

# 126 WELLINGTON ST. W., UNIT 212, AURORA, ON 2<sup>ND</sup> FLOOR OFFICE SPACE FOR LEASE



WELLINGTON SQUARE

YONGE ST. & WELLINGTON ST. W.



# PROPERTY HIGHLIGHTS



## 126 Wellington St. W., Unit 212 – 2nd Floor Office Space For Lease Aurora, Ontario

Approximately **700 SF** of professional office space now available for lease in a busy retail plaza at the highly desirable intersection of Yonge Street & Wellington Street West.

This second-floor office unit offers excellent exposure in a high-traffic location and is surrounded by a strong mix of established commercial retailers, services, and amenities. The plaza benefits from consistent pedestrian and vehicular traffic, making it an ideal location for client-facing businesses.

The space is well suited for medical, professional offices, government services, and a wide range of other commercial uses. Ample parking and convenient access further enhance its appeal for both staff and clients.

### Highlights:

- Approx. 700 SF available
- 2nd Floor Office Space
- Located in a busy retail plaza
- Prime Yonge & Wellington St. W. intersection
- High traffic and excellent visibility
- Steps Away from Wellington Public School
- Strong mix of surrounding commercial retailers
- Ideal for medical, professional, government, and other uses
- **Net Rent:** Call Broker
- **TMI:** \$11.00 per SF (2026)

A great opportunity to secure office space in one of Aurora's most active commercial nodes.



# INTERIOR PHOTOS



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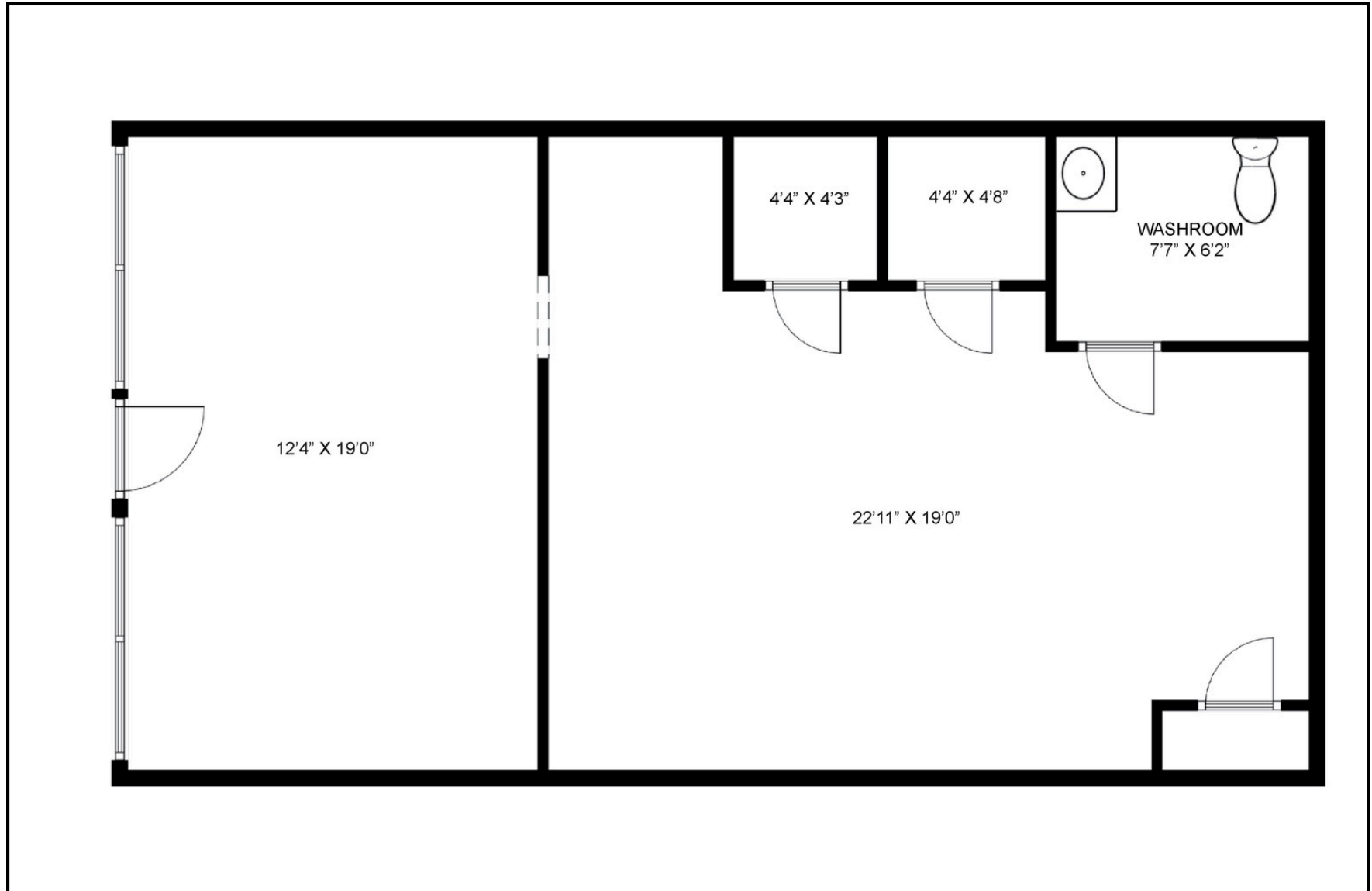
# INTERIOR PHOTOS



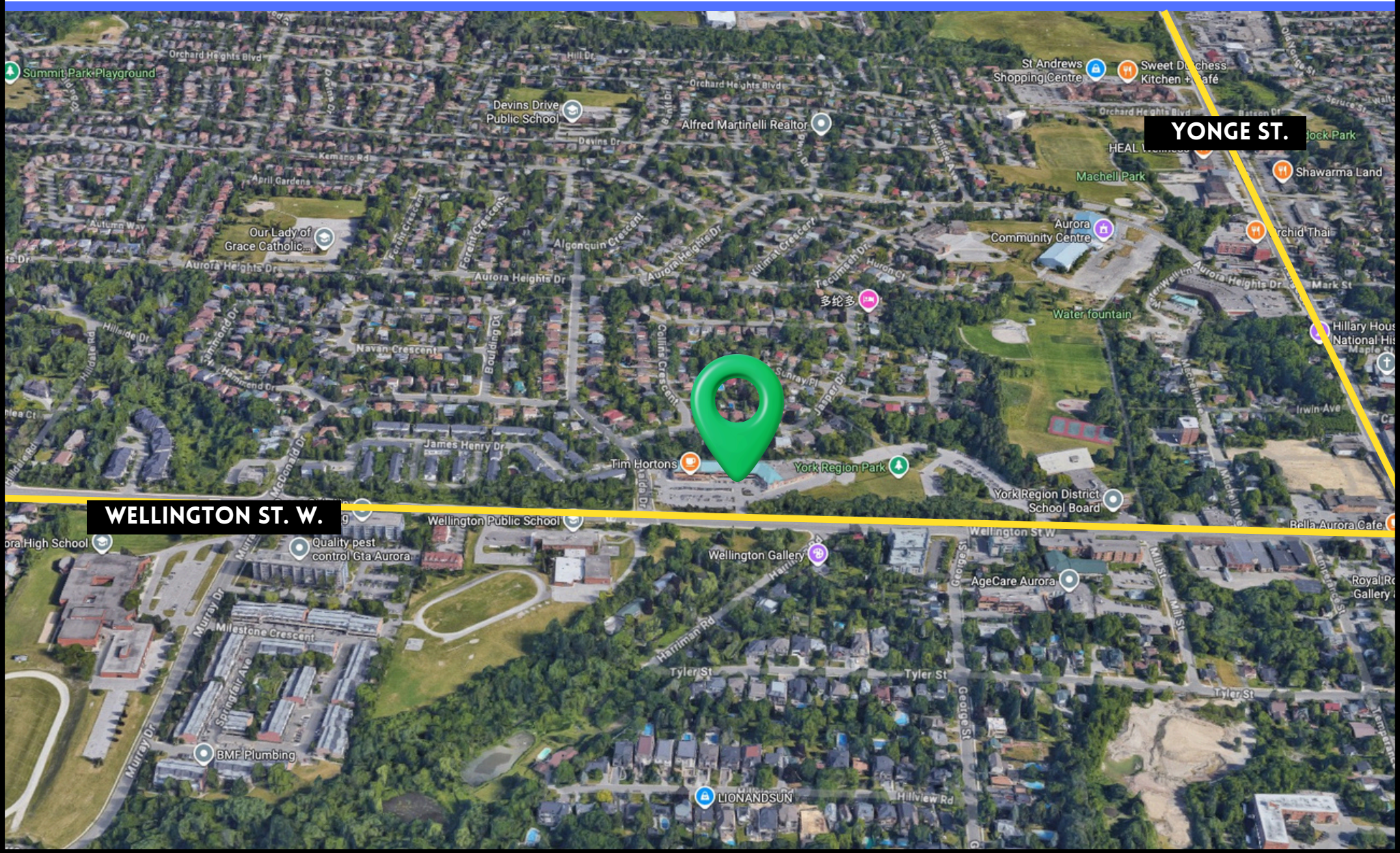
# INTERIOR PHOTOS



# FLOOR PLAN



# SITE MAP



WELLINGTON ST. W.

YONGE ST.

# CONTACT INFORMATION

## 2ND FLOOR OFFICE SPACE FOR LEASE



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