



Colliers

67 Bayly Street W | Unit 3 | Ajax | ON

Modern and Bright Retail Space For Lease in Ajax's Urban Hub

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Accelerating success.

Property Overview

Landmark development in the heart of Ajax at Pat Bayly Square offers this unit in shell conditional available for customization with great exposure in the area. Close to many other amenities in immediate area. Street exposure retail fronting on Bayly Street with underground parking.

Rentable Area | Suite 3 | 1,511 SF

Address	67 Bayly Street W, Unit 3, Ajax	Net Rent	\$30.00 PSF
Zoning	Downtown Central Area/Mixed Use (DCA/MU) and is also subject to Zoning Exception 38	Additional Rent	\$14.70 PSF (est. 2025 excluding utilities)
Parking	Ample underground and visitor parking	Available	Immediately



Ten minutes from GO station



Numerous restaurants



Surface and underground parking available



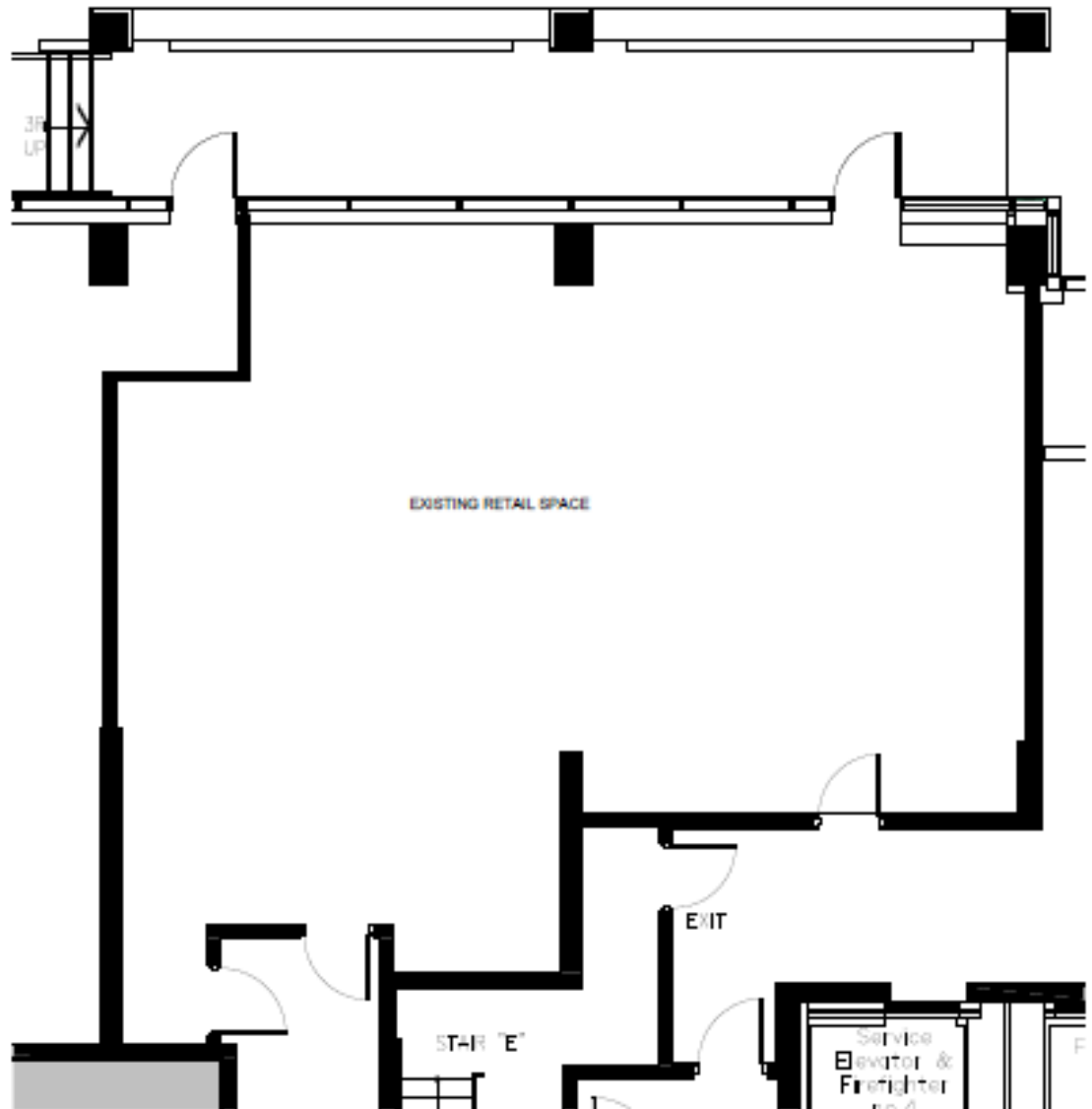
Access to green space



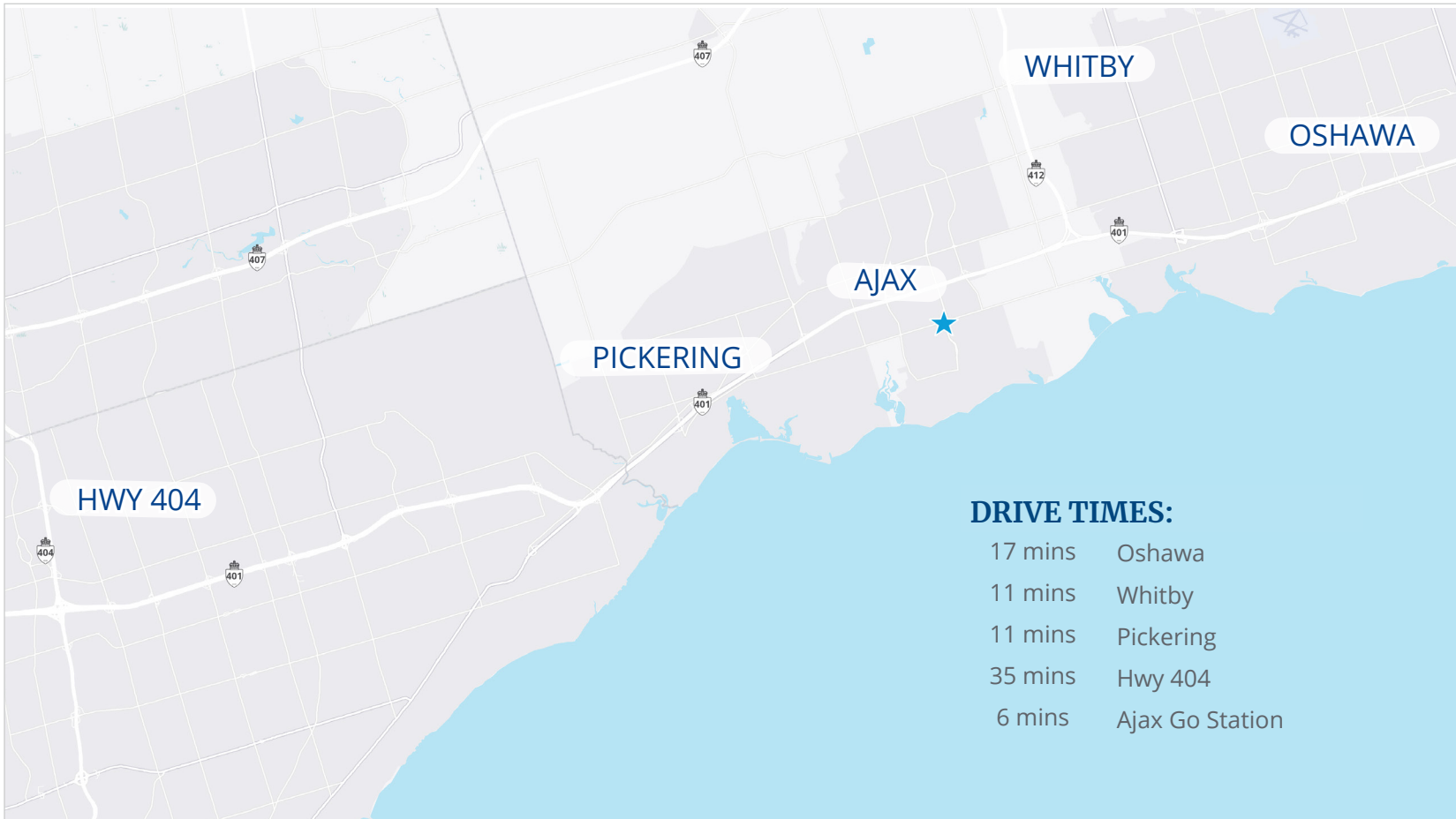


Floor Plan

Suite 3 | 1,511 SF



Map & Demographics



Area Demographics



Current Population
(2016)
119,677
Median Age : 38



Average Household Income (2017)
\$98,429



Industrial Vacancy Rate (Q1 2017)
3.75%



Projected Population
(2020)
127,126



Education Attainment
Highschool Diploma : 26%
Trade/Apprenticeship : 6%
College Diploma : 28%
Post-Secondary Degree : 65%



Traffic Count
Bayly Street:
29,830 Vehicles Per Day
Harwood Avenue:
20,180 Vehicles Per Day

More on the Development

About The Development

Largest urban, mixed-use development to be built in Region of Durham | Will act as a gateway site into Downtown Ajax and permits a full range of uses, including retail, office and residential | 6 buildings planned ranging from 9 to 25 storeys – totalling 1.5 million square feet | 1,743 residential units | Pat Bayly Square (80,000 square feet)



Benefit From Residential Amenities

- Possibility for office tenants to utilize the residential amenities during work hours.
- Access to the All Purpose Room



Pat Bayly Square

- The first of its kind in the Region of Durham, the public square, named after the first mayor of Ajax, will serve as an educational venue and also provide amenities for daily users, community functions and cultural activities year round.
- The Square features a prominent skating rink/reflective pool
- Similar to Nathan Phillips Square and Yonge-Dundas Square, Pat Bayly Square is set to become one of the prime communities and tourist attractions in the region.

More on the Development



Location & Transit

The building is centrally located in the heart of the Durham region and conveniently located 5 minutes off the 401, 10 minutes from the GO Station, and 35 minutes from the 404.

Building Quality

Medallion Corporation is built on the tradition of excellence. These values are realized at 67 Bayly Street W, where you can be assured that you are providing top level facilities to your employees & branding yourself as a leader in your respective industry.



Access to Natural Light

Access to natural light can increase productivity and improve the well-being of your employees. With the floor to ceiling windows natural light will never be in short supply. This will contribute to a bright, lively, and productive working environment.

Access to Green Space

67 Bayly Street W offers a unique environment that is difficult to replicate in a typical urban setting. Paul Bayly Square is vital to this design and provides 80,000 SF of space for employees to enjoy & recharge.



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