



FOR LEASE

Turnkey office unit available in a professionally managed complex

180 Jardin Drive, Unit 9

Concord, ON

Tom Clancy

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Tessa Compagno

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**AVISON
YOUNG**



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Property details

TOTAL AVAILABLE AREA

3,081 sf

OFFICE AREA

100%

ZONING

EM1

POSSESSION

Immediate

ASKING NET RENT

\$12.50 psf

ADDITIONAL RENT

\$5.60 psf (2026)

PARKING

5 dedicated spots

Features



Well-maintained office unit in a professionally managed complex



Second floor office suite with an abundance of natural light



Reception area, five private offices & large boardroom capable of being demised with a partition wall



Two bullpens, a kitchenette & common area washrooms



Conveniently located with unrivaled access to Highway 7 & 407

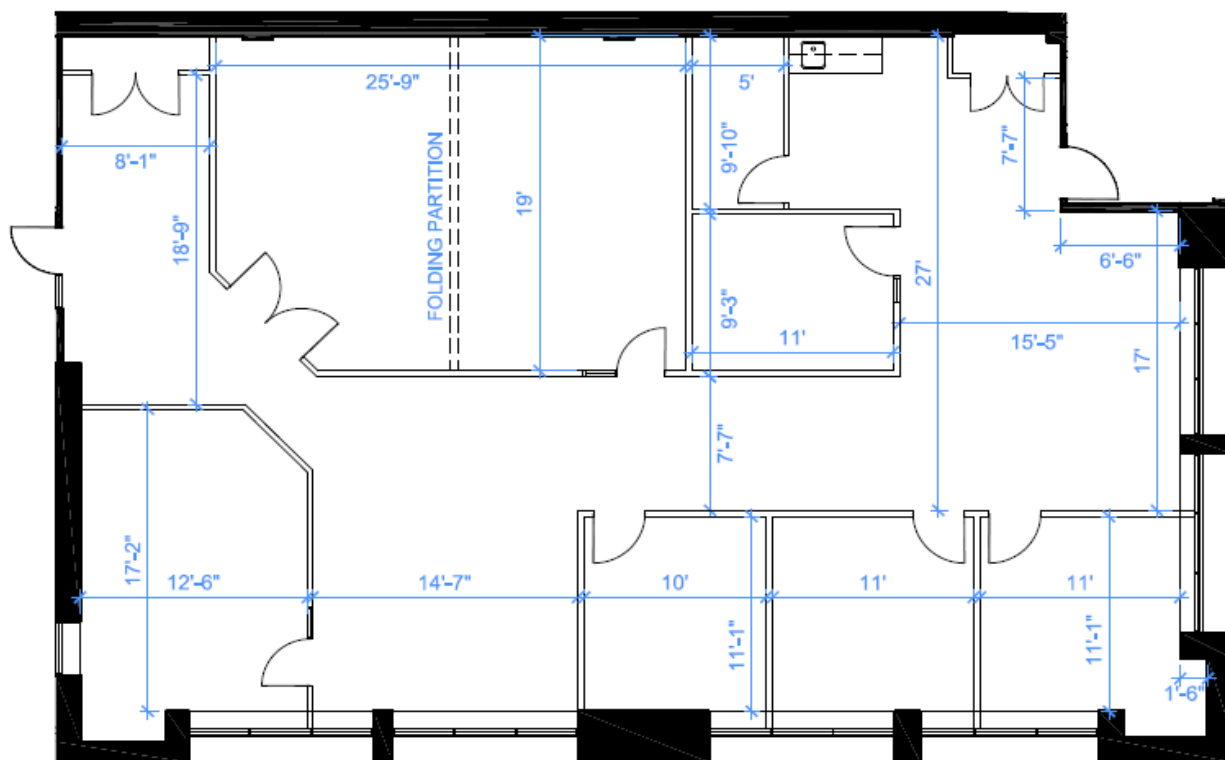
180 Jardin Drive, Unit 9

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PHOTOS



FLOORPLAN



Zoning - EM1

Permitted uses

EMPLOYMENT ZONE

- Automotive detailing
- Commercial school
- Manufacturing or processing facility
- Motor vehicle body repair
- Motor vehicle rental
- Motor vehicle repair
- Motor vehicle sales
- Office
- Research and development
- Vertical farming
- Warehousing and distribution facility

OTHER

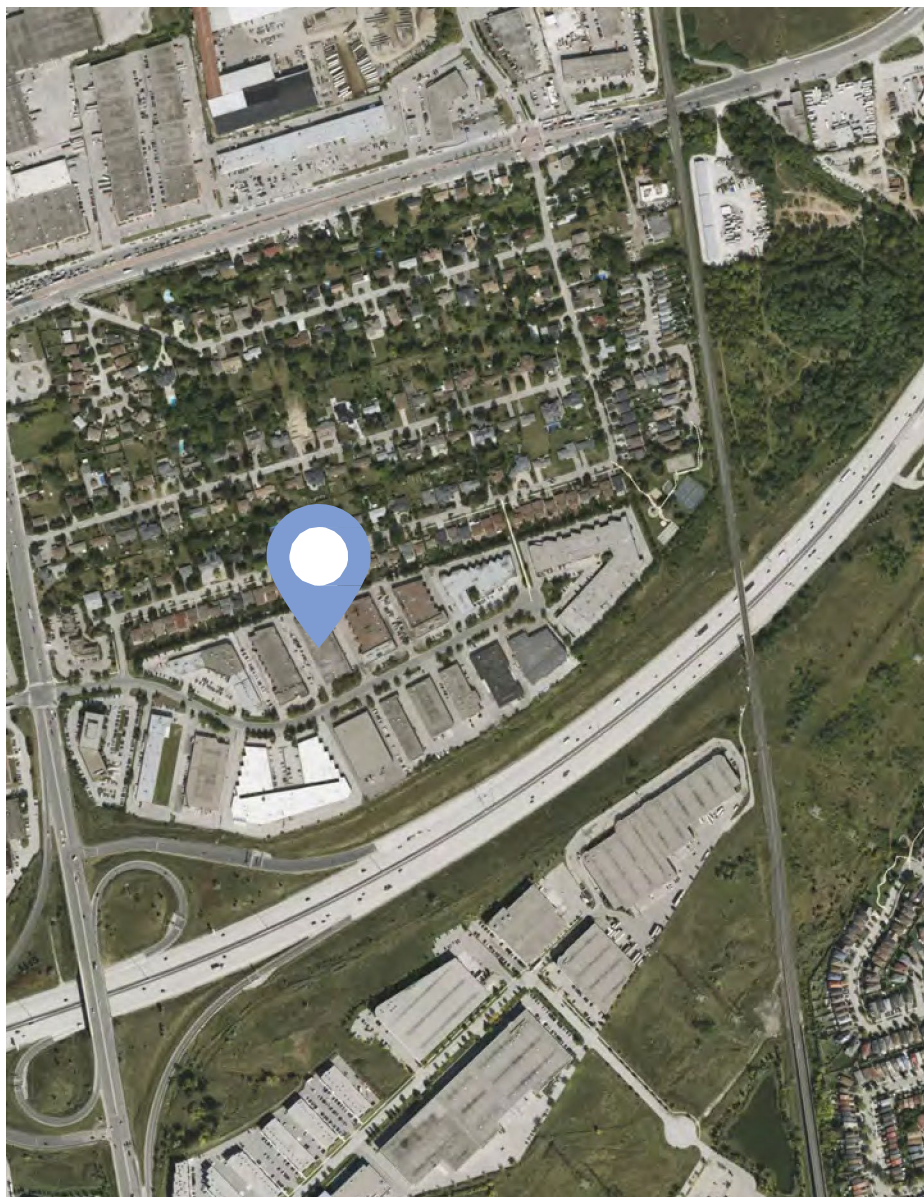
- Car wash
- Day care centre
- Temporary sales office

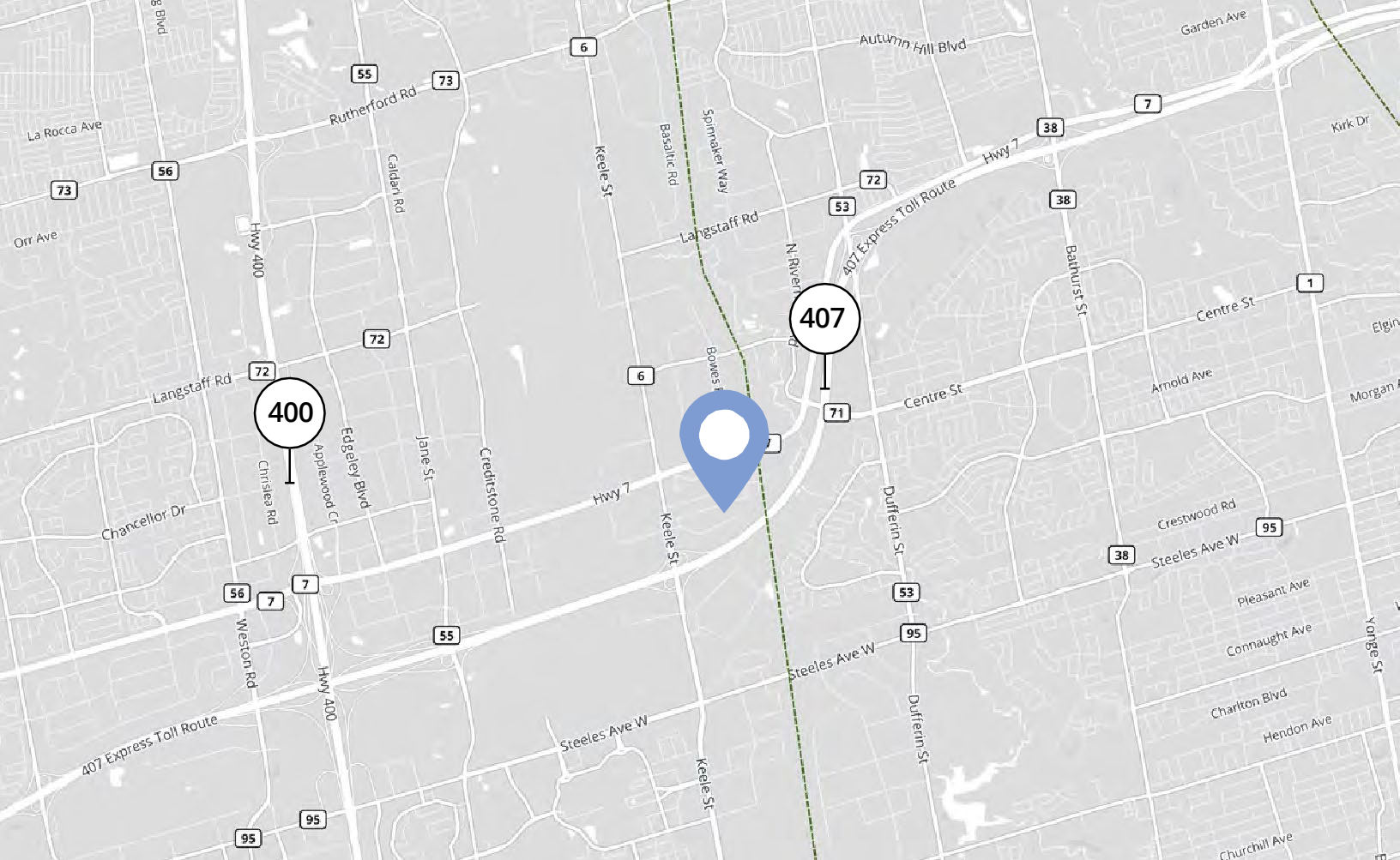
SPECIFIED ACCESSORY USES

- Accessory office
- Accessory retail
- Ancillary retail
- Intermodal container

ADDITIONAL REQUIREMENTS

1. This use is subject to specific use provisions in accordance with Part 5 of this Bylaw.
2. Offices permitted as a principal use in the EM1 Zone shall have a maximum gross floor area of 10,000.0 m² on each lot.
3. This use shall only be permitted as accessory to a principal use in the EM1 Zone.





Amenities within 5KM



394

Restaurants



1,602

Retail



45

Gas Stations



44

Banks



31

Fitness Centres

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