

FOR LEASE

8001 WESTON ROAD

VAUGHAN, ON



High Profile Built-out Office Space

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Recent Common Area Upgrades



Secure Fob Elevator Access

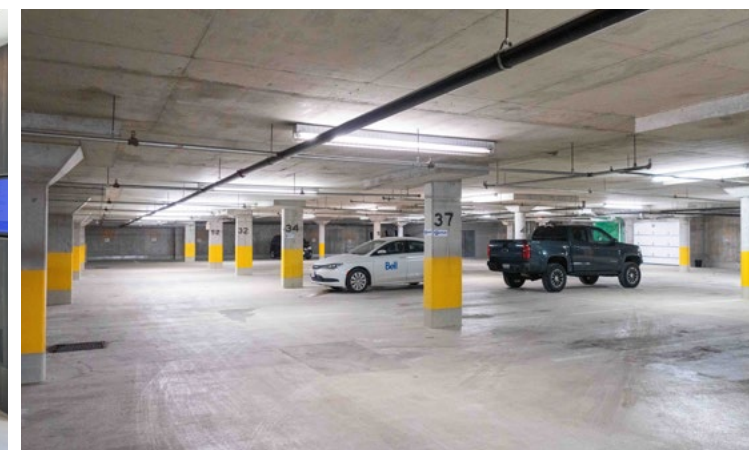
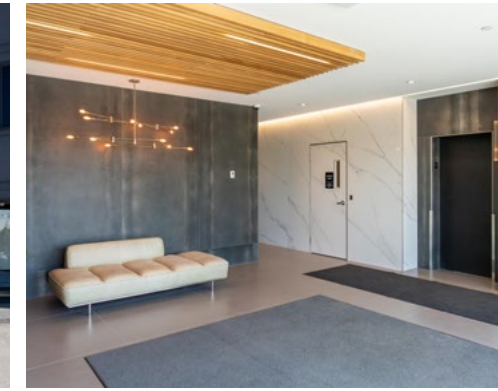
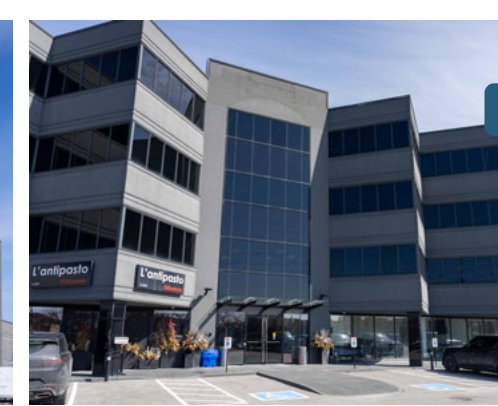
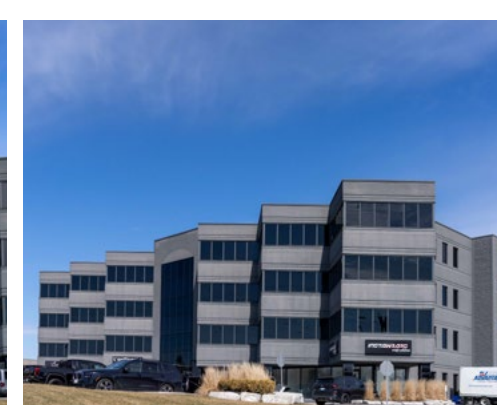


Top Rated, High End Italian Restaurant On-site

Property Details

Year Built	1985
Suite	300 - 9,434 RSF
Availability	December 1, 2025
Asking Rent	\$18.95 Per Sq. Ft.
Additional Rent (2025)	Operating Costs: \$9.26 Per Sq. Ft. Realty Taxes: \$2.24 Per Sq. Ft. \$11.50 Per Sq. Ft.
Parking	Ample Surface Parking and Underground Parking Available (20 underground reserved stalls available)
Suite Comments	Entire floor featuring spacious reception area, approximately 7 private offices, meeting rooms, open work area, kitchen with large lunchroom, storage/electrical rooms, ensuite washroom, and private elevator with direct access to the suite, programmable for secure, floor-specific access.

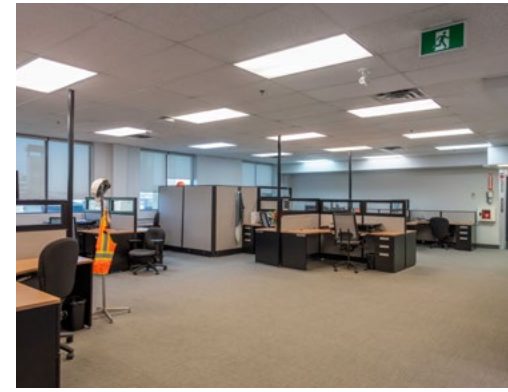
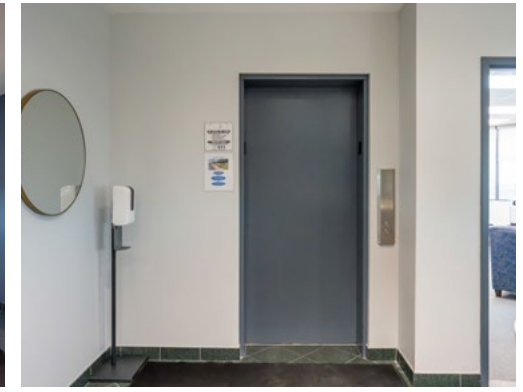
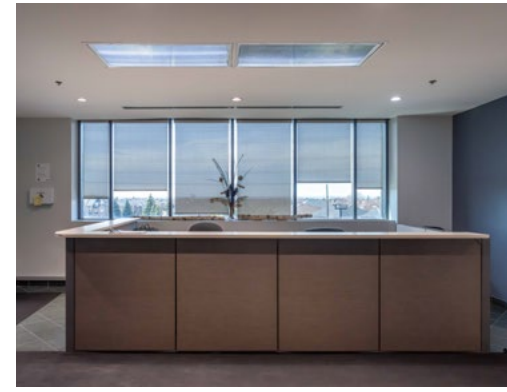
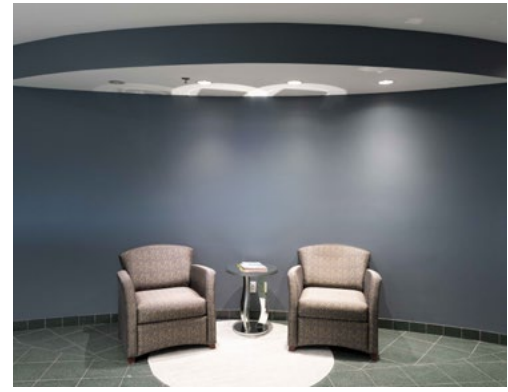
8001 Weston Road is strategically located on Weston Road, north of Highway 7, offering exceptional visibility. Built in 1985, this well-maintained building has undergone recent common area renovations in 2020, boasting a modern lobby, upgraded elevators, and fully secured entry with customizable access control systems. Enjoy the convenience of professional property management, ample parking, and direct access to the highly-rated restaurant, L'Antipasto Ristorante on the ground floor. With nearby access to Highway 400, 7, and 407, as well as York Region Transit, you'll be connected to the region's major hubs. The building is also surrounded by a vibrant community of retail, dining, and entertainment options, including Walmart, Home Depot, and more.

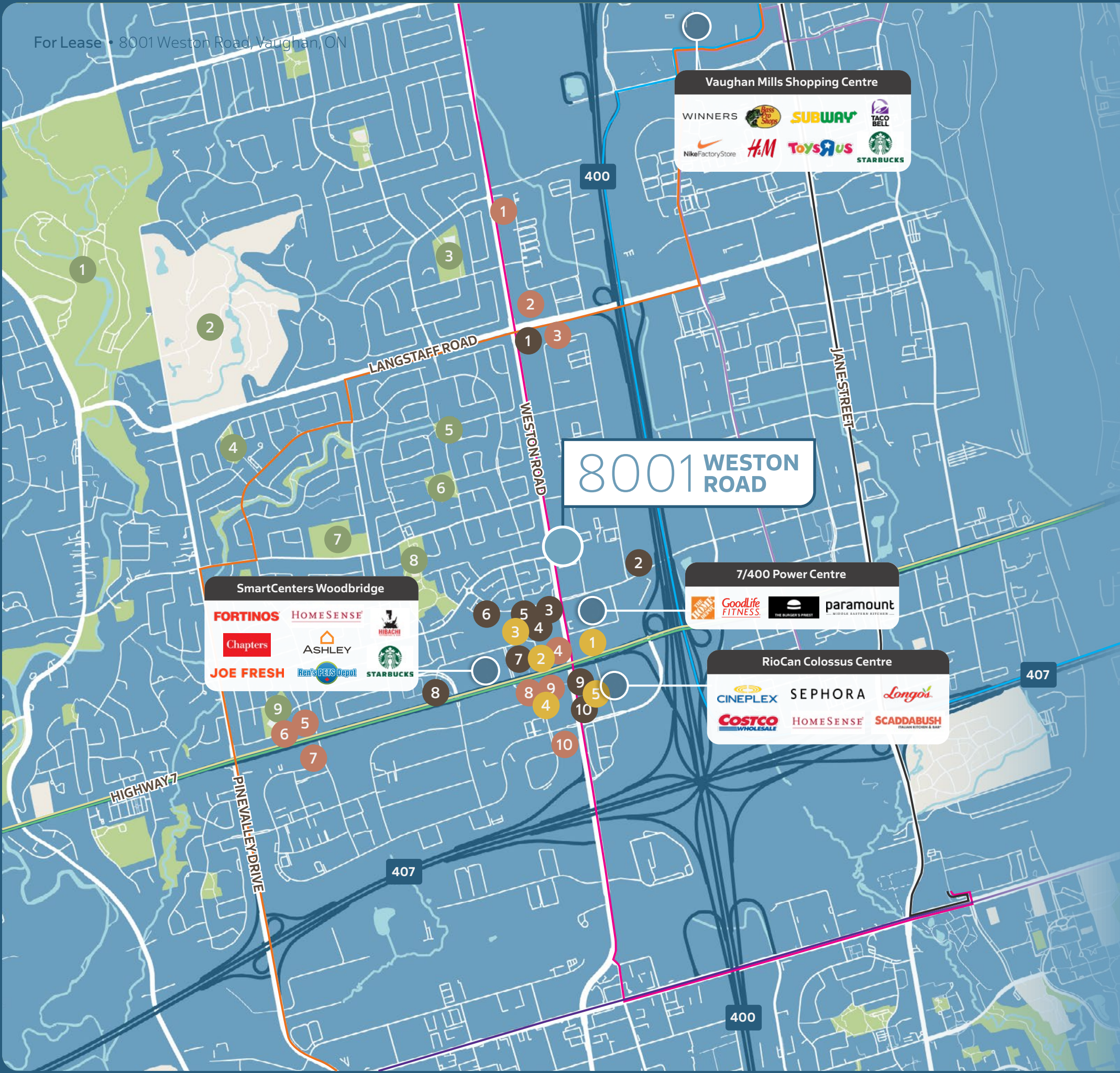


Floor Plan



Interior Photos





Vaughan Mills Shopping Centre

WINNERS

SmartCenters Woodbridge

7/400 Power Centre

RioCan Colossus Centre

Amenities

RESTAURANTS ●

- 1 Mandarin
- 2 Tim Horton's
- 3 Pizza Nova
- 4 Tim Horton's
- 5 Wendy's
- 6 Dairy Queen
- 7 Tim Horton's
- 8 Gran Gusto Ristorante
- 9 Subway
- 10 Baton Rouge Grillhouse & Bar

RETAIL ●

- 1 Dressroom Boutique
- 2 Lee Valley
- 3 Best Buy
- 4 LCBO
- 5 Michaels
- 6 DollarTree
- 7 Canadian Tire
- 8 Shoppers Drug Mart
- 9 Melanie Lyne
- 10 Marshalls

PARKS & RECREATION ●

- 1 Boyd Conservation Park
- 2 The National Golf Club of Canada
- 3 Weston Downs Park
- 4 Marco Park
- 5 Aberdeen Parkette
- 6 Belairway Park
- 7 Chancellor Park
- 8 Giovanni Caboto Park
- 9 Torii Park

BANKS ●

- 1 BMO Bank
- 2 RBC Bank
- 3 CIBC
- 4 Scotiabank
- 5 BMO Bank

Transit Routes

- Route 12 - Pine Valley
- Route 26 - Maple
- Route 77 - Highway 7
- Route 605 - Viva Orange
- Route 20 - Jane
- Route 60 - Steeles West
- Route 165 - Weston
- Route 760 - Vaughan Mills

Drive Times

SmartCenters Woodbridge:	4 mins	1.0 KM
7/400 Power Centre:	3 mins	800 M
RioCan Colossus Centre:	6 mins	1.6 KM
Vaughan Mills Shopping Centre:	8 mins	1.4 KM

- Hwy 400, 407 & 7
4 mins
- VMC Transit Hub
6 mins
- Downtown Vaughan
6 mins



For more information,
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