



Colliers

420 Harwood Avenue Unit 2 | Ajax | ON

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

Patrick Cowie*
Senior Vice President
Tel: 416 791 7223
patrick.cowie@Colliers.com

Accelerating success.

Property Overview

Address	420 Harwood Avenue, Ajax	
Location	420 Harwood is the second building of a projected six tower development. The retail is ground floor, fronts onto Pat Bayly Square, and is located next to the skating rink / fountain.	
Zoning	Downtown Central Area/Mixed Use (DCA/MU) and is also subject to Zoning Exception 38	
Parking	Ample underground and visitor parking	
Rentable Area	Unit 2	751 SF
Net Rent	\$29.50 PSF	
Additional Rent	\$16.60	
Available	Immediately	

Key Highlights



Ten minutes from GO station



Numerous restaurants

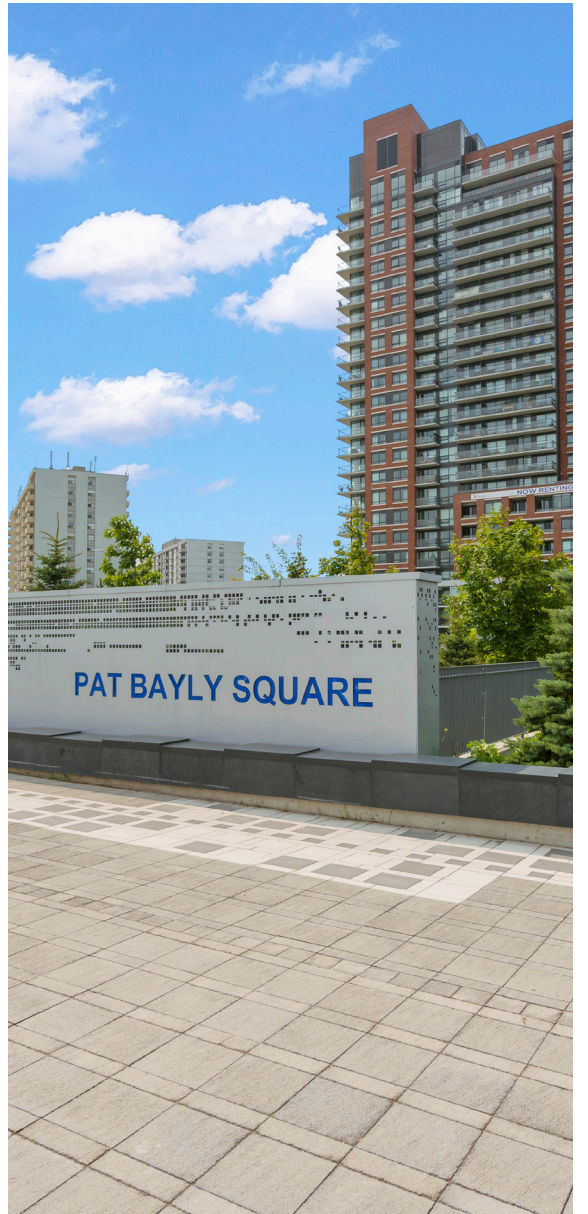


Surface and underground parking available



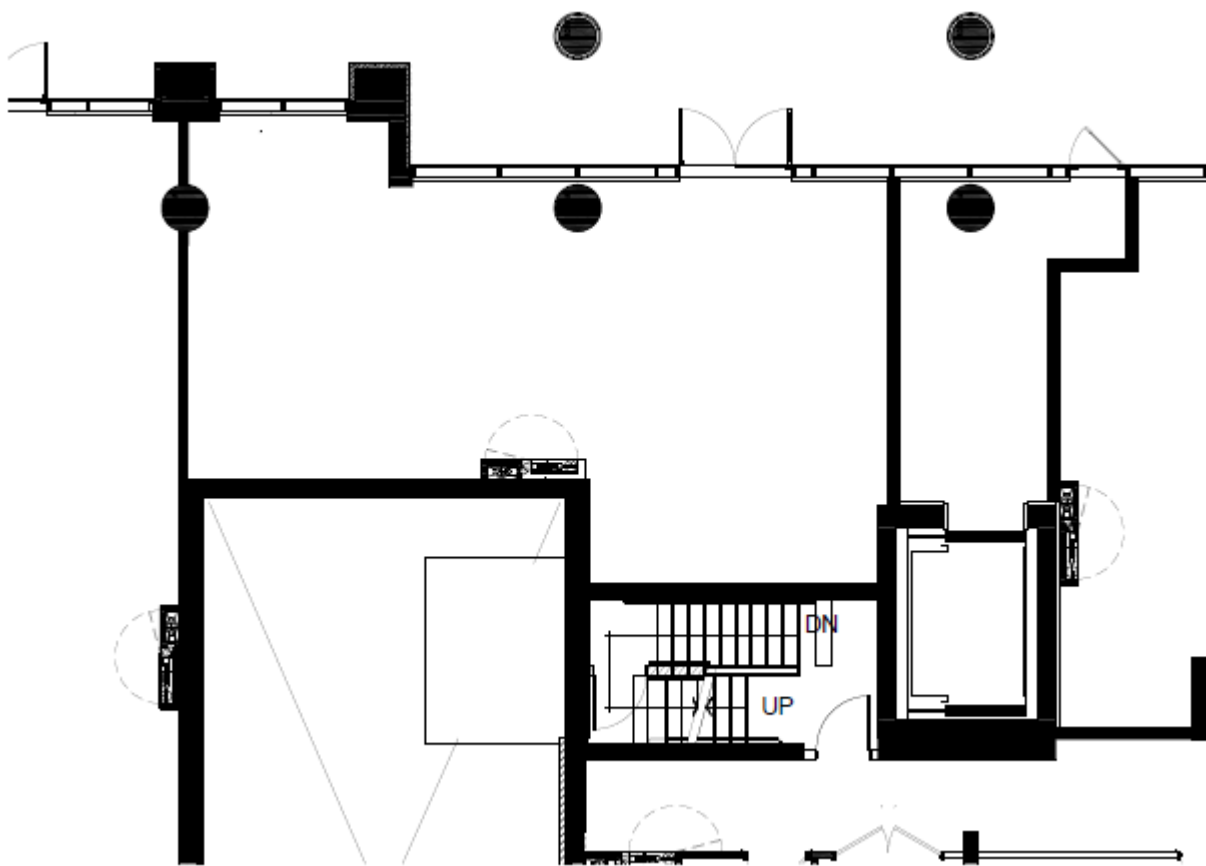
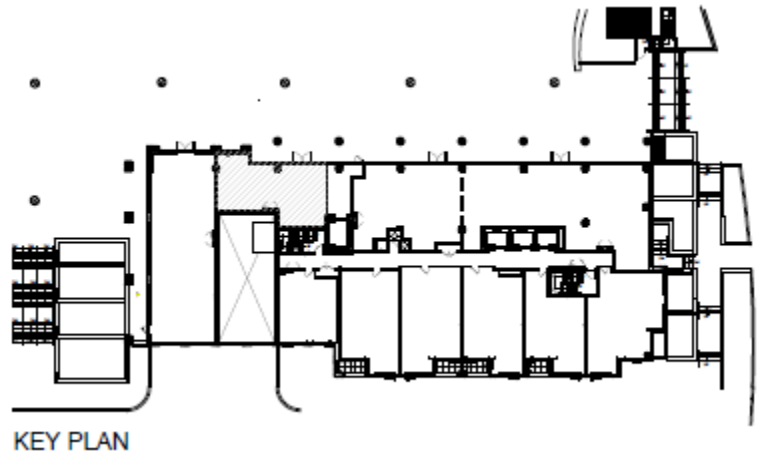
Access to green space



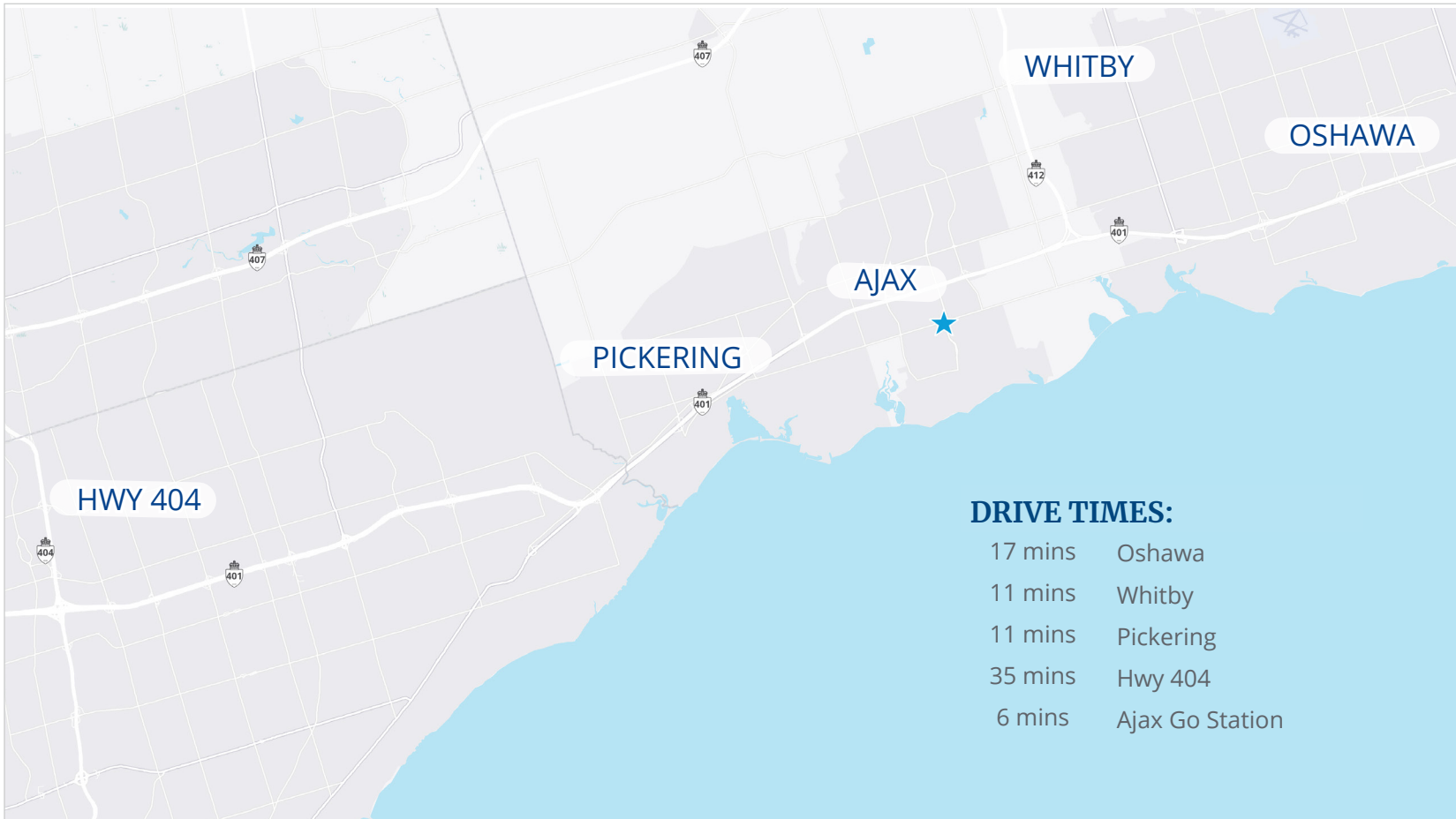


Floor Plan

Unit 2 | 751 SF



Map & Demographics



Area Demographics



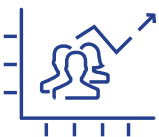
Current Population
(2016)
119,677
Median Age : 38



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 65 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 at 65 Bayly Street W, natural light will never be in short supply. This will contribute to a bright, lively, and productive working environment.

Access to Green Space

65 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.



420 Harwood Avenue Unit 2 | Ajax | ON

Patrick Cowie*

Senior Vice President
Tel: 416 791 7223
patrick.cowie@Colliers.com

Colliers Canada

3389 Steeles Ave E, Suite 400
Toronto | ON | M2H 3S8
www.collierscanada.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2026. Colliers Macaulay Nicolls Inc., Brokerage. * Sales Representative