

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.

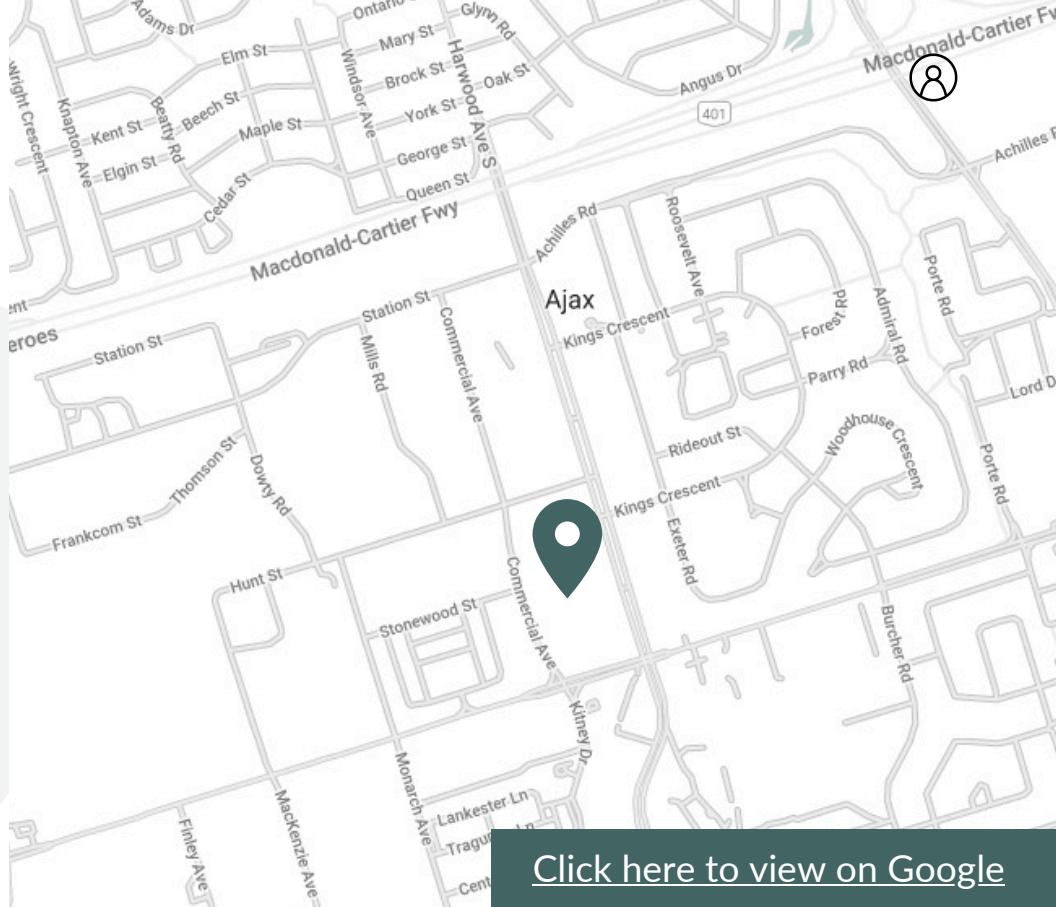
OFFICE &
MEDICAL
SUITES
FOR LEASE



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



Notable Locations

within 1km



Fitness and Wellness



Parks



Schools



Residential Developments



Lakeridge Health Ajax Pickering Hospital



Bus Stop within 100m

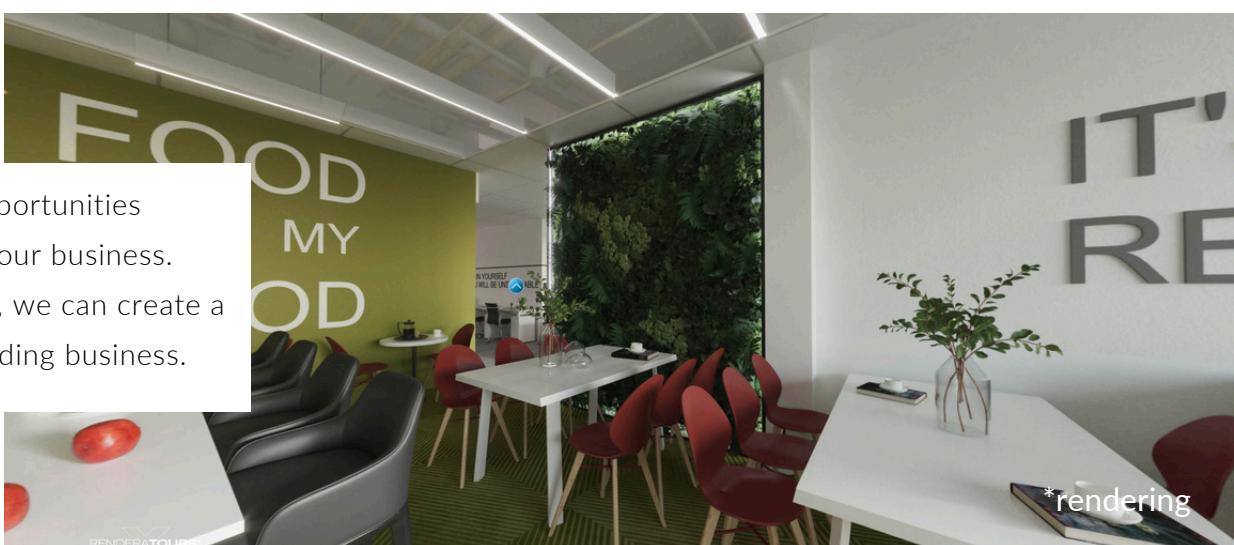
Easily Accessible

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.



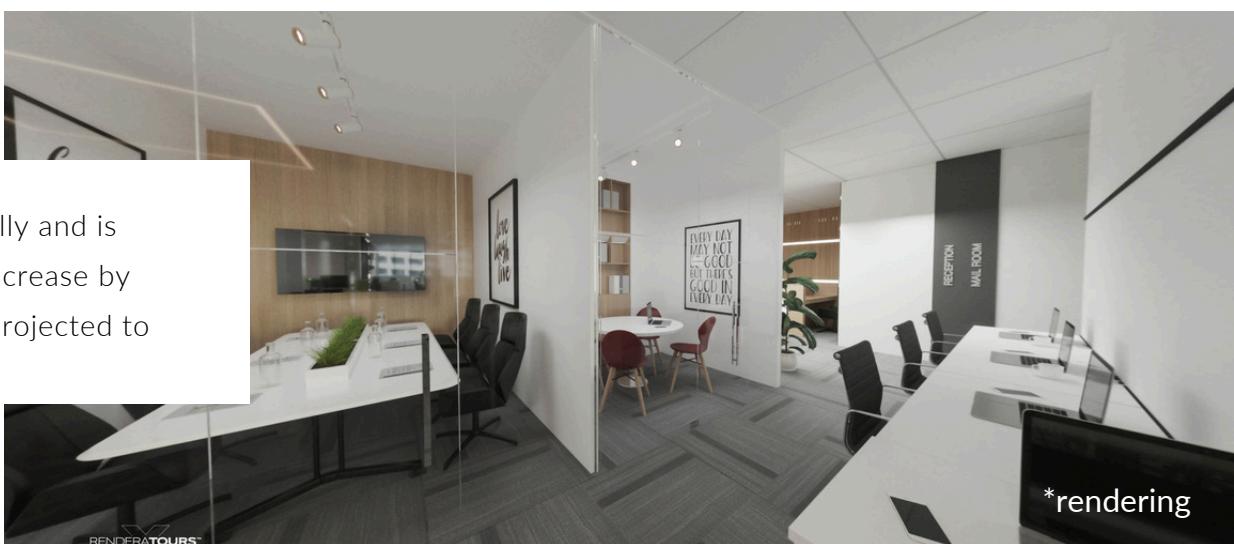
Multiple Opportunities

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.

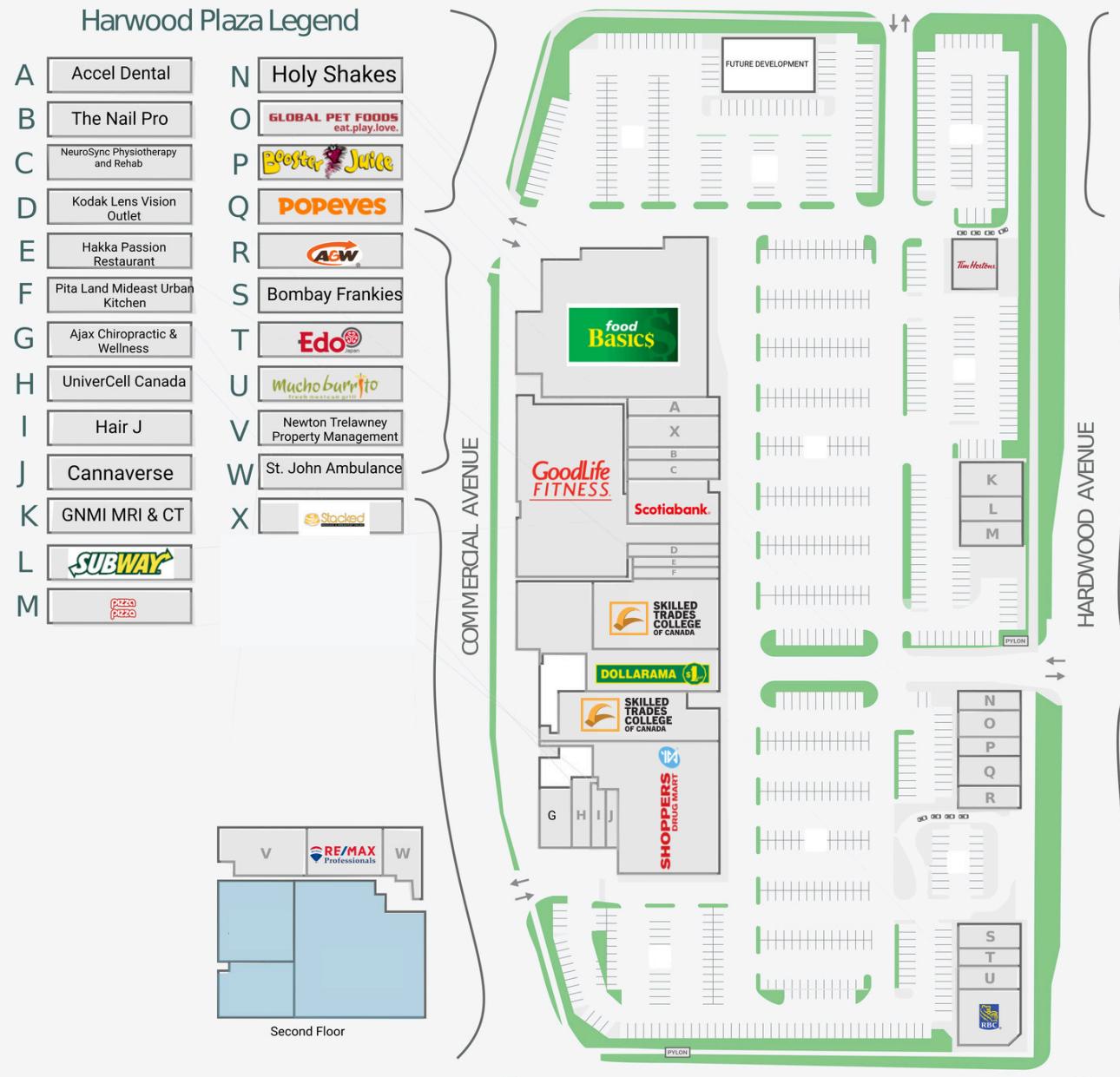


Continued growth

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



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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Sophie Dionne
Leasing Manager
First Capital REIT
sophie.dionne@fcr.ca
(647)-712-9768

Daniel Baxa
Broker
Intercity Realty Inc.
daniel@intercityrealty.com
(416)-899-6515

Lou Grossi
Broker of Record
Intercity Realty Inc.
lougrossi@intercityrealty.com
(416)-732-5733