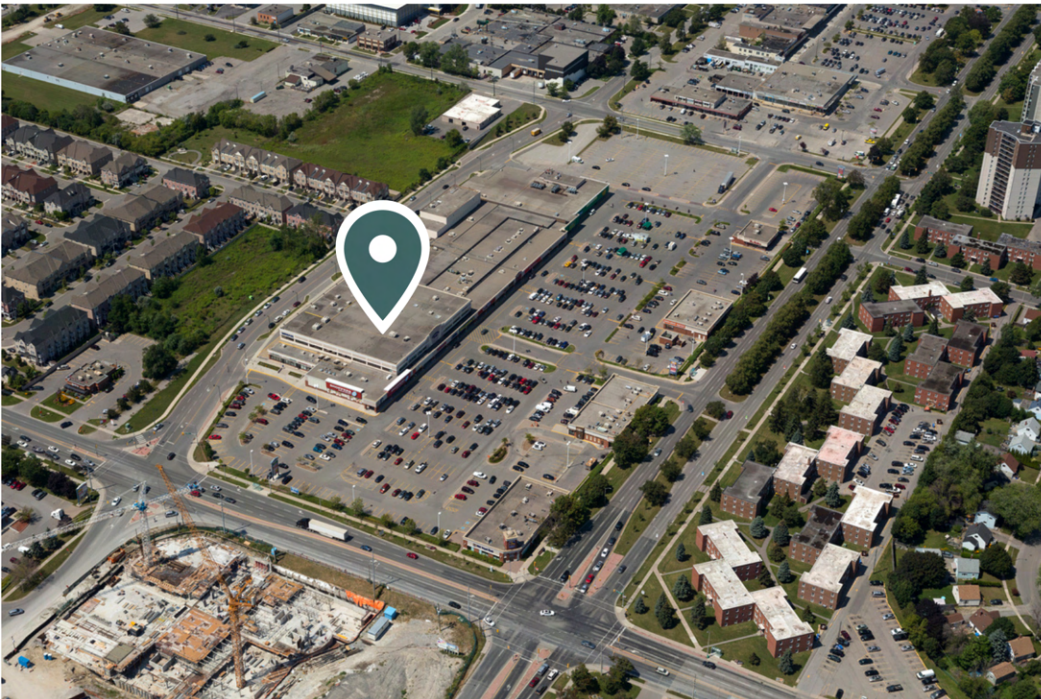
# The Ultimate Location

Located in the Ajax downtown shopping district is First Capital's Harwood Plaza. This 216,544 sf open-air centre is easily accessible from Highway 401, and also features multiple Ajax transit stops, making it very accessible for everyone.

Surrounded by an expanding residential community, including two new residential towers adjacent to the centre, Harwood Plaza caters to over 124,500 people in a 5km radius with an average household income of over \$115,200.



[Click here to view on Google](#)





# Neighborhood Features

 5-MINUTE DRIVE TO HIGHWAY 401

 1-MINUTE WALK TO MULTIPLE BUS STOPS

 7-MINUTE BUS TO AJAX GO STATION

 5-MIN DRIVE TO LYNDE SHORES CONSERVATION AREA

 Population (5km)  
**133,212**

 Household Income (5km)  
**\$124,019**

 Households (5km)  
**41,242**



Hwy 401

Harwood Plaza

Harwood Ave

Bayly St



## Easily Accessible

Serviced by Durham Region Transit, providing connections to the Pickering and Oshawa Go Stations, and 5 minutes to Highway 401, this location is easily accessible for people in and around the neighbourhood.



\*rendering

## Multiple Opportunities

With suits ranging from 600 sf to 31K sf and signage available this space can easily suit the needs of businesses ranging in size. With the ability to combine or demise these units, we can create a space that is perfect for almost any new or expanding business.



\*rendering

## Continued growth

This neighbourhood continues to grow substantially and is projected to see the population increase by 9.7% by 2026 with the number of households projected to reach over 44,000,

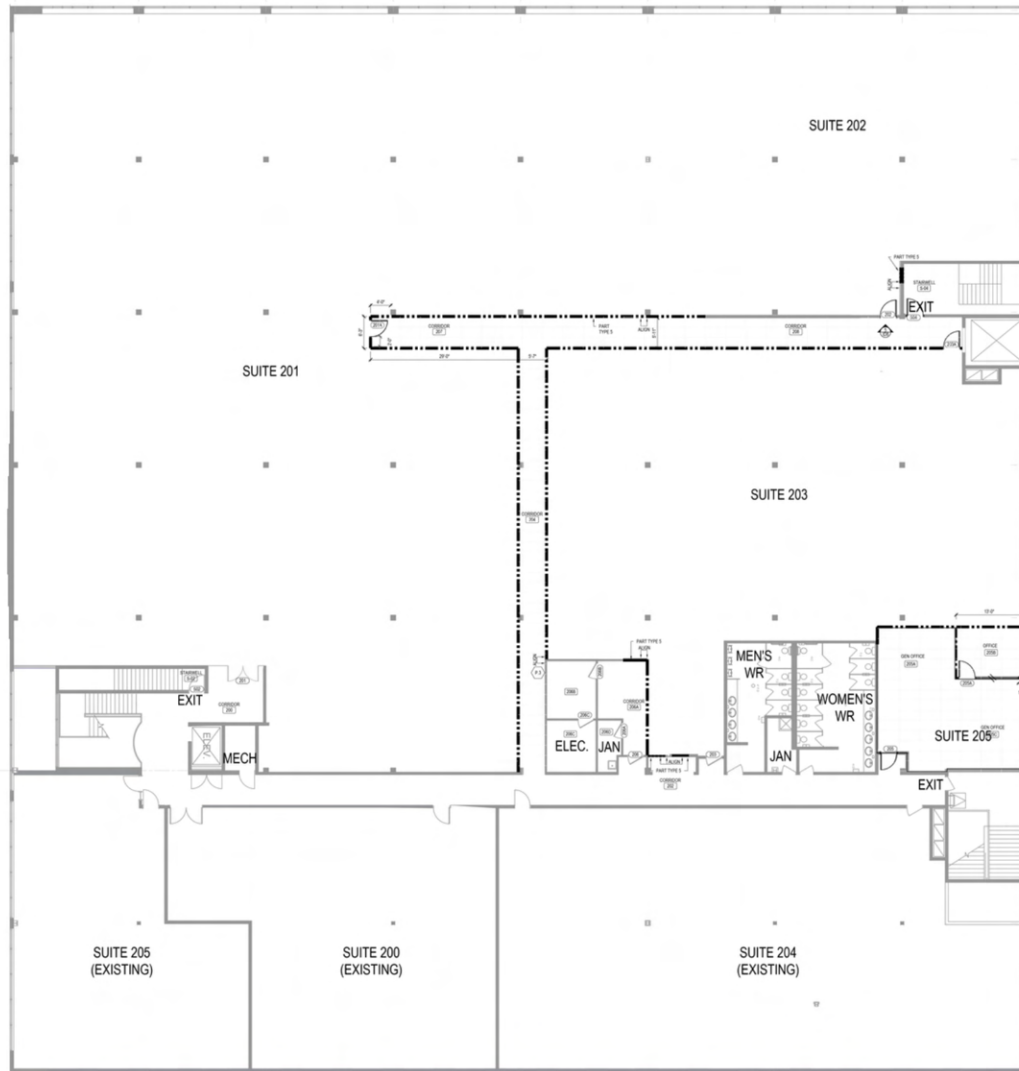


\*rendering



# Site Plan

Suites 201, 202 & 203 can all be demised. Sizes are subject to change for the tenant's preference.



Note: Floor plans are not to scale. All sizes are estimates only and are subject to landlord's final approval and re-measurement.

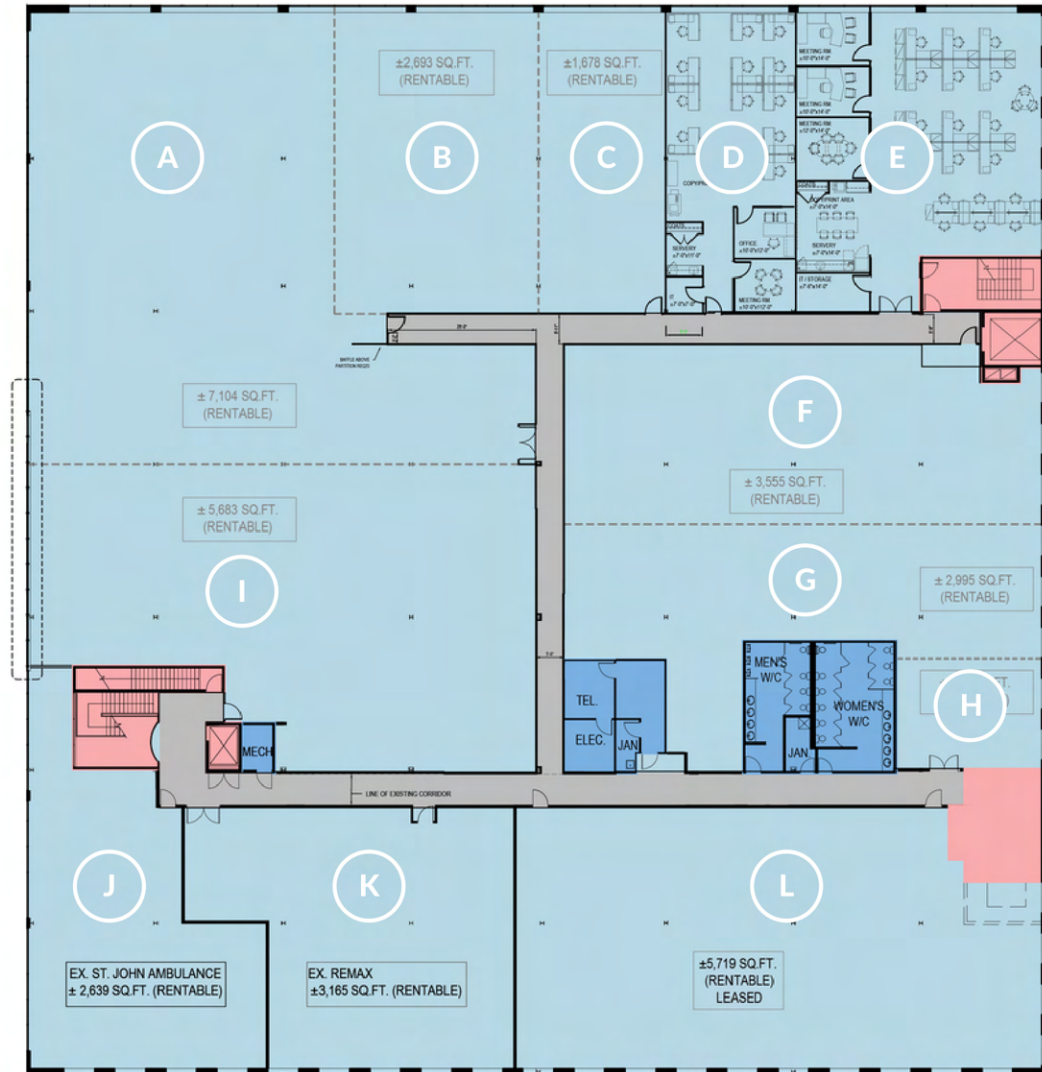


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# Site Plan- Demised Sample

Unit	Size (sf)
A	7,104 SF
B	2,693 SF
C	1,678 SF
D	1,708 SF
E	2,957 SF
F	3,555 SF
G	2,995 SF
H	695 SF
I	5,683 SF
J	2,639 SF
K	3,165 SF
L	5,719 SF



Note: Floor plans are not to scale. All sizes are estimates only and are subject to landlord's final approval and re-measurement.



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