

# OFFICE FOR SUBLEASE

**55 DIRECTOR COURT**  
VAUGHAN, ON

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### Property Highlights



**Flexible**  
Sublease  
Term



**Major**  
Transit  
Nearby



**Plenty**  
of surrounding  
amenities

### Property Details

Total Size: 3,000 - 14,000 SF

Zoning: EM1 - Employment

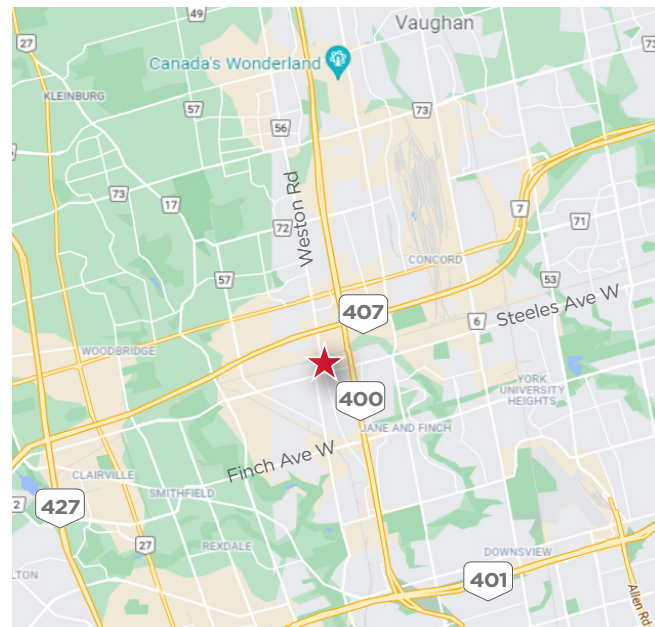
Asking Rent: \$15.50 PSF (Gross)

Lease Expiry: November 30<sup>th</sup>, 2025

Parking: Flexible

Comments:

- Second floor and ground floor space available immediately
- Office furniture included

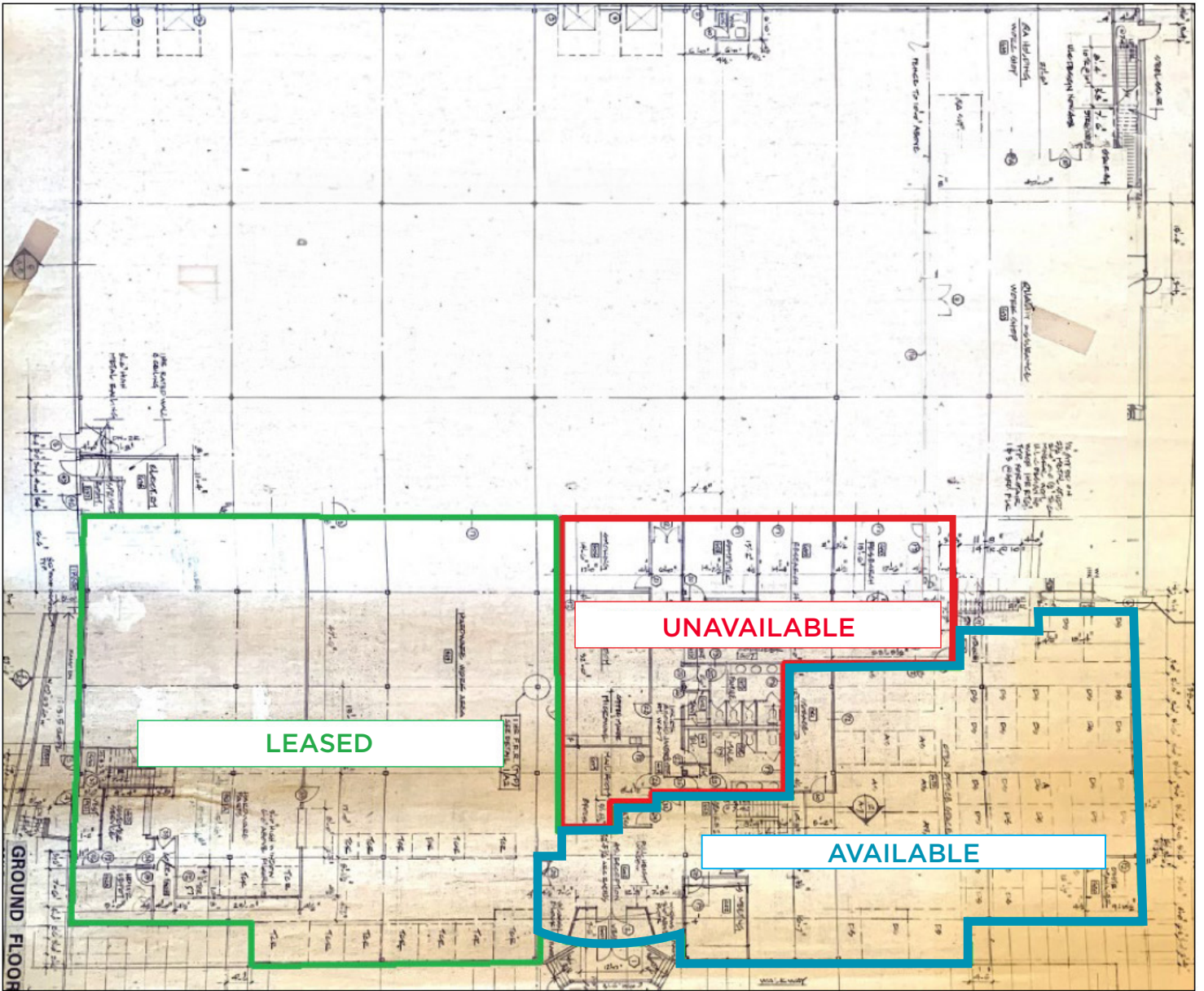


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### Floorplan

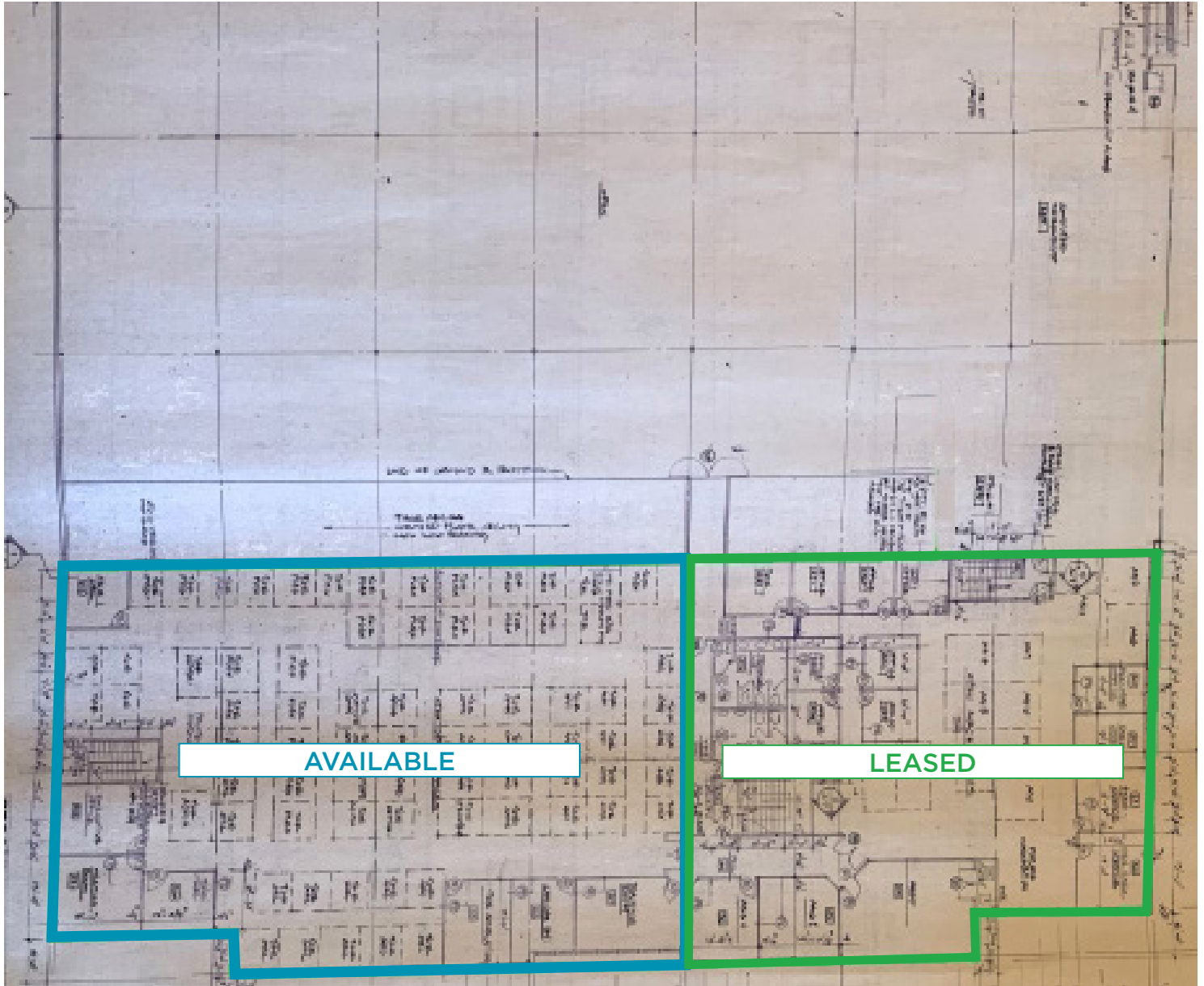


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### Floorplan



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### Permitted Uses

#### EM1 - Prestige Employment Area

EMPLOYMENT USE

ACCESSORY RETAIL SALES TO AN EMPLOYMENT USE

ACCESSORY OFFICE USES TO AN EMPLOYMENT USE

BANQUET HALL, IN A SINGLE UNIT BUILDING, SUBJECT TO SECTION 3.8

BOWLING ALLEY, SUBJECT TO SECTION 3.8

BUSINESS AND PROFESSIONAL OFFICES, NOT INCLUDING REGULATED HEALTH PROFESSIONAL

CLUB, HEALTH CENTRE, PROVIDED THAT THE USE IS NOT LOCATED IN A BUILDING WHICH ABUTS A PROVINCIAL HIGHWAY, EXCEPTING HIGHWAY #7

CONVENTION CENTRE, HOTEL, MOTEL, SUBJECT TO SECTION 3.8

FUNERAL HOME IN A SINGLE UNIT BUILDING AND SUBJECT TO SECTION 3.8

CAR BROKERAGE

OFFICE BUILDING

RECREATIONAL USES, INCLUDING A GOLF DRIVING RANGE AND MINIATURE GOLF COURSE

SERVICE AND REPAIR SHOP

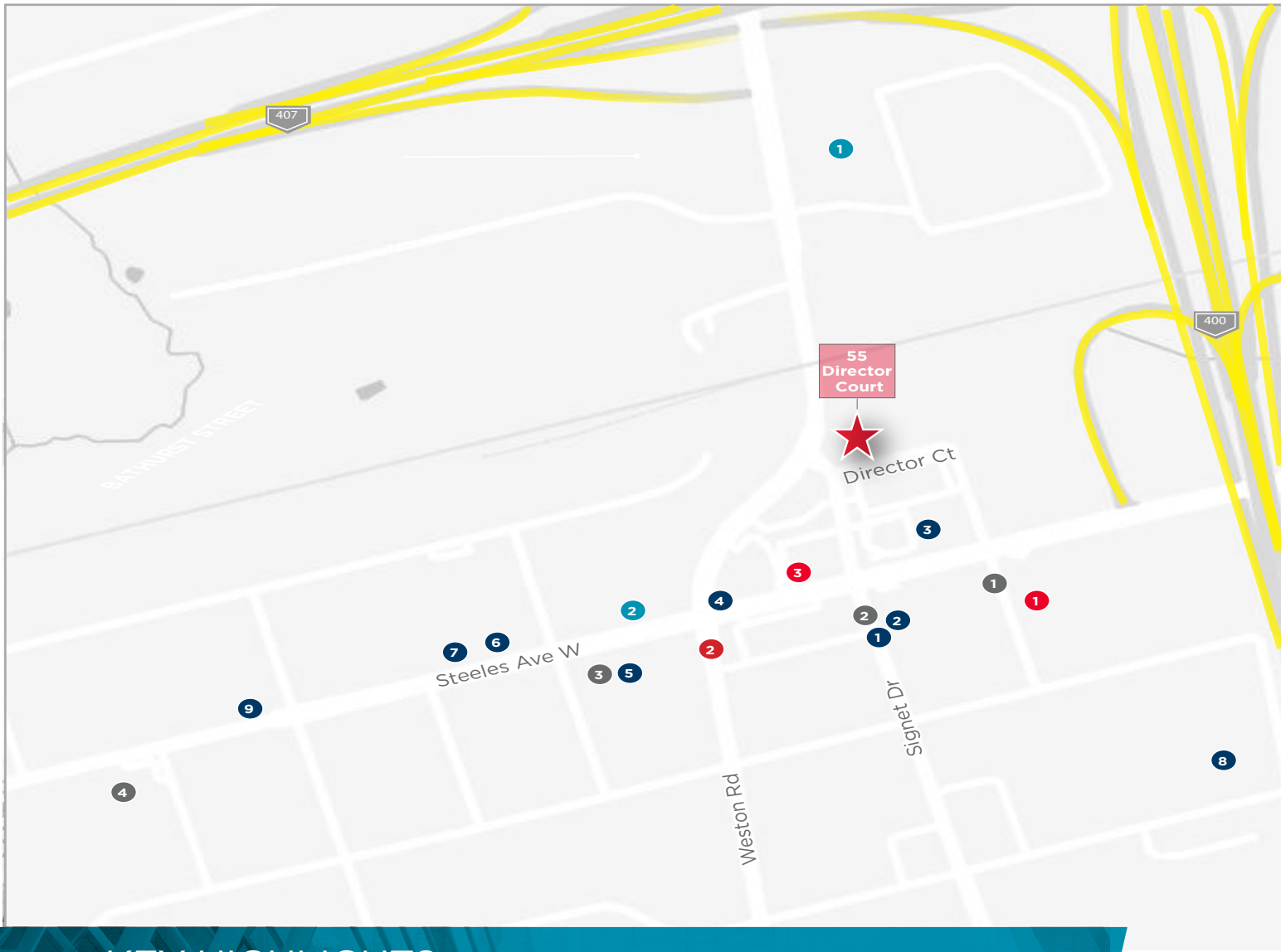
ANY PUBLIC GARAGE LEGALLY EXISTING AS OF THE DATE OF ENACTMENT OF BY-LAW 80-95.

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### Amenities



### KEY HIGHLIGHTS

AMENITIES

#### RESTAURANT

- 1 Tim Hortons
- 2 Pita Land
- 3 Ozery Family Bakery
- 4 Tremonti Ristorante
- 5 Wingporium
- 6 Regalz
- 7 Wok With Yu
- 8 Pita Bread
- 9 Wendy's

#### GAS

- 1 Petro-Canada
- 2 Shell
- 3 Esso
- 4 Speedway

#### BANKS

- 1 RBC
- 2 TD Canada Trust
- 3 Finbank

#### GYM

- 1 Life Time Athletic
- 2 Studio City Wellness Centre



FOR MORE INFORMATION PLEASE CONTACT:

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