

Harwood Plaza



280-350 Harwood Avenue South, Ajax, ON

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

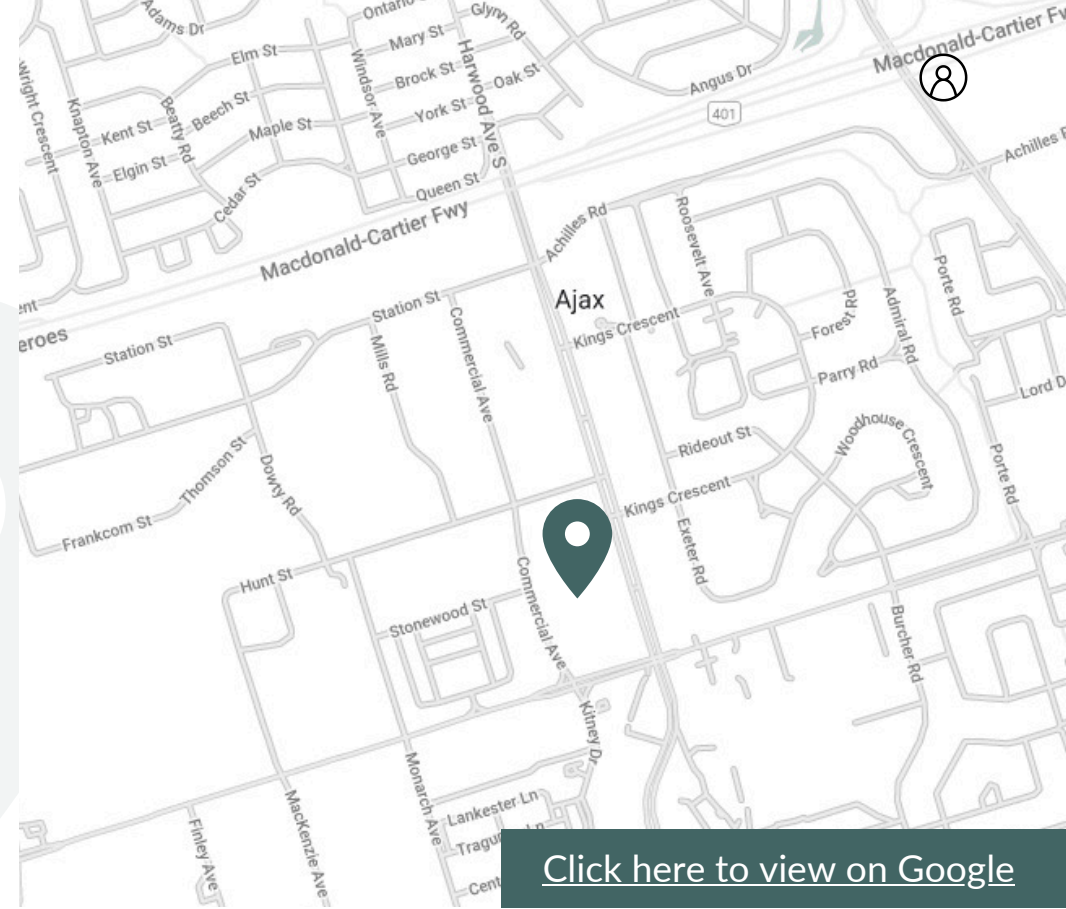


**OFFICE & MEDICAL
SUITES FOR LEASE**

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.



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

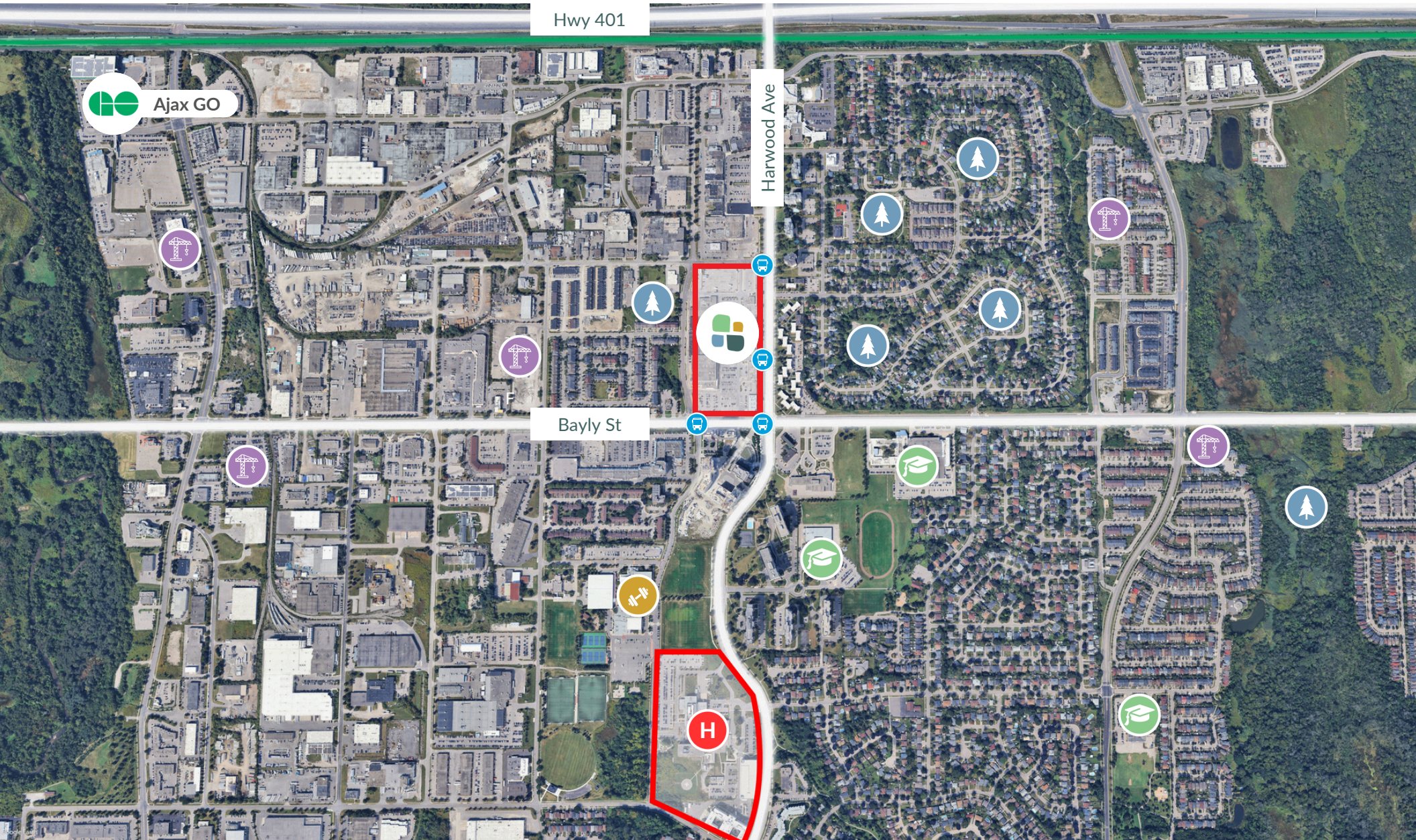
 Nearest Bus line Harwood Southbound @ Harwood Plaza - On Site Hunt Eastbound @ Harwood - On Site

Featured Tenants



Notable Locations

within 1km



Ajax GO

Hwy 401

Harwood Ave

Bayly St



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

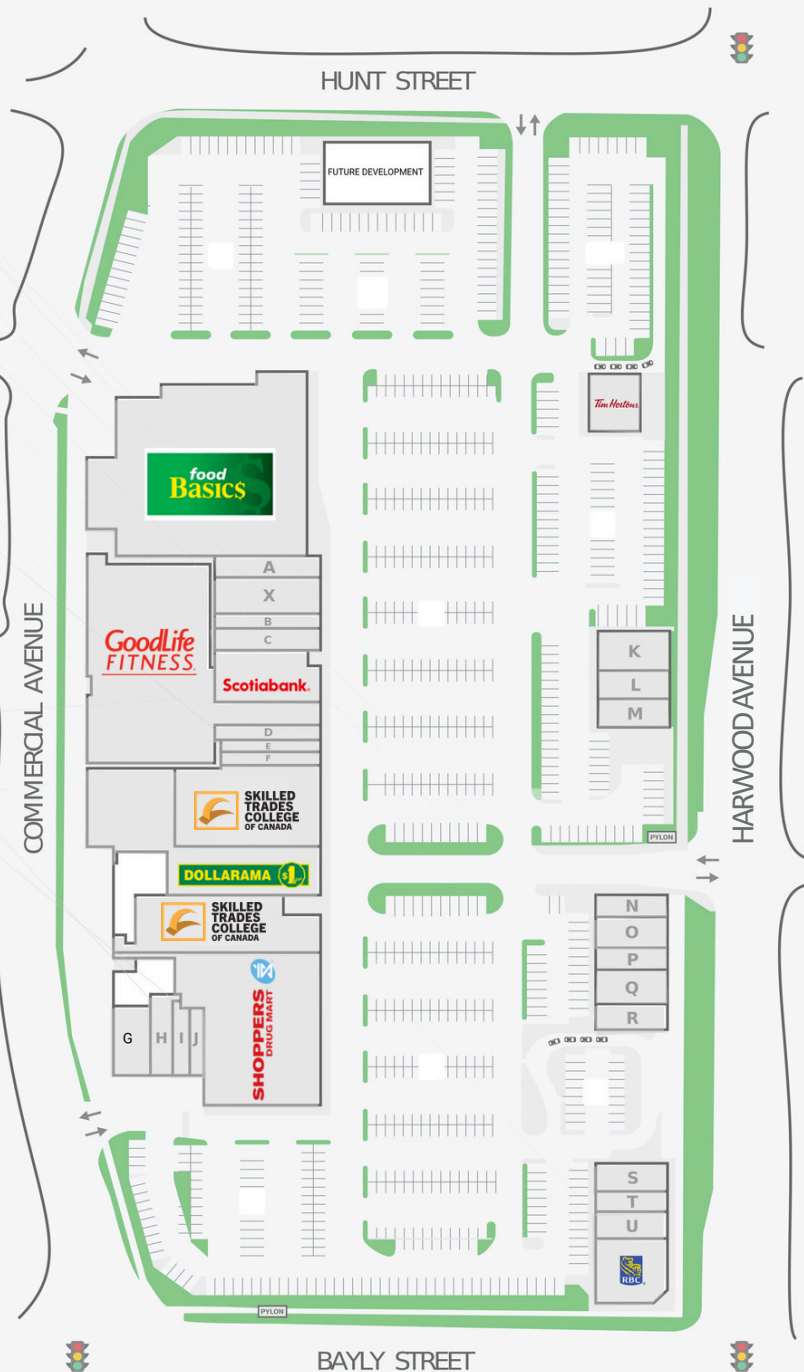
This neighbourhood continues to grow substantially and is projected to see the population in a 5km radius increase by 11.5% by 2030, with the number of households projected to reach over 44,000.



Site Plan

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 | | |

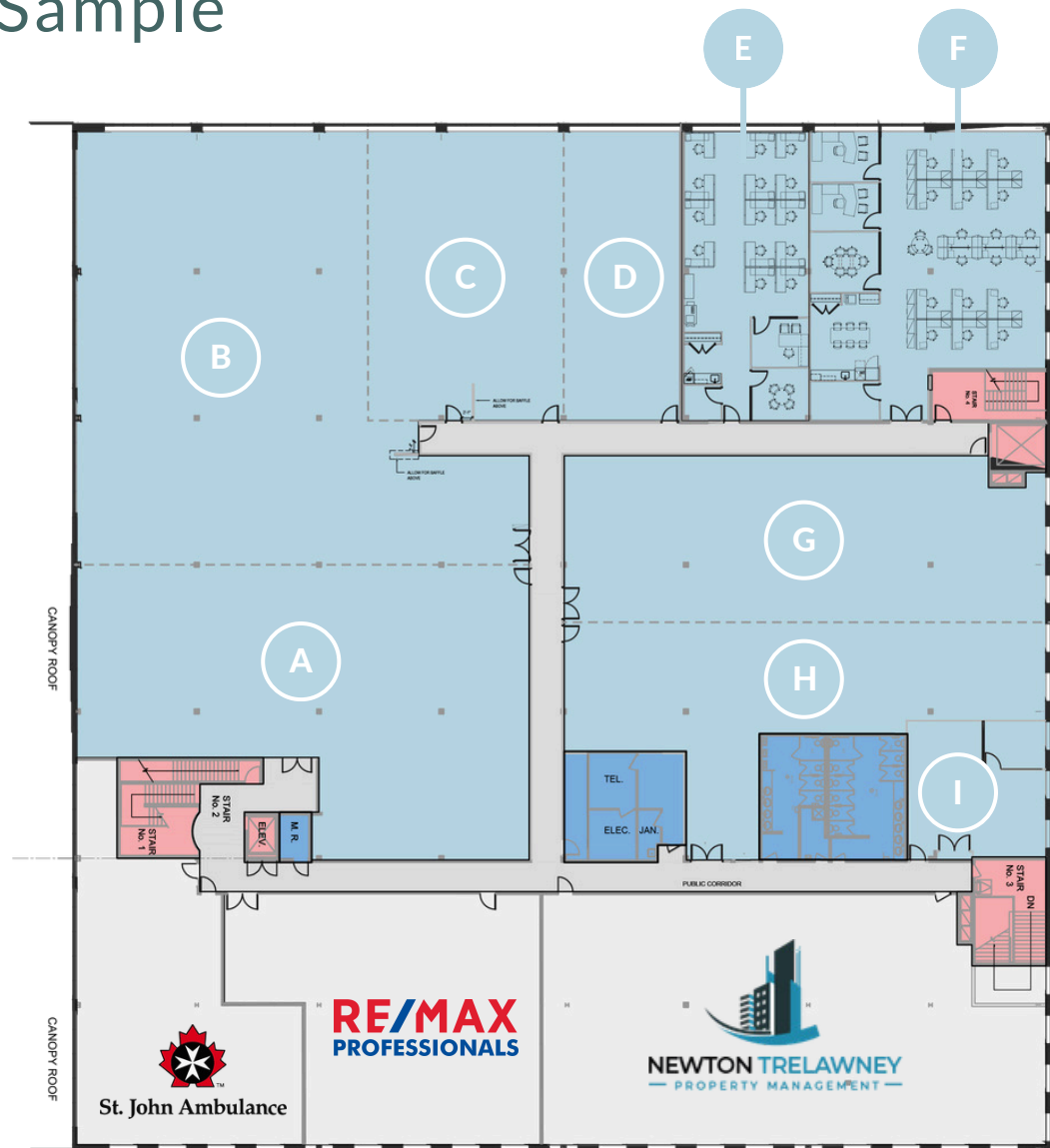


Site Plan- Demised Sample

| Unit | Size (sf) |
|------|-----------|
| A | 4,850 SF |
| B | 6,476 SF |
| C | 2,520 SF |
| D | 1,519 SF |
| E | 1,637 SF |
| F | 2,774 SF |
| G | 3,497 SF |
| H | 2,819 SF |
| I | 695 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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