

OFFICE SPACE FOR LEASE

WEST WILMOT BUSINESS CENTRE

RICHMOND HILL • ON

45A

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CBRE | **dream** 

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45A WEST WILMOT STREET - PROPERTY DETAILS

Available Space	Units A003-4		
Rental Rate	\$13.95 per sq. ft. Net		
TMI	\$5.81 per sq. ft.		
Availability	November 1, 2026		
Demiseable Sizes	Units A003-4:	888 sq. ft. 1,110 sq. ft. 2,220 sq. ft.	



Ground floor office space with excellent natural light



Mix of open concept & private offices

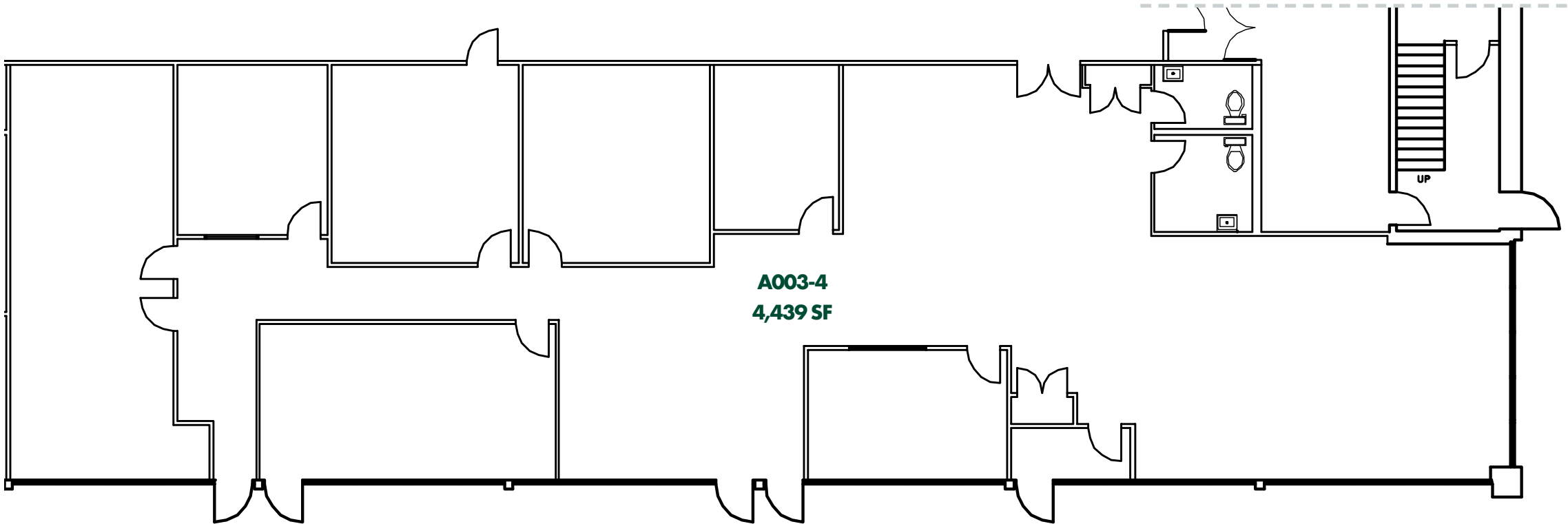


Ample free parking



Great location!
Close proximity to Hwy 404/407 & amenities

FLOOR PLAN



45A WEST WILMOT STREET - PROPERTY DETAILS

Available Space	Units A210-215		
Rental Rate	\$13.95 per sq. ft. Net	Available Sizes	Unit A210: 847 sq. ft. Unit A211: 843 sq. ft. Unit A212: 847 sq. ft. Unit A215: 1,223 sq. ft.
TMI	\$9.76 per sq. ft.		
Availability	Immediate		



Clean office space with excellent natural light



Mix of open concept & private offices

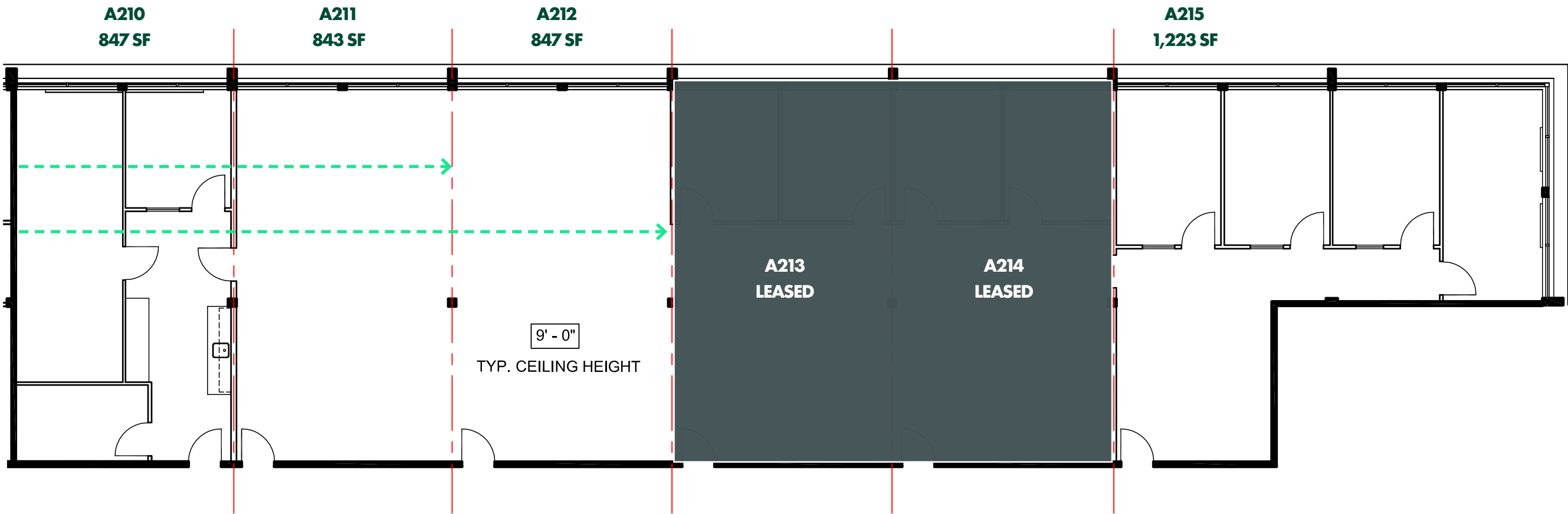


Ample free parking



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FLOOR PLAN



--> Units can be combined

45B WEST WILMOT STREET - PROPERTY DETAILS

Available Space	Unit B002		
Rental Rate	\$13.95 per sq. ft. Net		
TMI	\$5.81 per sq. ft.		
Availability	Immediate		
Available Size		Unit B002:	820 sq. ft.



Ground floor office space with excellent natural light



Mix of open concept & private offices

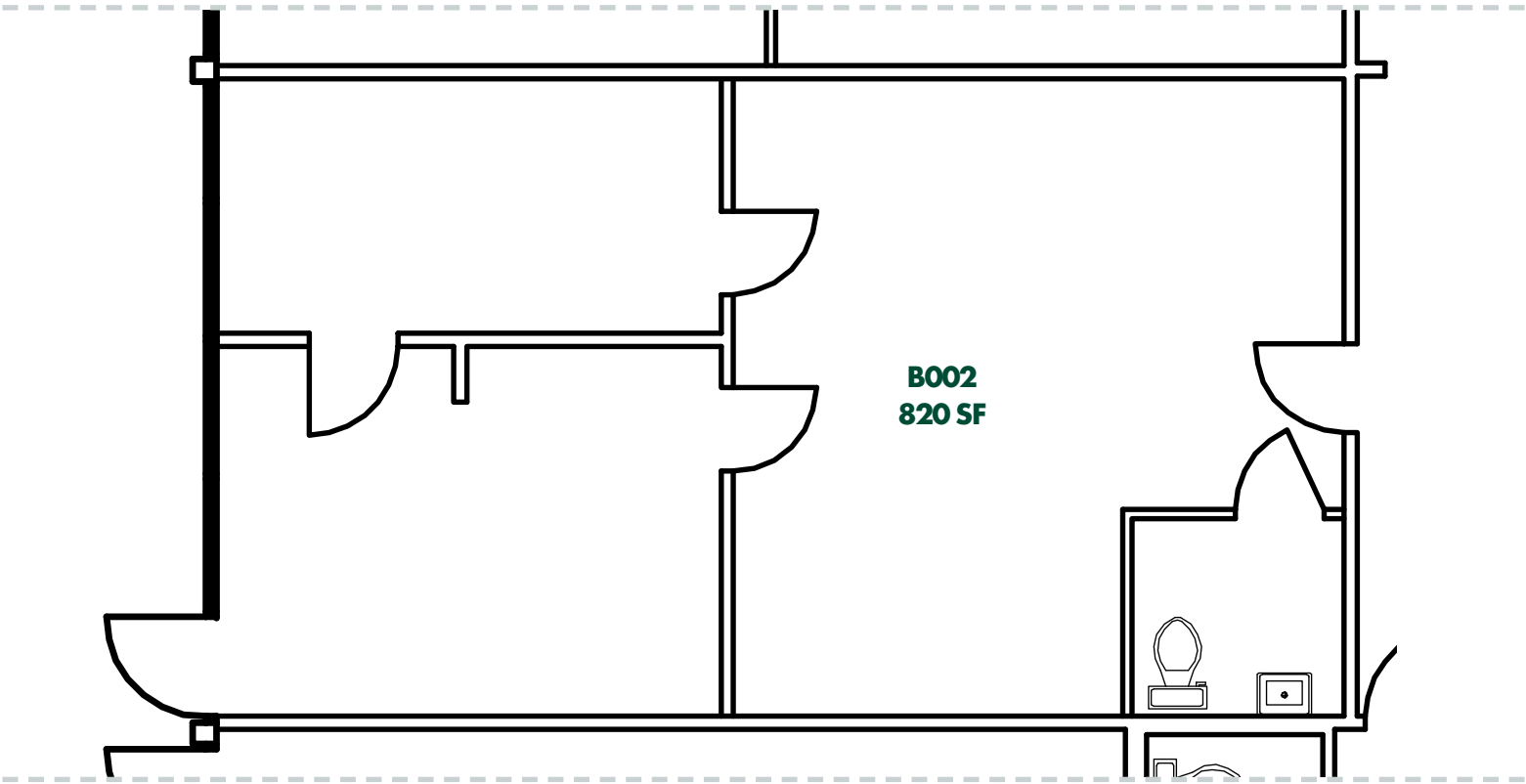


Ample free parking



Great location!
Close proximity to Hwy 404/407 & amenities

FLOOR PLAN



45B WEST WILMOT STREET - PROPERTY DETAILS

Available Space	Unit B203
Rental Rate	\$13.95 per sq. ft. Net
TMI	\$9.76 per sq. ft.
Availability	Immediate
Available Size	Unit B203: 494 sq. ft.



Clean office space with excellent natural light



Mix of open concept & private offices

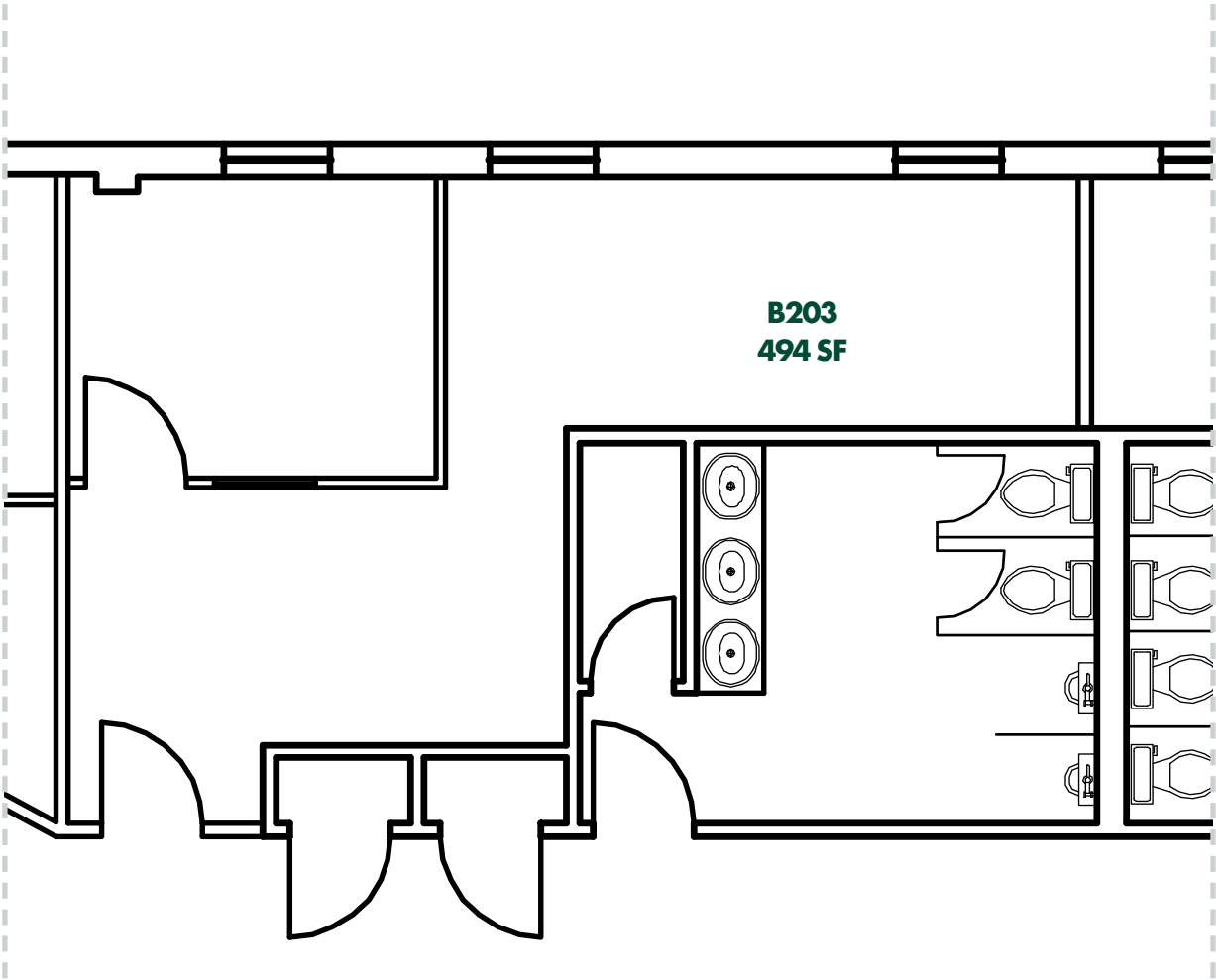


Ample free parking



Great location! Close proximity to Hwy 404/407 & amenities

FLOOR PLAN



45B WEST WILMOT STREET - PROPERTY DETAILS

Available Space	Unit B204
Rental Rate	\$13.95 per sq. ft. Net
TMI	\$9.76 per sq. ft.
Availability	Immediate
Available Size	Unit B204: 508 sq. ft.



Clean office space with excellent natural light



Mix of open concept & private offices

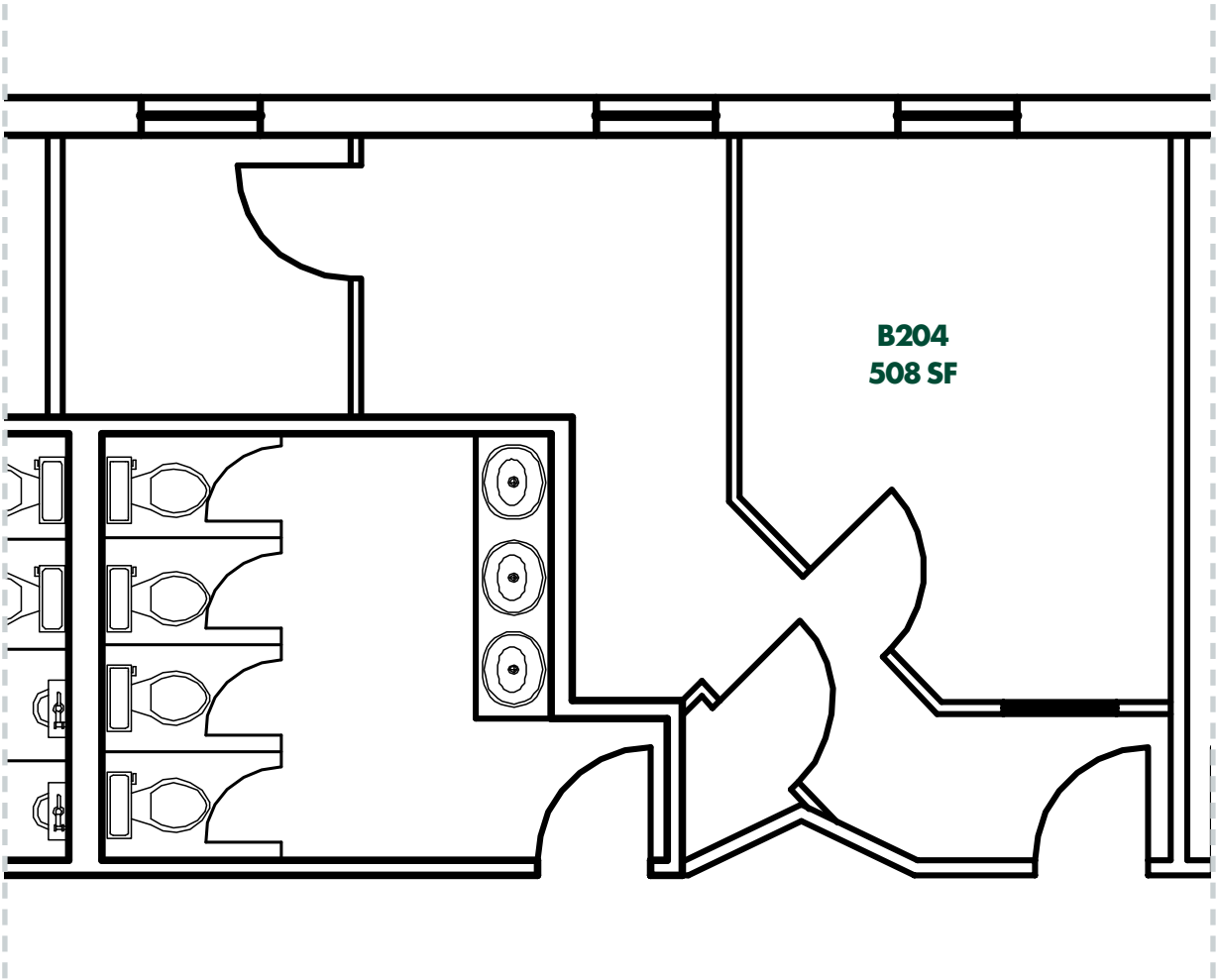


Ample free parking



Great location! Close proximity to Hwy 404/407 & amenities

FLOOR PLAN



45B WEST WILMOT STREET - PROPERTY DETAILS

Available Space	Unit B211		
Rental Rate	\$13.95 per sq. ft. Net		
TMI	\$9.76 per sq. ft.		
Availability	October 1, 2026		
Available Size		Unit B211:	852 sq. ft.



Clean office space with excellent natural light



Mix of open concept & private offices

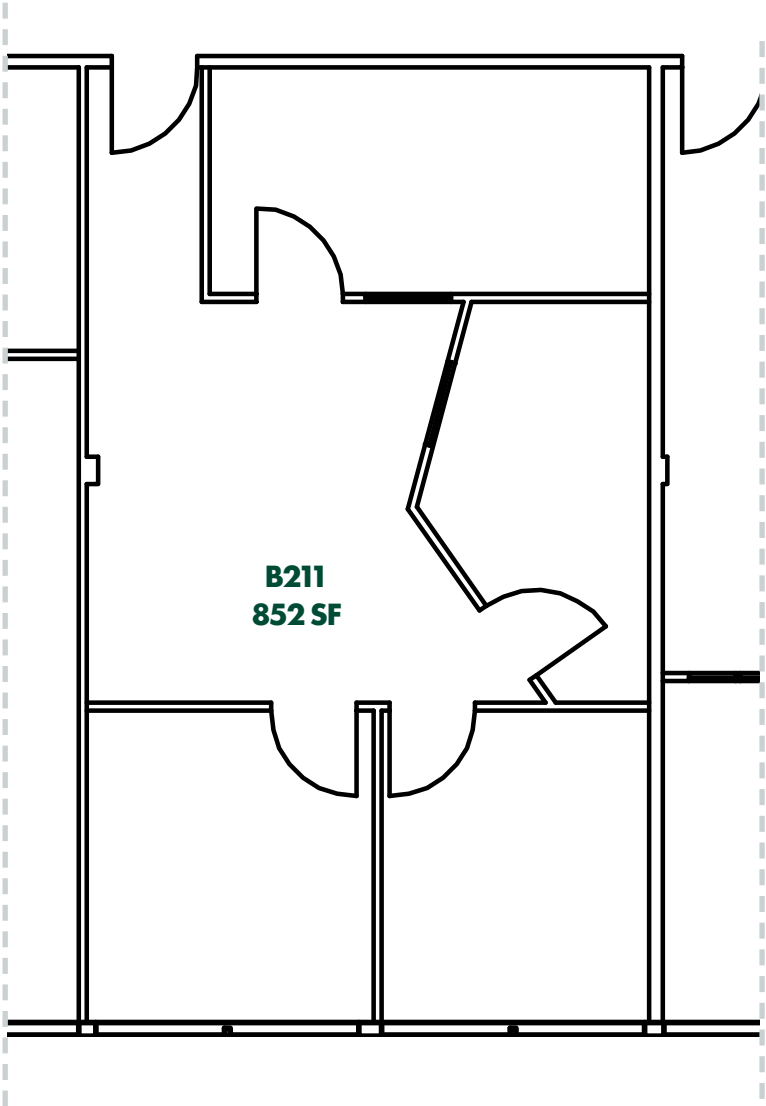


Ample free parking



Great location! Close proximity to Hwy 404/407 & amenities

FLOOR PLAN



WEST WILMOT

BUSINESS CENTRE

AREA AMENITIES AND TRANSIT MAP

 Restaurants

- 1. The Keg Steakhouse + Bar
- 2. Scaddabush Italian Kitchen + Bar
- 3. Lone Star
- 4. Moxies
- 5. Bamiyan Kabob
- 6. Fat Bastard Burrito Co.
- 7. Baton Rouge Steakhouse + Bar
- 8. Starbucks
- 9. Tim Hortons
- 10. Eggsmart

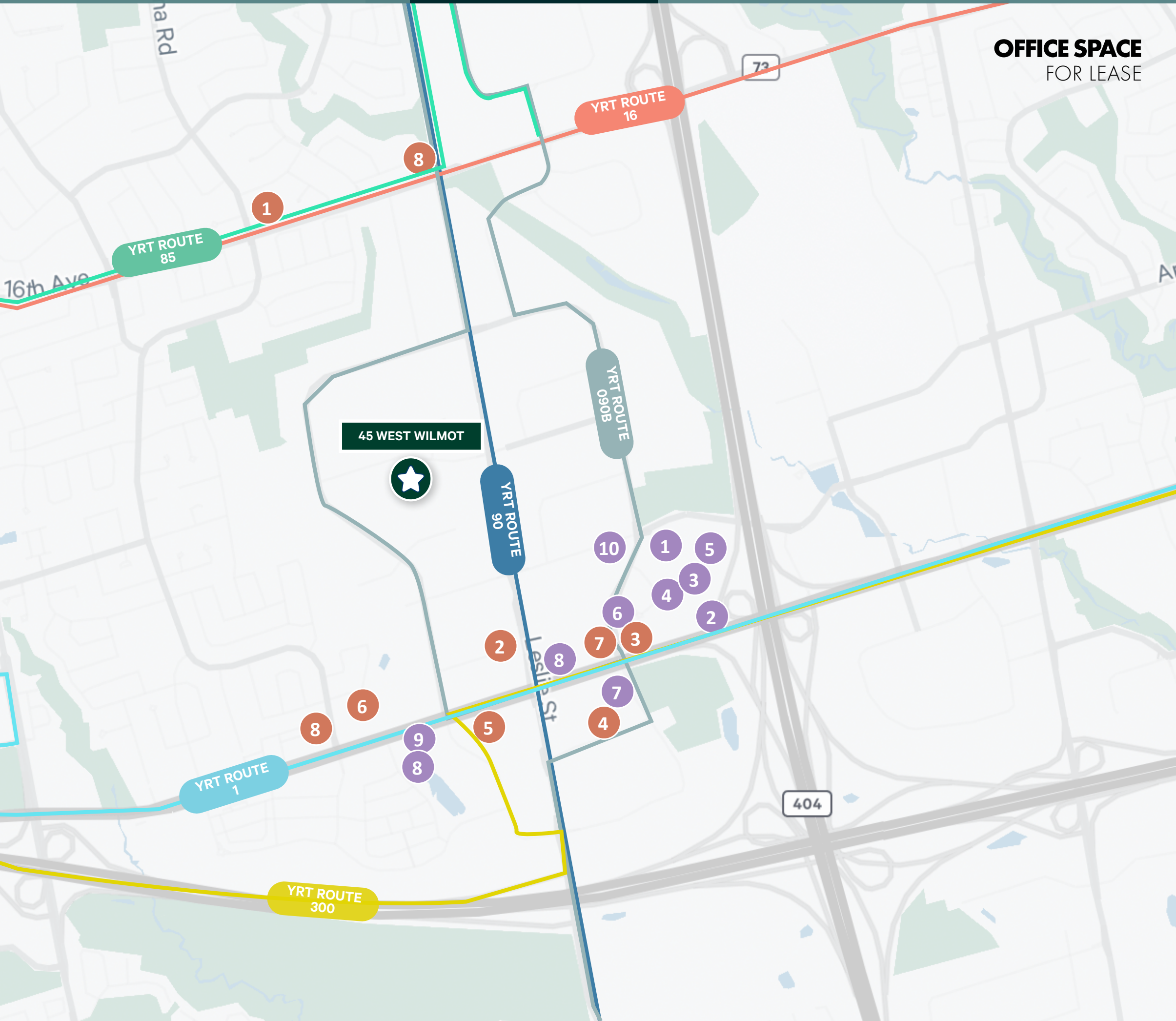
 Banks &
Gas Stations

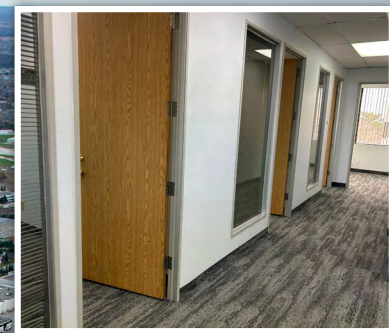
- 1. BMO
- 2. TD
- 3. RBC
- 4. Bank of China
- 5. CIBC
- 6. Scotiabank
- 7. Esso
- 8. Shell

Transit Routes

- YRT ROUTE 85
- YRT ROUTE 16
- YRT ROUTE 090B
- YRT ROUTE 300
- YRT ROUTE 1
- YRT ROUTE 90

OFFICE SPACE
FOR LEASE





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