

# HARWOOD PLAZA

280-350 HARWOOD AVENUE SOUTH, AJAX, ONTARIO

Take advantage of the brand new second-floor office and medical spaces with a variety of sizes to suit your needs.

OFFICE &  
MEDICAL  
SUITES  
FOR LEASE

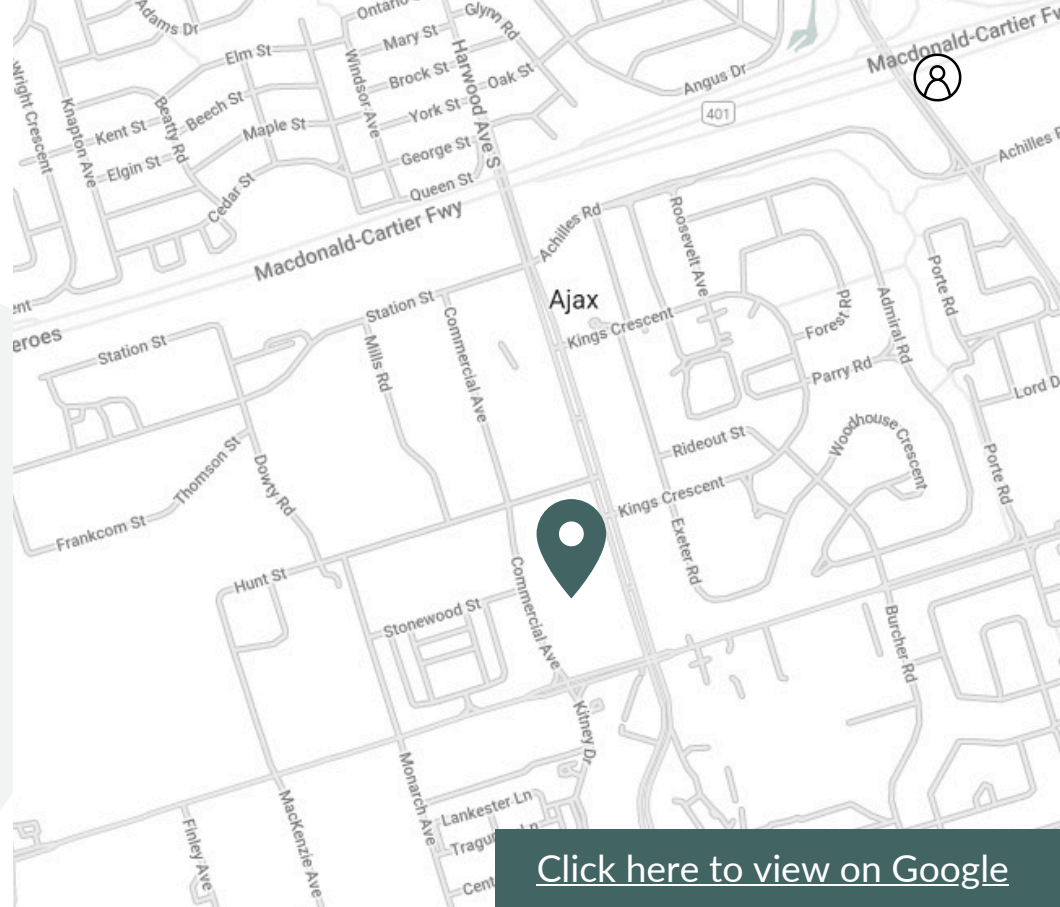




# The Ultimate Location

Harwood Plaza, located in the heart of Ajax's downtown shopping district, is a 216,000 sq. ft. open-air retail centre offering excellent accessibility via Highway 401, Ajax GO Station, and multiple Ajax Transit stops.

Positioned near Lakeridge Health Ajax Pickering Hospital and surrounded by an expanding residential community, including two new residential towers adjacent to the centre, Harwood Plaza caters to over 125,000 people in a 5km radius with an average household income of over \$150,000.



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# Neighbourhood Features



5-MINUTE DRIVE TO HIGHWAY  
401



**16.9%**

Population Growth  
by 2030 (1km)



Population (5km)  
127,000



1-MINUTE WALK TO MULTIPLE  
BUS STOPS



**39**

Median  
Age



Household Income (5km)  
\$154,000



7-MINUTE BUS TO AJAX GO  
STATION



Households (5km)  
40,000



3-MINUTE DRIVE TO LAKERIDGE  
HEALTH AJAX PICKERING HOSPITAL



Nearest Rail line  
Lakeshore East GO - 1.9km



Nearest Bus line  
Harwood Southbound @ Harwood Plaza - On Site  
Hunt Eastbound @ Harwood - On Site

## Featured Tenants





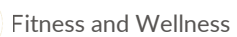
within 1km



Hwy 401

Harwood Ave

Bayly St





## Easily Accessible

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



## Multiple Opportunities

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



## Continued growth

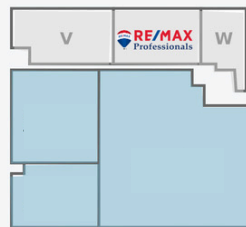
This neighbourhood continues to grow substantially and is projected to see the population in a 5km radius increase by 11.5% by 2030, with the number of households projected to reach over 44,000.



# Site Plan

## Harwood Plaza Legend

A	Accel Dental	N	Holy Shakes
B	The Nail Pro	O	GLOBAL PET FOODS eat.play.love.
C	NeuroSync Physiotherapy and Rehab	P	Booster Juice
D	Kodak Lens Vision Outlet	Q	POPEYES
E	Hakka Passion Restaurant	R	ACW
F	Pita Land Mideast Urban Kitchen	S	Bombay Frankies
G	Ajax Chiropractic & Wellness	T	Edo
H	UniverCell Canada	U	Macho burrito
I	Hair J	V	Newton Trelawney Property Management
J	Cannaverse	W	St. John Ambulance
K	GNMI MRI & CT	X	Stacked
L	SUBWAY		
M	Pizza Pazzo		

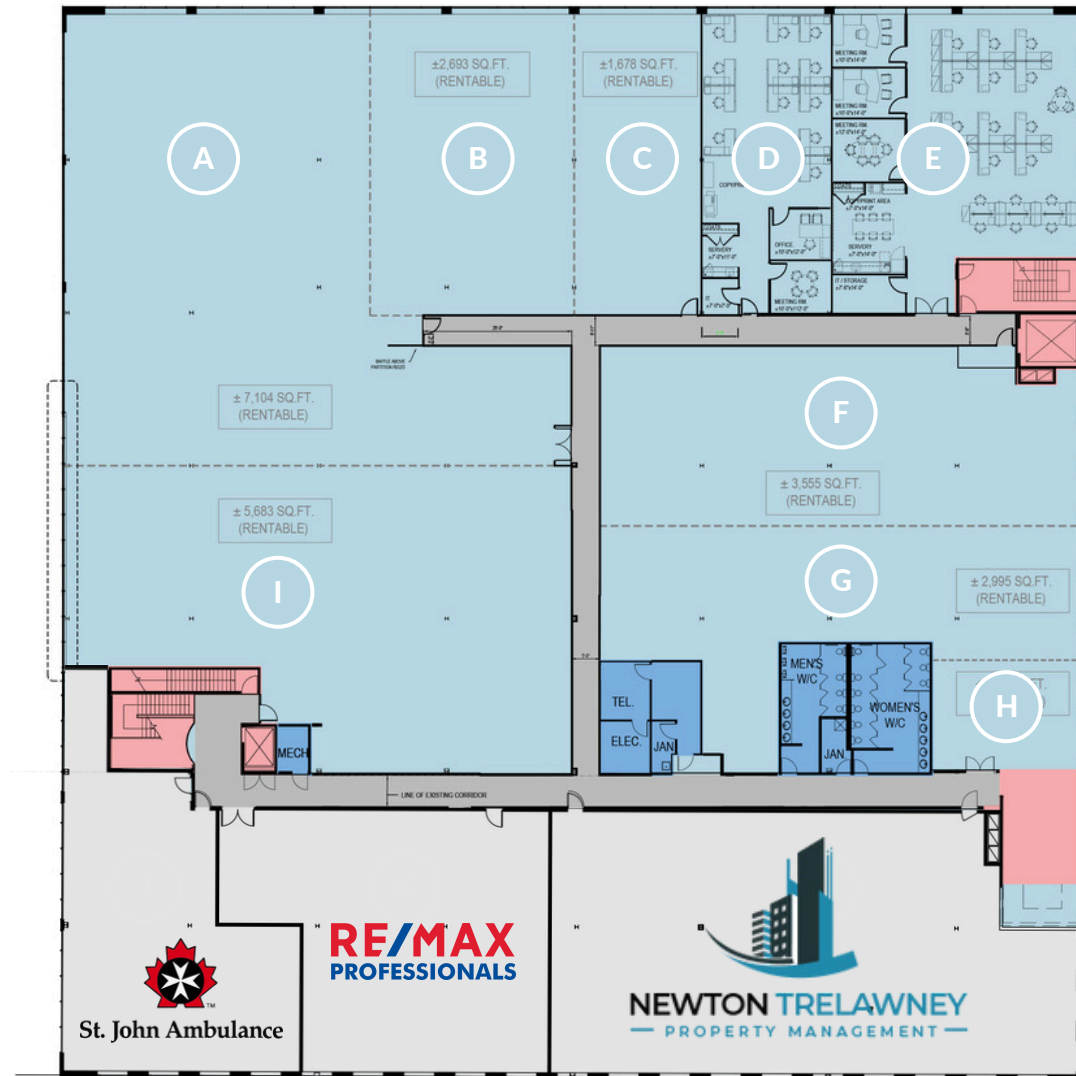


# Site Plan- Demised Sample

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

## Key Highlights

- Multiple Signage opportunities
- Shell condition
- Flexible sizes



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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