



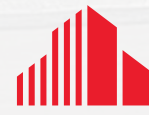
KUMON

OFFICE SPACE FOR SUBLEASE

6240 HIGHWAY 7

VAUGHAN, ON

15,908 SF | Expiry June 2028



**CUSHMAN &
WAKEFIELD**

6240 HIGHWAY 7

VAUGHAN

Property Highlights

Availability: Suite 200 - 15,908 sf

Net Rent: Negotiable (Speak to listing agent)

Additional Rent: \$10.60 psf (est. 2025)

Possession: 60 Days

Sublease Term: Until June 29th, 2028



NEWLY BUILT OFFICE SPACE WITH A MIX OF OPEN AREA AND OFFICES/BOARDROOMS



UNDERGROUND & SURFACE PARKING AVAILABLE



IN PRIME LOCATION WITH IMMEDIATE ACCESS TO HWY 7 & HWY 27



24-HOUR DEDICATED SECURITY GUARD FOR VAUGHAN VALLEY CENTRE COMPLEX



ELECTRIC VEHICLE CHARGING STATION



FULLY FURNISHED



6240 HIGHWAY 7

VAUGHAN

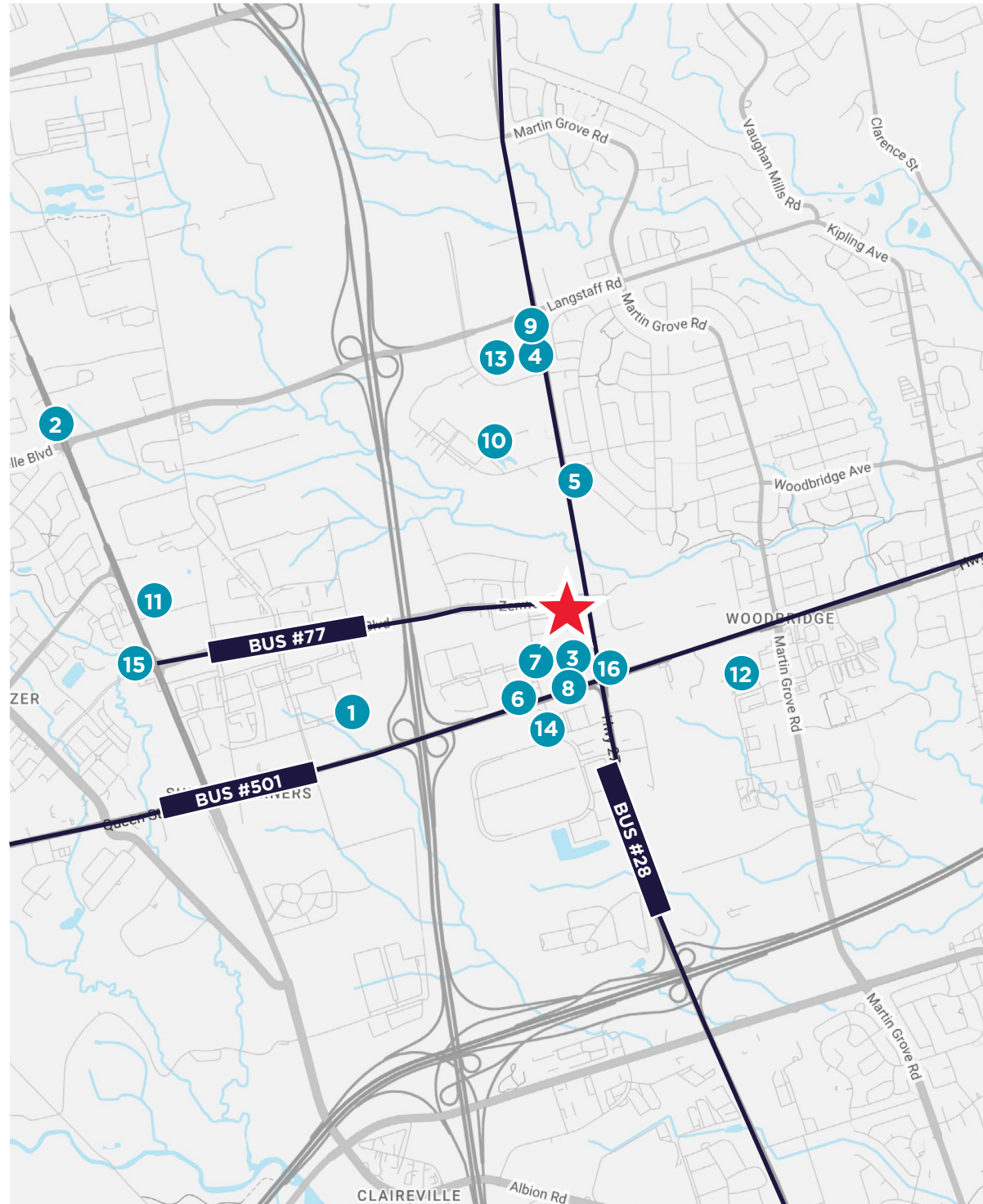
Located in the heart of Vaughan's thriving West Woodbridge Industrial Area, 6240 Highway 7 presents an excellent opportunity for businesses looking to establish themselves in a highly visible and accessible location. With transit accessibility and proximity to major highways, the location ensures seamless connectivity for both clients and employees.

Amenities

1. Costco
2. FreshCo
3. McDonalds
4. Starbucks
5. Goodlife Fitness
6. Shell
7. Subway
8. Holiday Inn
9. A&W
10. Walmart
11. Wendys
12. NoFrills
13. Stacked Pancake
14. Tim Hortons
15. Food Basics
16. The Keg

Drive Times

	Distance	Time
Hwy 407	3.9 km	5 min
Hwy 427	8.1 km	7 min
Pearson Airport	11.1 km	9 min
Hwy 401	15.4 km	15 min
Downtown Toronto	38.4 km	50 min

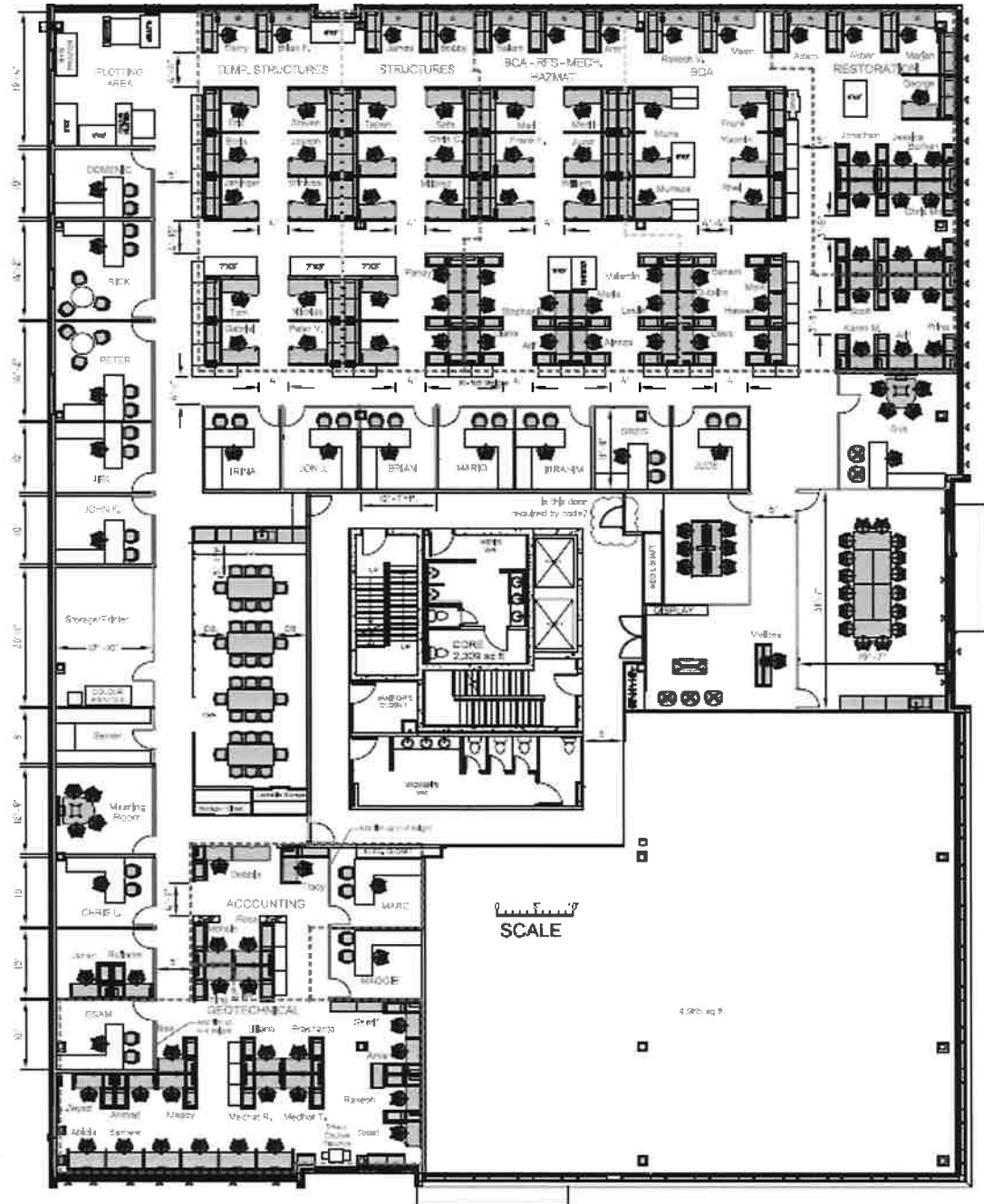


6240 HIGHWAY 7 VAUGHAN

Floorplan

Suite 200 - 15,908 SF

- 18 offices
- 100 workstations
- Large staff lounge
- Boardroom
- Meeting Room
- Reception Area
- Plotting Area



6240 HIGHWAY 7 VAUGHAN

Photo Gallery





KUMON

FOR MORE INFORMATION, CONTACT:

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