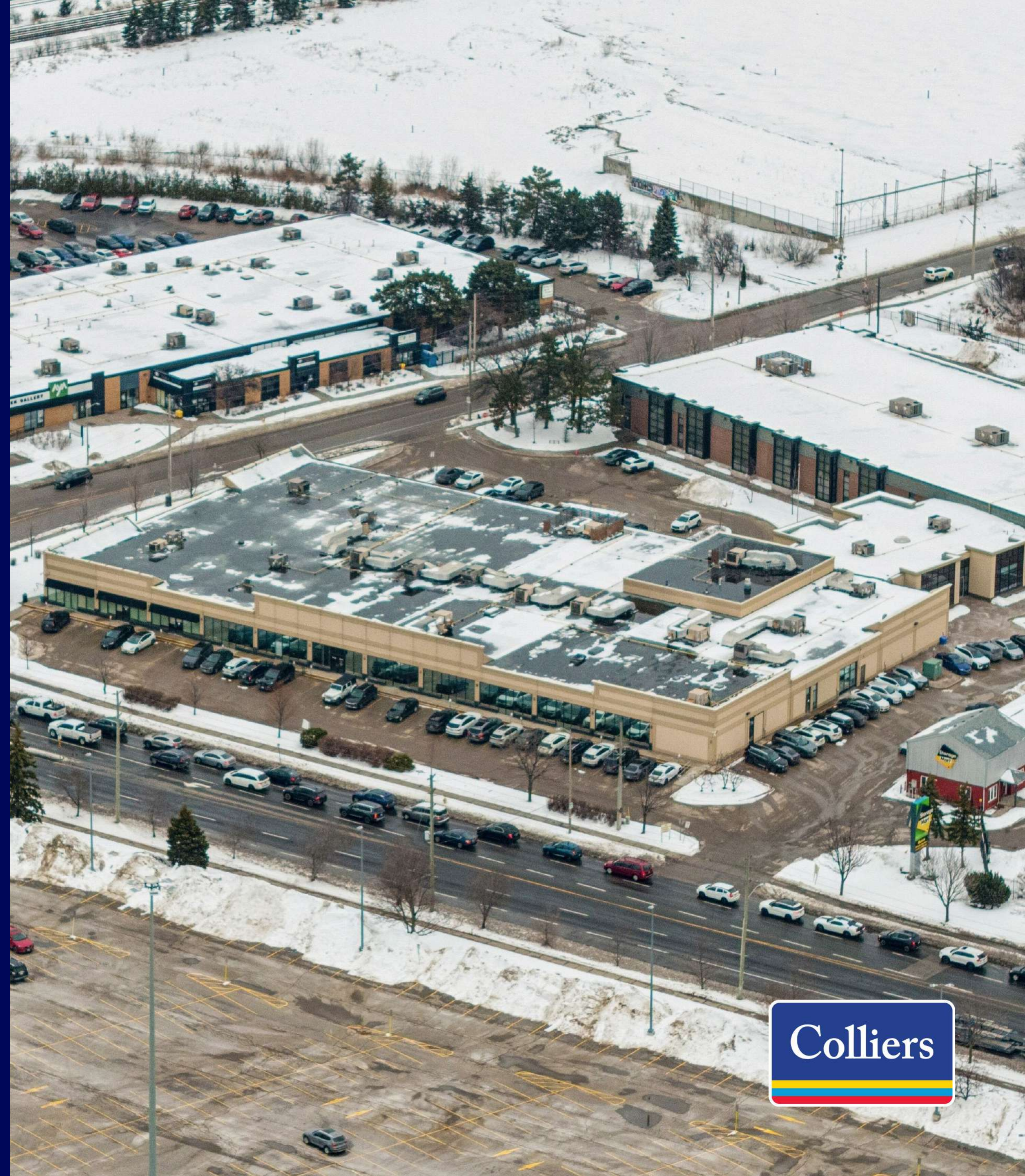


OFFICE FOR LEASE

59  
WESTNEY  
ROAD SOUTH

AJAX, ONTARIO



## PROPERTY OVERVIEW

### *Discover Your Future Space*

Discover a prime office leasing opportunity at 59 Westney Road South, strategically located in the heart of Ajax. This single-storey office building offers **46,867 SF of move-in ready space**, available **March 1, 2027**.

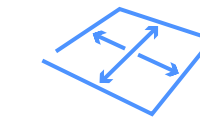
Businesses will benefit from **prominent building signage opportunities** for maximum brand exposure, as well as **ample onsite and nearby parking** for staff and visitors. Its unmatched connectivity places you across the street from **Ajax GO Station** and **Highway 401**, ensuring seamless commuting and regional access. Position your business for success in a modern, professional environment designed to meet your operational needs.





## PROPERTY HIGHLIGHTS

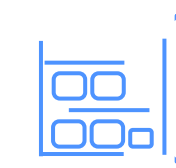
### *Why 59 Westney Road South Stands Out*



46,867 SF of Available Office Space



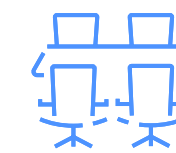
Move-in Ready: Available March 1, 2027



18' Clear Height



\$30.00/PSF Gross



Built out with reception/security area, mail room, wellness room, multiple offices/meeting rooms, storage rooms, restrooms, open areas for staff, and large kitchen area/cafeteria.



Furniture May Be Made Available



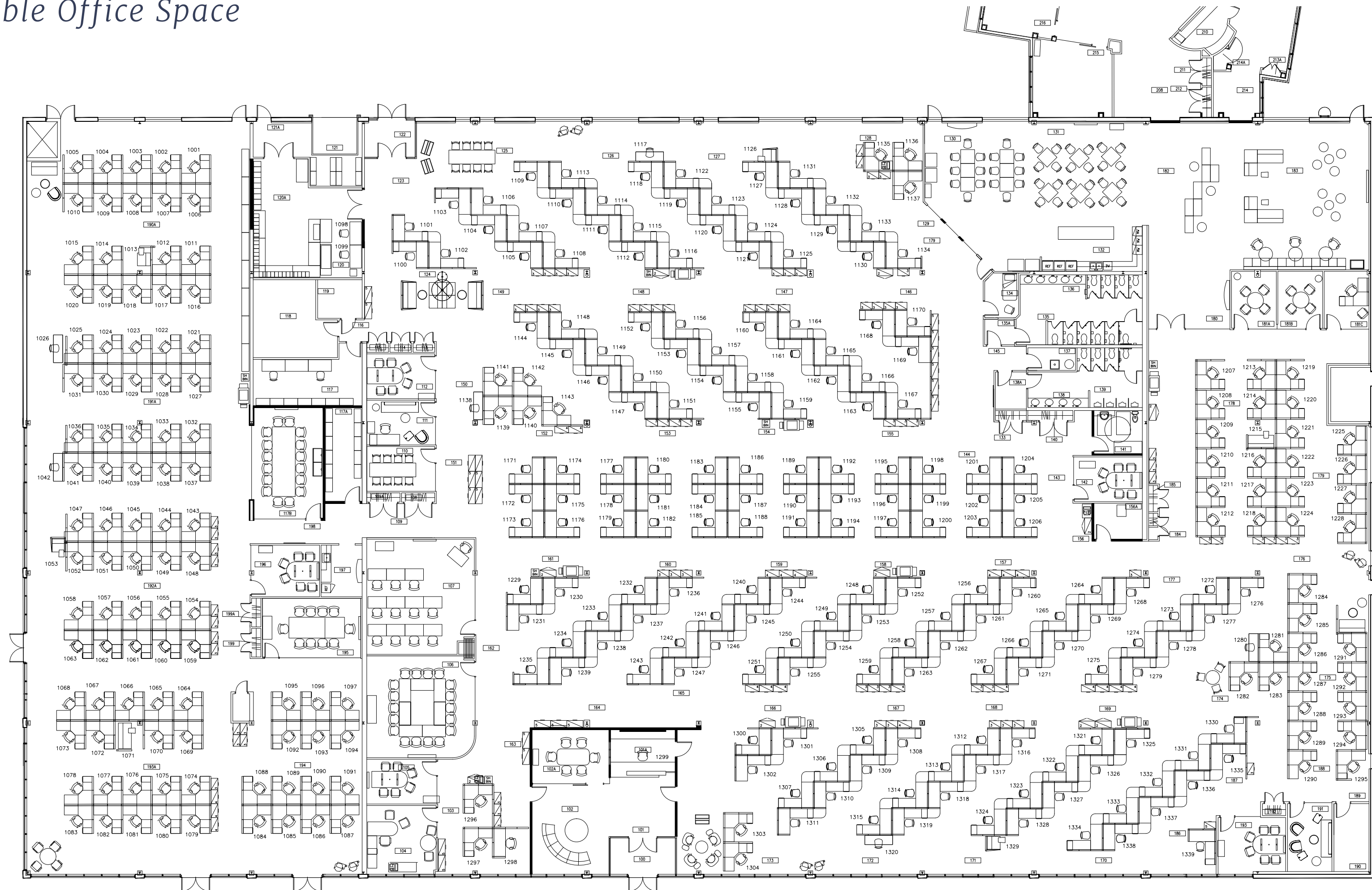
Building Signage Opportunity



Ample Parking Available

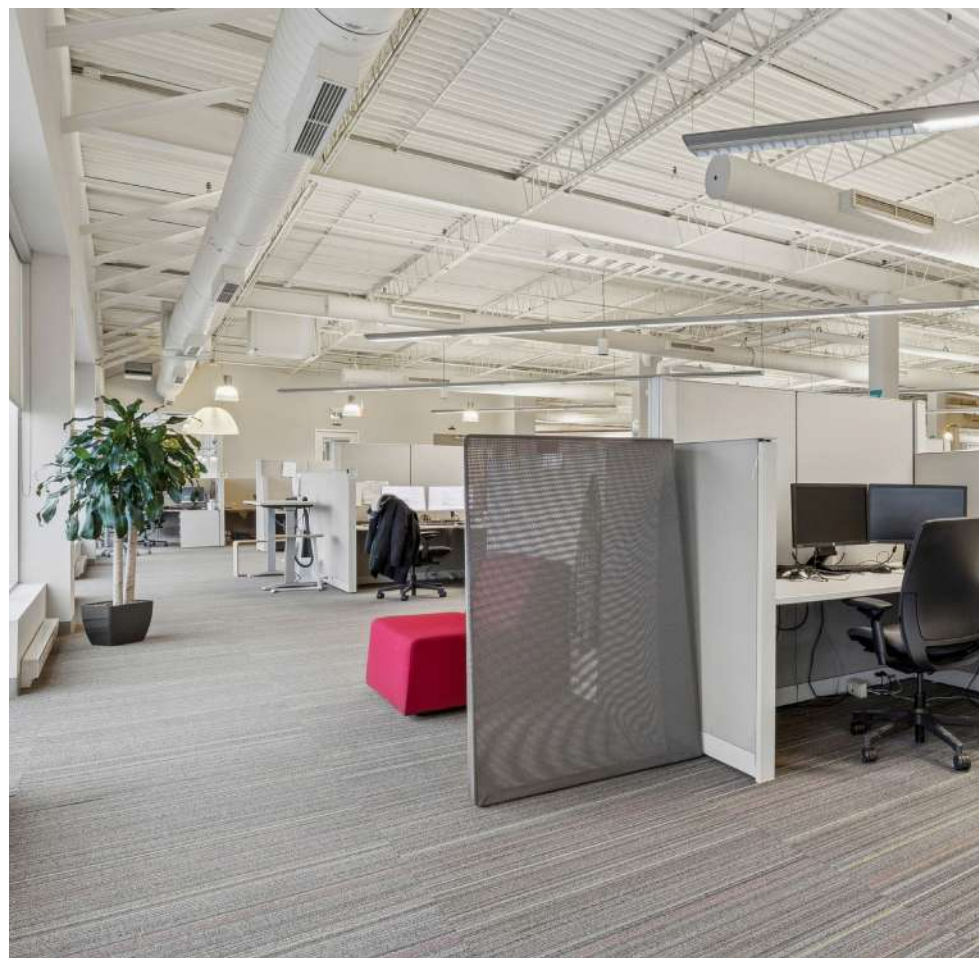
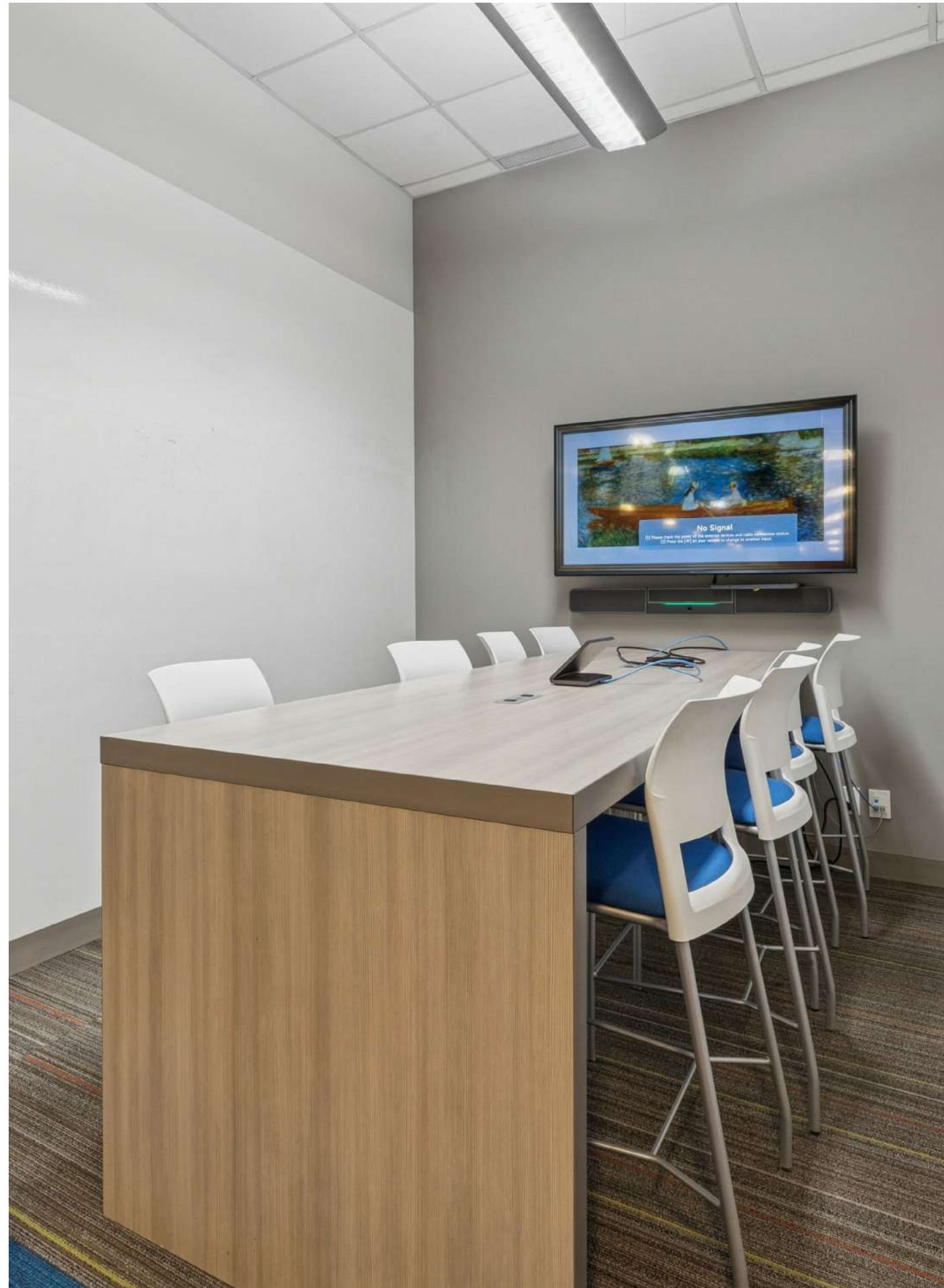
# FLOOR PLAN

46,867 SF of Available Office Space



# PHOTOS

*Your Next Office Space*



# PHOTOS

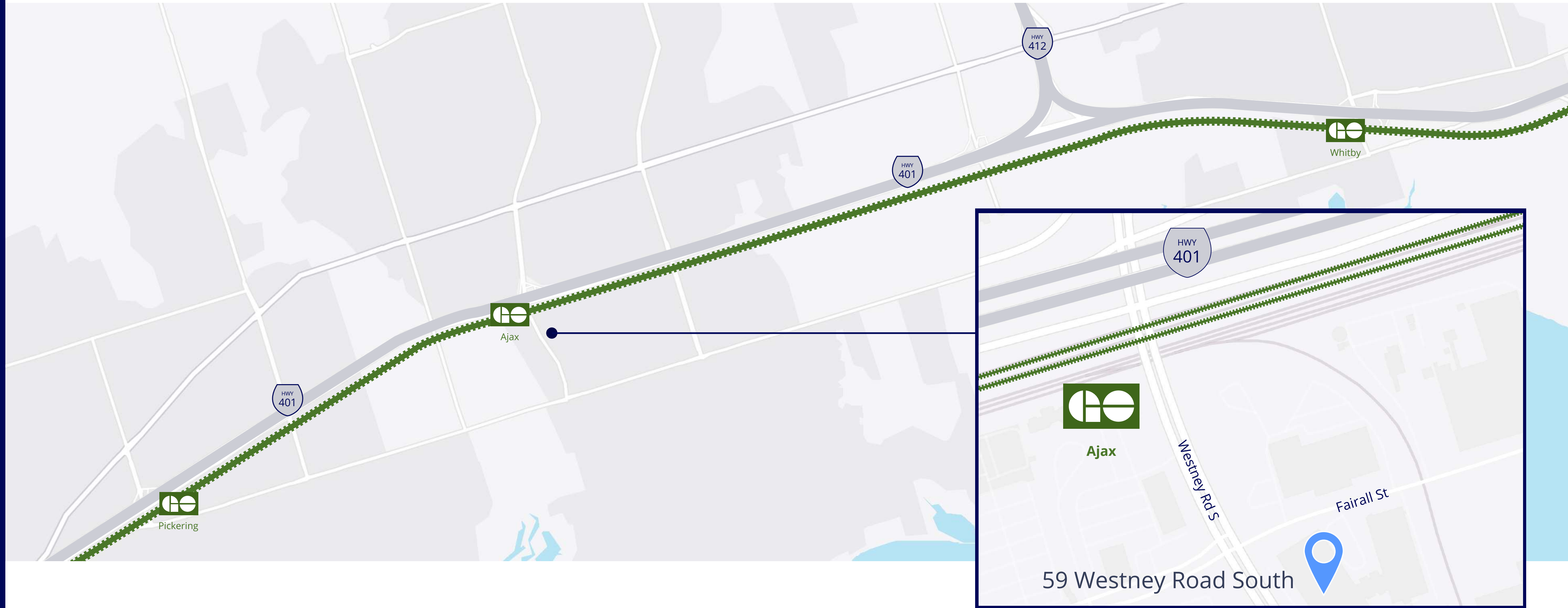
*Your Next Office Space*



## LOCATION OVERVIEW

*Connected & Convenient*

Strategically located with direct access to Highway 401 and Ajax GO Station, ensuring seamless connectivity to Toronto and the Greater Toronto Area.



# AMENITIES

*Everything Within Reach*

## SHOPPING

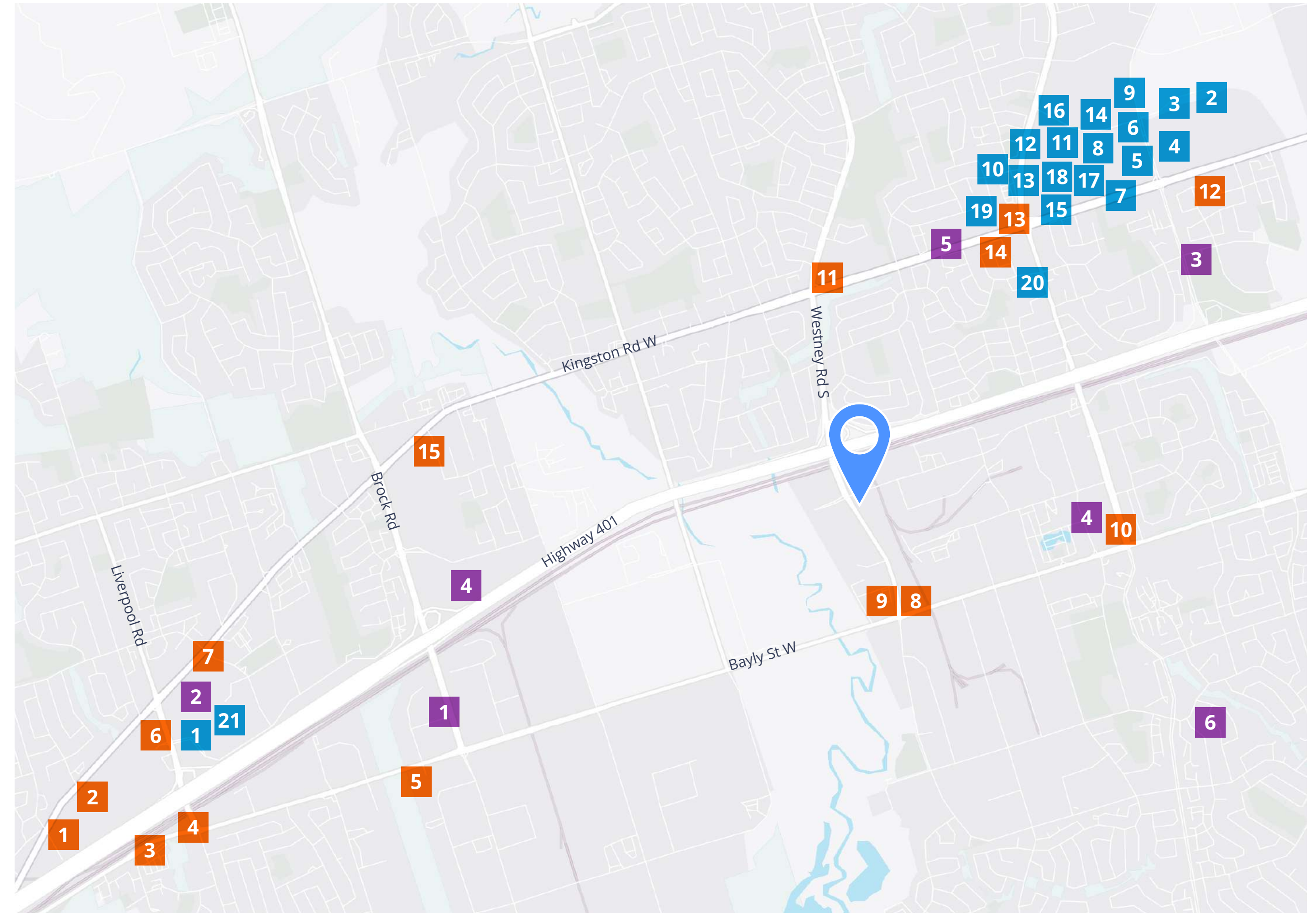
1. State & Main
2. Walmart
3. Home Depot
4. Canadian Tire
5. Durham Centre
6. Costco
7. Structube
8. Michaels
9. Marshalls
10. LCBO
11. Party City
12. Winners
13. HomeSense
14. Sport Chek
15. GUESS Factory
16. GameStop
17. Indigo
18. Staples
19. Best Buy
20. Play It Again Val
21. The Shops at Pickering City Centre

## RESTAURANTS

1. Dairy Queen
2. Wingstop
3. Domino's
4. Starbucks
5. St. Louis Bar & Grill
6. The WORKS
7. Jack Astor's Bar & Grill
8. Taco Bell
9. Tim Hortons
10. A&W
11. Harvey's
12. Eggstastic
13. Kelseys
14. Burger King
15. Mandarin

## FITNESS

1. Excel Fitness Club
2. Womens Fitness Clubs of Canada
3. Life Time
4. GoodLife Fitness
5. Fit4Less
6. Crosby Athletics



## NEIGHBOURHOOD & DEMOGRAPHICS



### Talent Hub & Local Workforce (10km Radius)



### Top Employment Industries



# 59 WESTNEY ROAD SOUTH

AJAX, ONTARIO

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