

RETAIL & OFFICE PROPERTY FOR LEASE



481 Taunton Road West, Oshawa, ON, L1H 7K4



An exceptional opportunity to lease space in a brand-new 4-storey office property conveniently located in North Oshawa at Taunton Rd W. & Thornton Rd N.

- Last two remaining units available for lease, with prominent exposure along Taunton Rd W.
- Situated next to the Oshawa Executive Airport and 97-room Tru by Hilton.
- Ample parking for staff and visitors.
- High-traffic area for maximum visibility.
- Excellent signage opportunities.



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The Behar Group Realty Inc., Brokerage

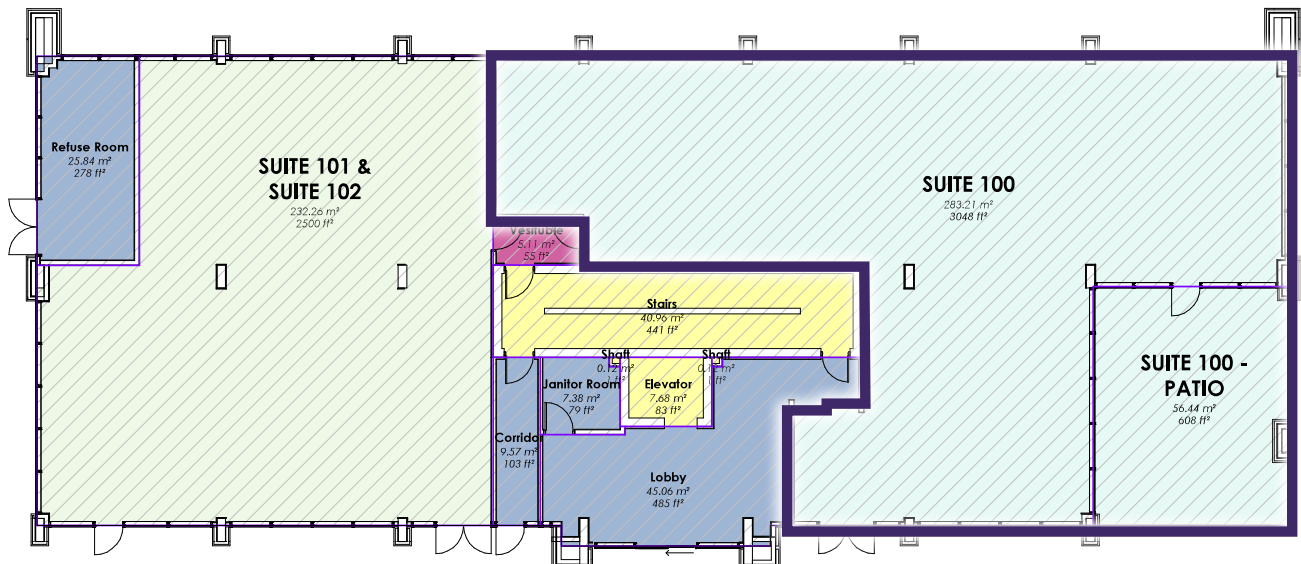
PROPERTY DETAILS

481 Taunton Rd W Suite 100

Property Type	Retail
Size	3,382 SF
Net Rent	\$30 PSF
TMI	\$13.12 PSF (2026)
Availability	Immediate

Restaurant space for lease located at the base of a brand new 4-storey office development.

- Covered and fenced patio offering an additional 674 sq.ft., excluded from the rentable square footage.
- The development is located next to the Oshawa Executive Airport and Tru by Hilton, a 97-room hotel and the only one in North Oshawa.
- Signage available along Taunton.
- Ready for fixturing.
- Ample on-site surface parking.



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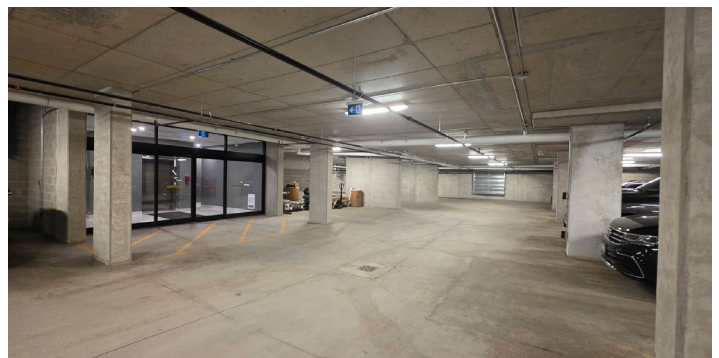
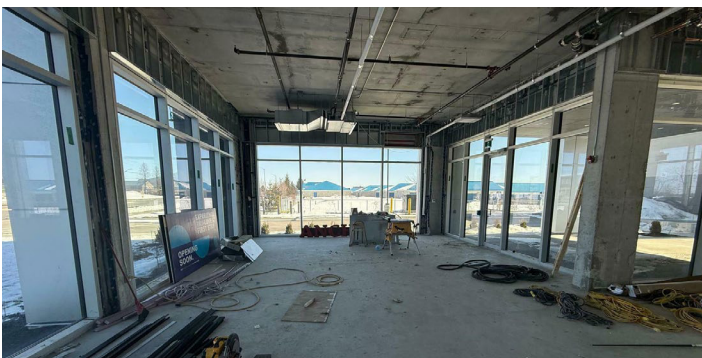
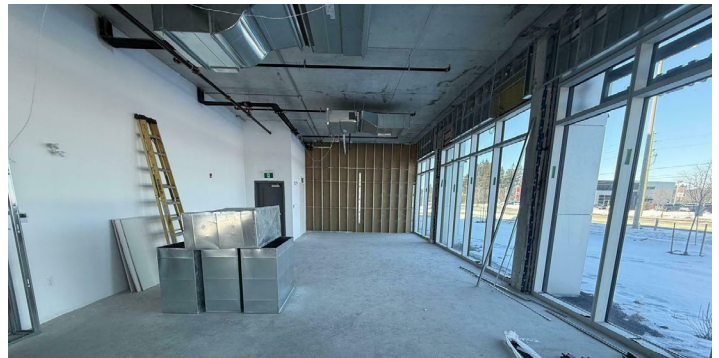
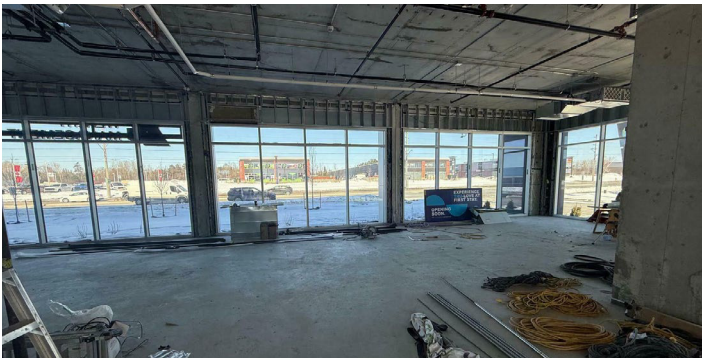
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ADDITIONAL PHOTOS

481 Taunton Rd W Suite 100



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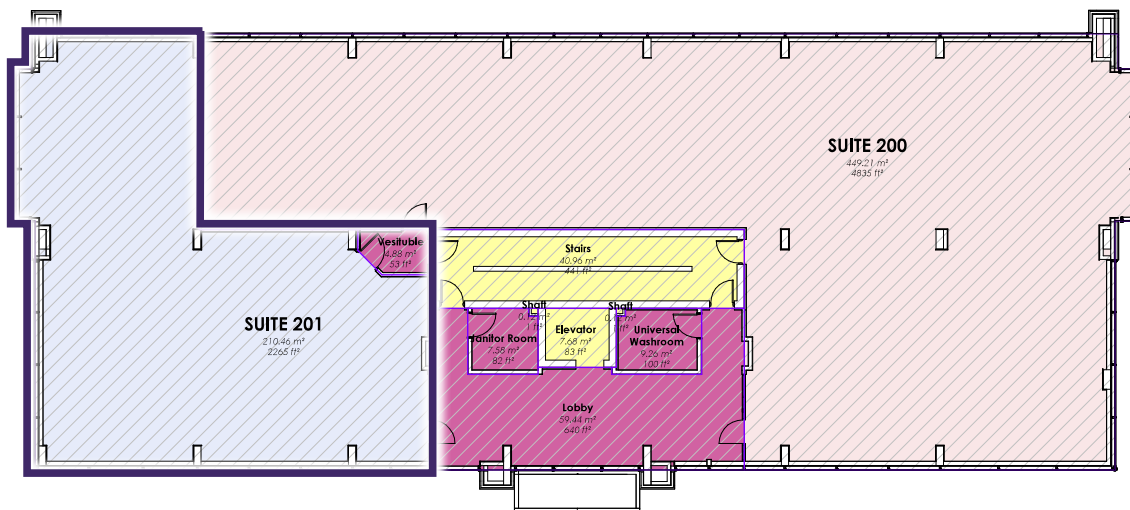
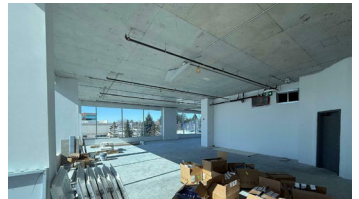
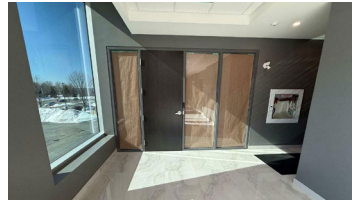
PROPERTY DETAILS

481 Taunton Rd W Suite 201

Property Type	Office
Size	2,797 SF
Net Rent	\$25.75 PSF
TMI	\$13.12 PSF (2026)
Availability	Immediate

Last remaining unit in a brand new 4-storey office development located centrally in North Oshawa at Taunton & Thornton.

- *Prominent signage and exposure available along Taunton.*
- *Building features modern and elegant finishes.*
- *Each suite offers floor to ceiling windows allowing a ton of natural light.*
- *42 underground parking stalls and ample surface parking available.*
- *Minutes to all major highways and Durham Region Transit.*
- *Adjacent to Oshawa Executive Airport and Tru by Hilton, a new 97-room hotel.*
- *Opportunity to build your dream office. Ideal for client-facing businesses, health and personal services, professional offices, consulting.*



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DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	2,153	62,912	182,491
Daytime Population	3,887	50,745	153,393
Total Households	760	22,053	63,185
Average Household Income	\$140,456	\$132,728	\$135,873
Data Source: Environics Estimates 2025			

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Site-Specific ZONING

AP-B (AIRPORT ZONE)

PERMITTED USES:

- (a) Agricultural uses, but not including new buildings
- (b) Airport terminal
- (c) Aviation related commercial uses
- (d) Aviation related institutional uses including a museum
- (e) Aviation related light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods
- (f) Aviation related transport terminal
- (g) Aviation related warehouse
- (h) Banquet hall
- (i) Club, excluding a nightclub
- (j) Convention centre
- (k) Hotel
- (l) Office
- (m) Outdoor storage accessory to any use permitted in the AP-B Zone
- (n) Recreational use
- (o) Restaurant
- (p) Sales outlet

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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