



For Lease: Medical Office

9249 Kennedy Road

Markham, Ontario

**Lennard:**


# The Property

 Available Space  
Unit 203-207


 Major Intersection  
Kennedy Road & 16th Ave

 Zoning  
MU-FD

 Parking  
48 vehicles (approx.)

 Gross Leasable Area  
3,090 SF

 HVAC  
4 roof mounted HVAC's

 Net Rent  
\$35.00 PSF  
Additional Rent  
\$21.14 PSF

 Possession  
Immediate

- Located at the high-traffic intersection of 16th Avenue and Kennedy Road
- Unit features space to accommodate up to six patients at once and offers the opportunity to partner with other medical practitioners within the same suite
- Ample free parking available on site for patients and staff

## Tenants

Guardian Pharmacy with Medical Doctors

Dr. Keleshian Family & Cosmetic Dentistry

Unionville Orthodontist

Back In Action Chiropractic and Rehabilitation


Bell Mobility Cell Tower

Wind Mobile Cell Tower

Rogers Cell Tower




# The Property

 Available Space  
Unit 202-204


 Major Intersection  
Kennedy Road & 16th Ave


 Zoning  
MU-FD

 Parking  
48 vehicles (approx.)

 Gross Leasable Area  
2,277 SF

 HVAC  
4 roof mounted HVAC's

 Net Rent  
\$32.00 PSF  
Additional Rent  
\$21.14 PSF

 Possession  
Immediate

- Located at the high-traffic intersection of 16th Avenue and Kennedy Road
- Unit features space to accommodate up to six patients at once and offers the opportunity to partner with other medical practitioners within the same suite
- Ample free parking available on site for patients and staff



## Tenants

Guardian Pharmacy with Medical Doctors

Dr. Keleshian Family & Cosmetic Dentistry

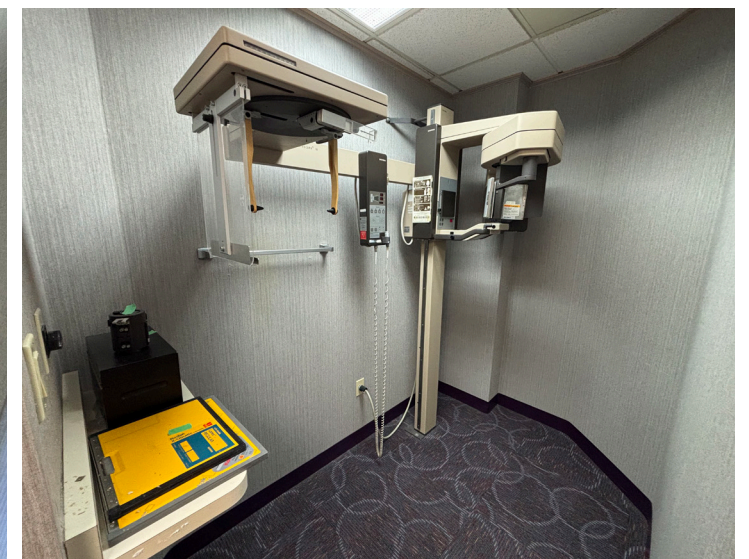
Unionville Orthodontist

Back In Action Chiropractic and Rehabilitation

Bell Mobility Cell Tower

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# Local Amenities

Traffic Flow  
(Vehicles Per Day)

North on Kennedy Road

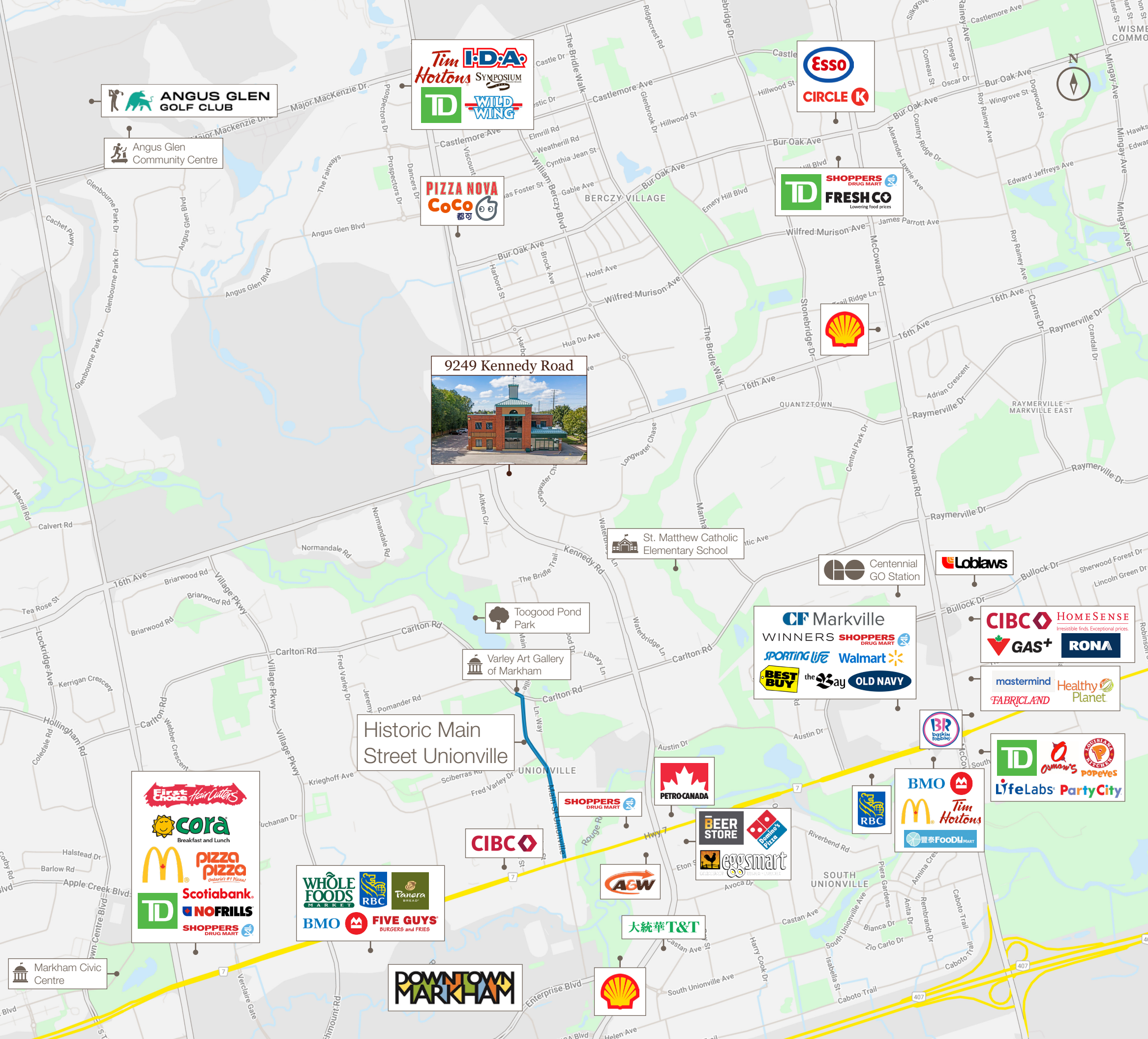
**24,356**

East on 16th Ave

**30,446**

West on 16th Ave

**21,997**



**DOWNTOWN  
MARKHAM**

Home of York University's  
New Campus

Toogood Pond Park

Minto, Metropia & Kylemore development  
of former York Downs Golf Course  
(Union Village and Angus Glen South)

Main Street Unionville



# Neighbouring Developments

Development	Developer	Units	Status
1 Angus Glen South Village	Kylemore Communities	1,012	Selling
2 Union Village	Metropia and Minto Group	1,286	Registration
3 Kennedy Meadows	Minotar Holdings Inc.	760	Preconstruction
4 Union Glen	Arista Homes, Deco Homes, Fieldgate Homes, Forest Hill Homes, Greenpark Group, Madison Group, Opus Homes	2,305	Preconstruction



The Markham Centre (Downtown Markham) Secondary Plan envisions an increase of 109,000 residents and 72,000 new jobs

Total Population  
**155,184**

Education  
**93%**

Total Households  
**50,921**

Median Age  
**44**

Median Household Income  
**\$107,474**



# Zoning

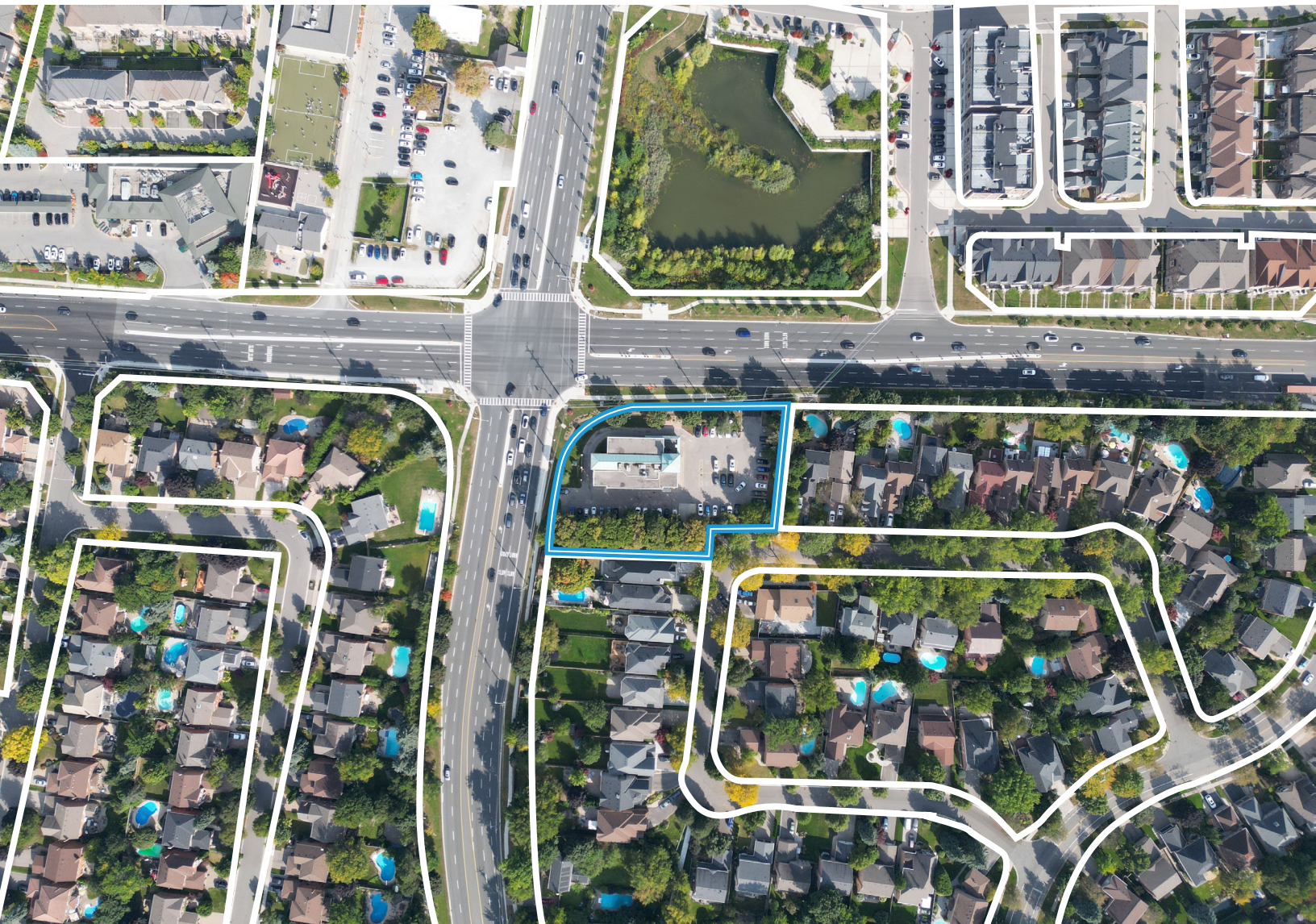
## MU-FD (Mixed Use Future Development)

### Permitted Uses:

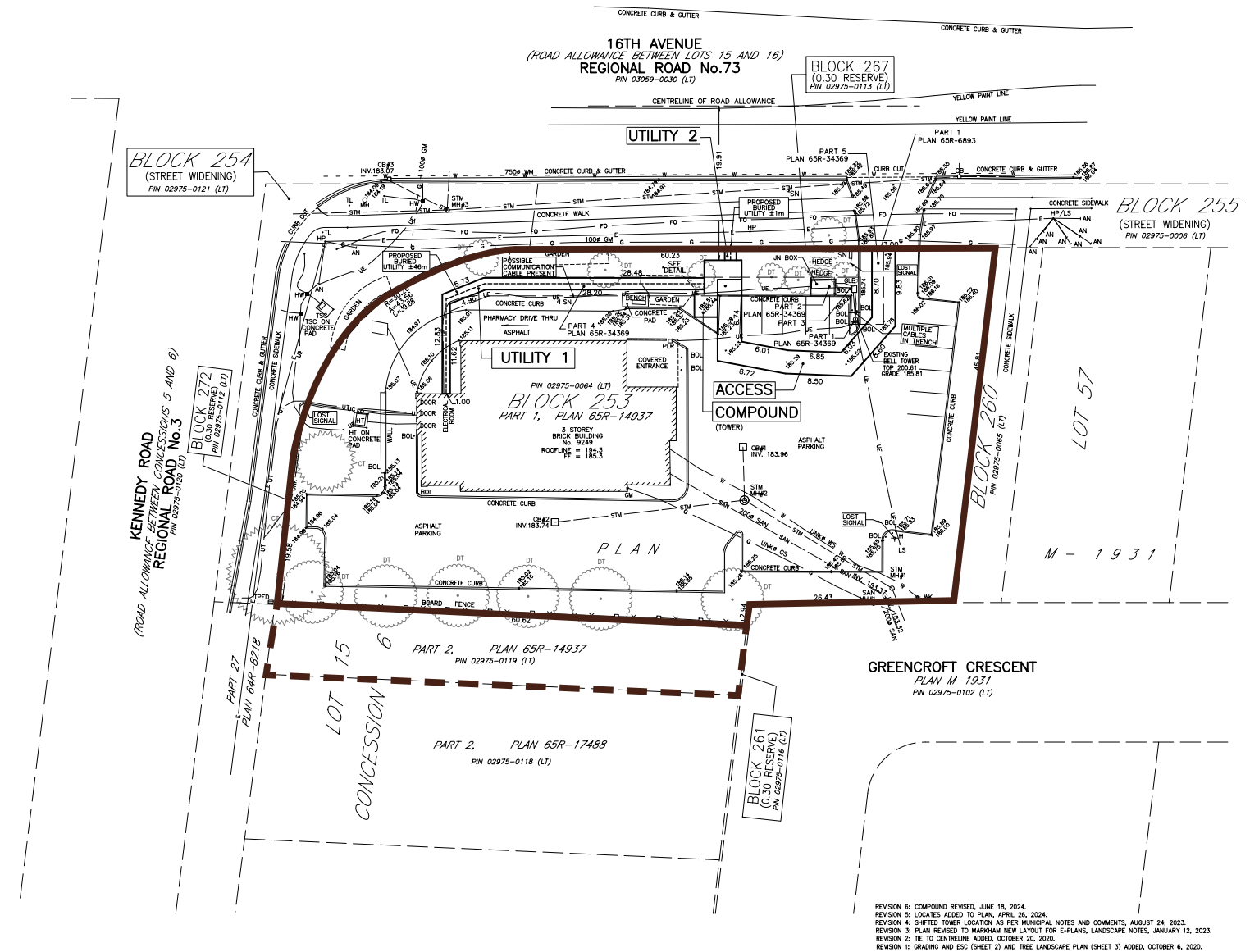
- Art gallery
- Artist studio
- Business office
- Child Care Centre
- Commercial school
- Financial institution
- Medical office
- Personal service establishment
- Pet services establishment
- Non-profit private club
- Restaurant
- Retail store<sup>2</sup>
- Fitness centre, studio<sup>3</sup>
- Service and repair establishment
- Veterinary clinic

### Special Use Provisions

1. The expansion of an existing building, structure or, use provided the expansion does not exceed 3 storeys.
2. Outdoor display and sales area is permitted
3. This use shall not exceed a net floor area of 250 square metres



# Site Plan



### AIRPORT ZONING NOTE

ACCORDING TO LAND TITLE RESEARCH, PIN 02975-0064 (LT) IS NOT SUBJECT AIRPORT ZONING REGULATIONS.

### LEGEND

- SAN — DENOTES UNDERGROUND SANITARY SEWER
- STM — DENOTES UNDERGROUND STORM SEWER
- G — DENOTES UNDERGROUND GAS LINE
- W — DENOTES UNDERGROUND WATER LINE
- UE — DENOTES UNDERGROUND HYDRO LINE
- UC — DENOTES UNDERGROUND CABLE LINE
- UT — DENOTES UNDERGROUND TELEPHONE LINE
- FO — DENOTES UNDERGROUND FIBRE OPTIC LINE
- UNK — DENOTES UNDERGROUND UNKNOWN LINE
- SAN MH DENOTES SANITARY MANHOLE
- STM MH DENOTES STORM MANHOLE
- CB DENOTES CATCH BASIN
- GLB DENOTES GROUND LEVEL BOX
- JN BOX DENOTES TELEPHONE JUNCTION BOX
- TSC DENOTES TRAFFIC SIGNAL BOX
- HT DENOTES HYDRO TRANSFORMATION
- HW DENOTES HANDWELL

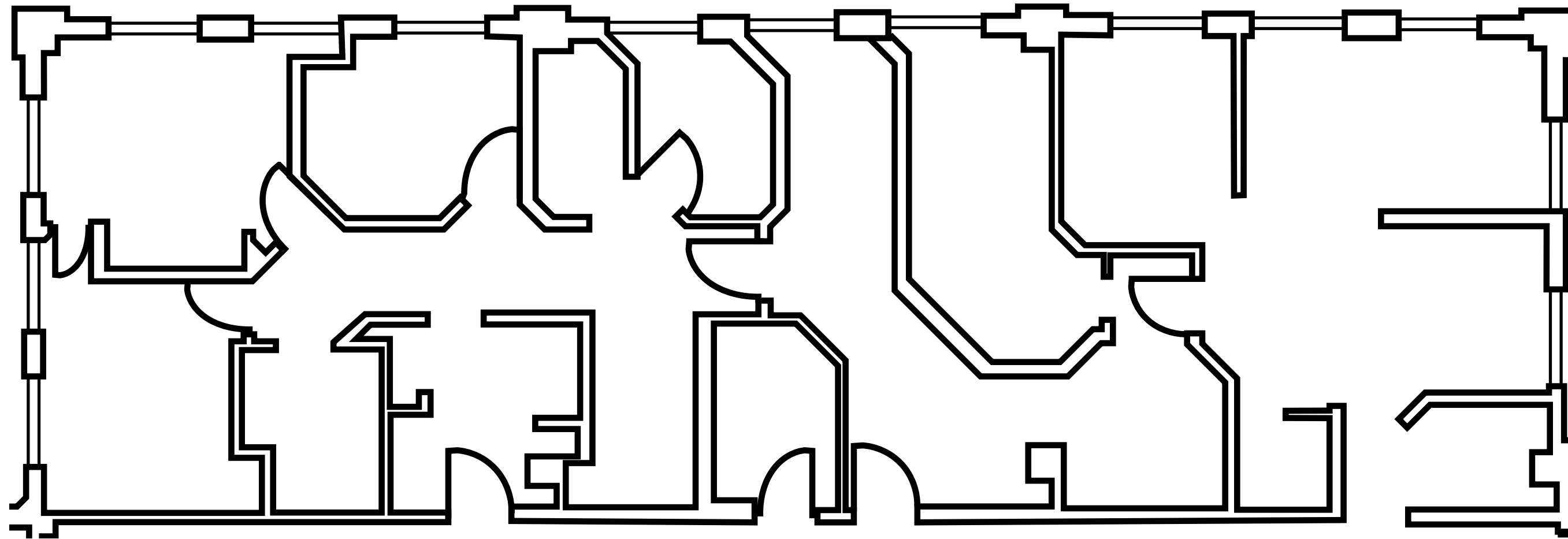
REVISION 6: COMPOUND REVISED, JUNE 18, 2024.  
 REVISION 5: LOCATES ADDED TO PLAN, APRIL 26, 2024.  
 REVISION 4: SHIFTED TOWER LOCATION AS PER MUNICIPAL NOTES AND COMMENTS, AUGUST 24, 2023.  
 REVISION 3: PLAN REVISED TO MARKHAM NEW LAYOUT FOR E-PLANS, LANDSCAPE NOTES, JANUARY 12, 2023.  
 REVISION 2: RE TO CENTRELINE ADDED, OCTOBER 20, 2020.  
 REVISION 1: GRADING AND ESC (SHEET 2) AND TREE LANDSCAPE PLAN (SHEET 3) ADDED, OCTOBER 6, 2020.

# Floor Plan

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Second Floor - Unit 202-204

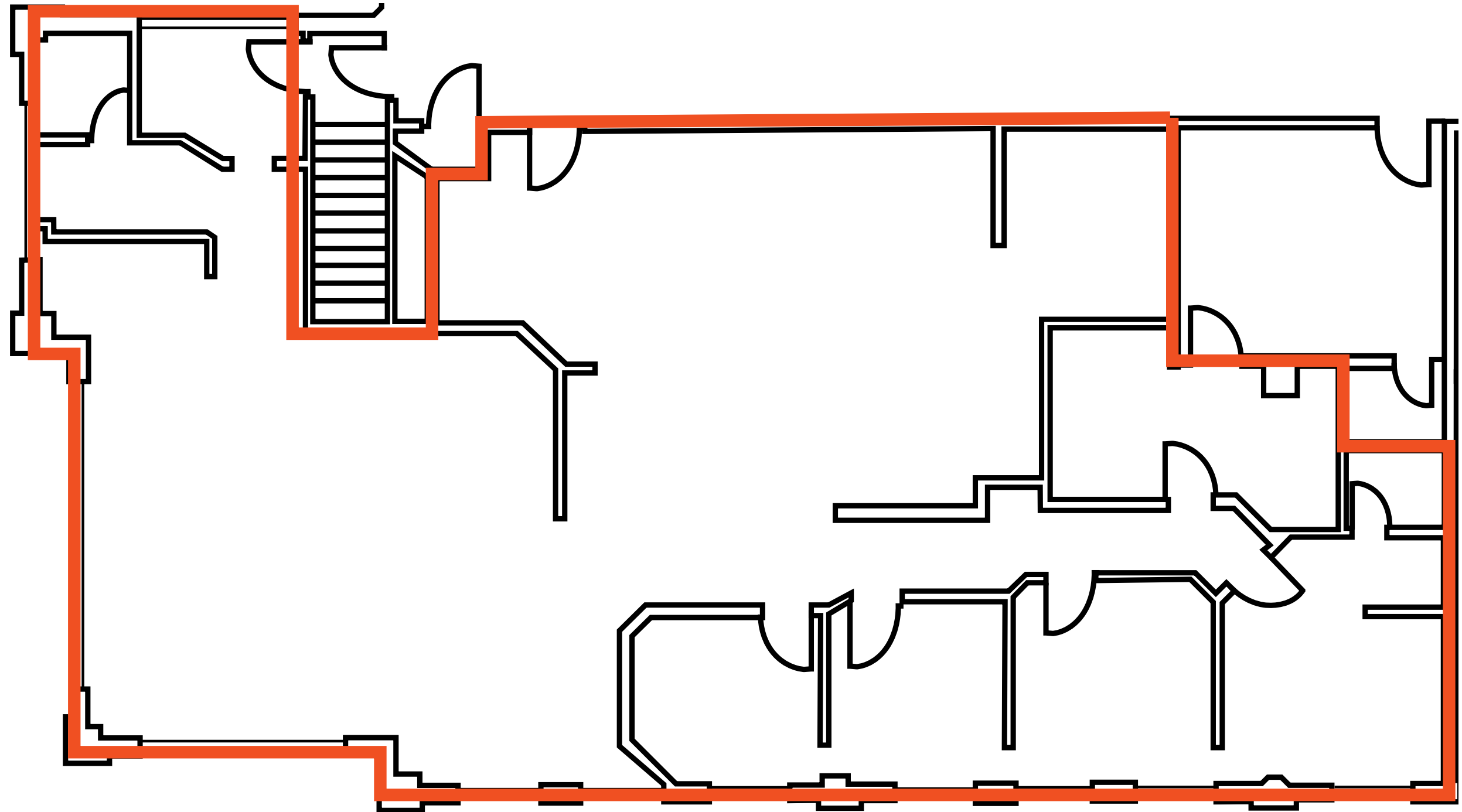
2,277 SF



# Floor Plan

Second Floor - Unit 203-207

3,090 SF





# Lennard:

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.