



211 Sam Miller Way | Stouffville | ON

Stouffville Medical Arts Building For Lease

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Property Overview

Address	211 Sam Miller Way, Whitchurch-Stouffville
Location	The Property is located at the corner of Rougeview Avenue and Sam’s Way in Stouffville, Ontario.
Year Built	2026
Building Area	37,024 SF Approx.
Typical Floor	9,593 SF Approx.
Parking	173 spaces with 6 EV chargers
Rentable Area	Multiple Size Configurations Available Up to 23,934 SF
Net Rent	\$28.00 PSF
Additional Rent	\$19.50 (including utilities)
Available	Immediately
Comments	• Prime location of Highway 48 and Sam’s Way in Stouffville. • This medical building boasts convenience and accessibility. • Optimal for primary care, pharmacy, imaging, medical lab, specialists, dentist, physio etc. • The building is in proximity to new and growing residential development, with restaurants and shopping providing added convenience for visitors and staff. • Improvement Allowance available for qualified tenants.

Key Highlights



Two minutes from bus station



Closeby Amenities



Surface parking available with EV charging stations



Central to major residential developments



15 minute drive to Markham Stouffville Hospital



Lobby View | Vestibule



Lobby View | Elevators



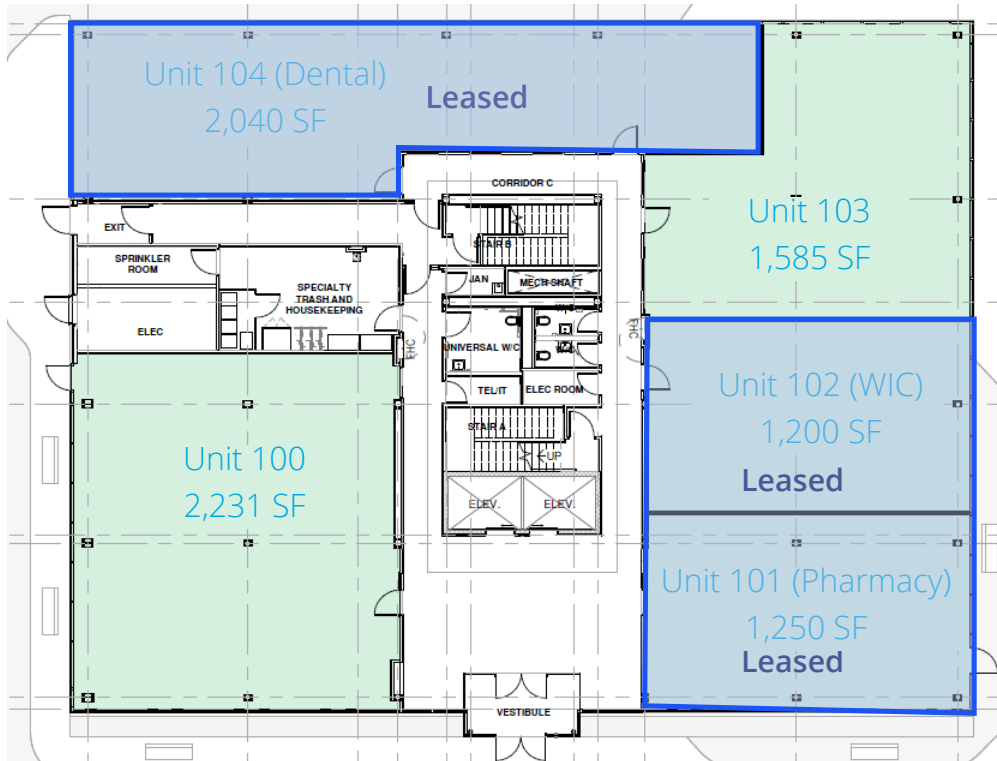
Reception Desk



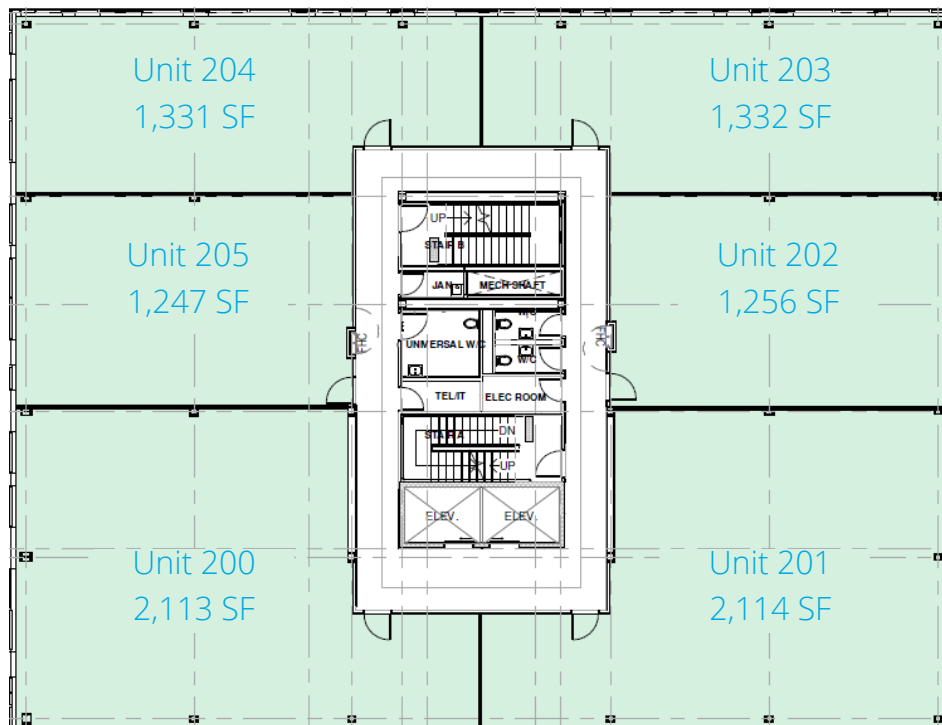
Waiting Area

Floor Plans

Rentable Area - Level 1 | 3,816 RSF Approximate

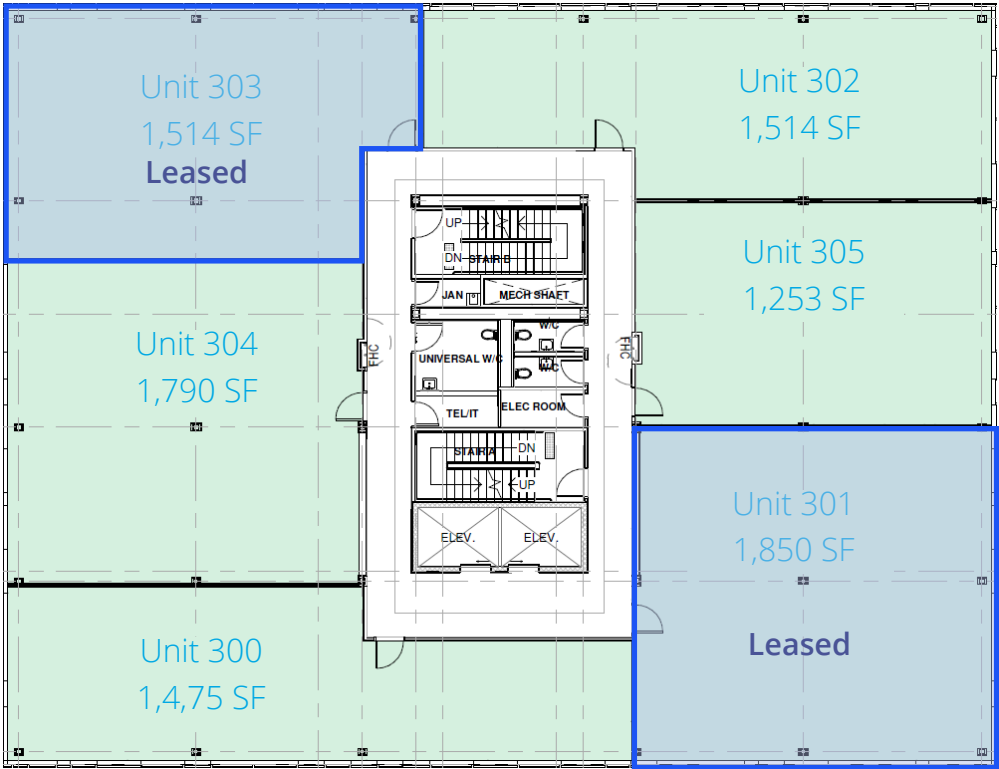


Rentable Area - Level 2 | 9,393 RSF Approximate

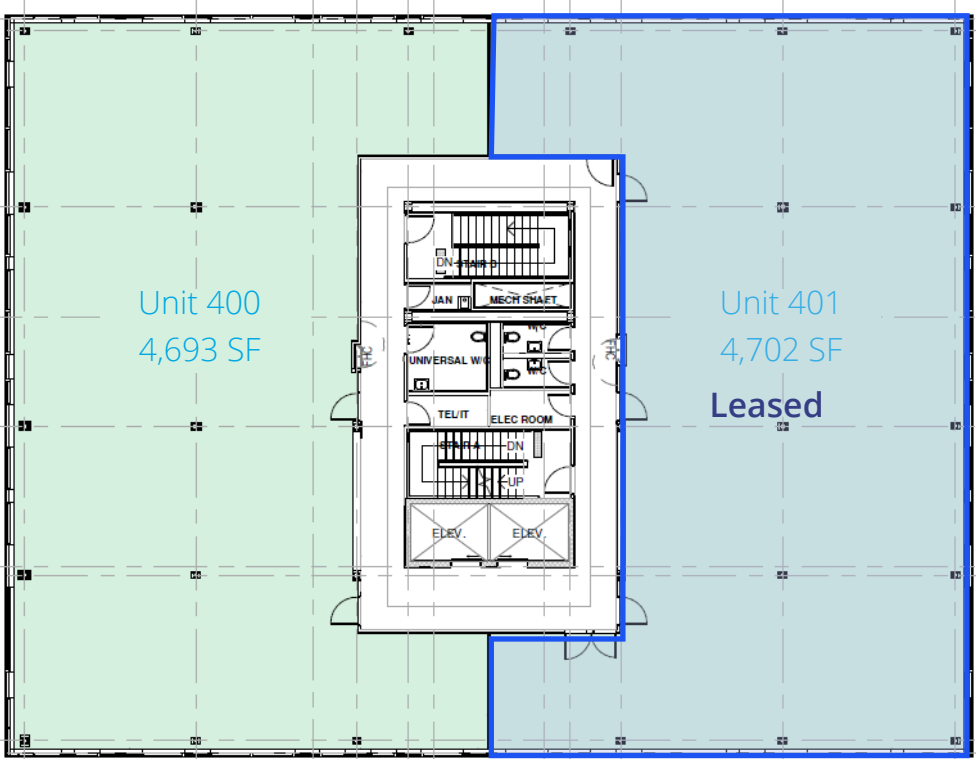


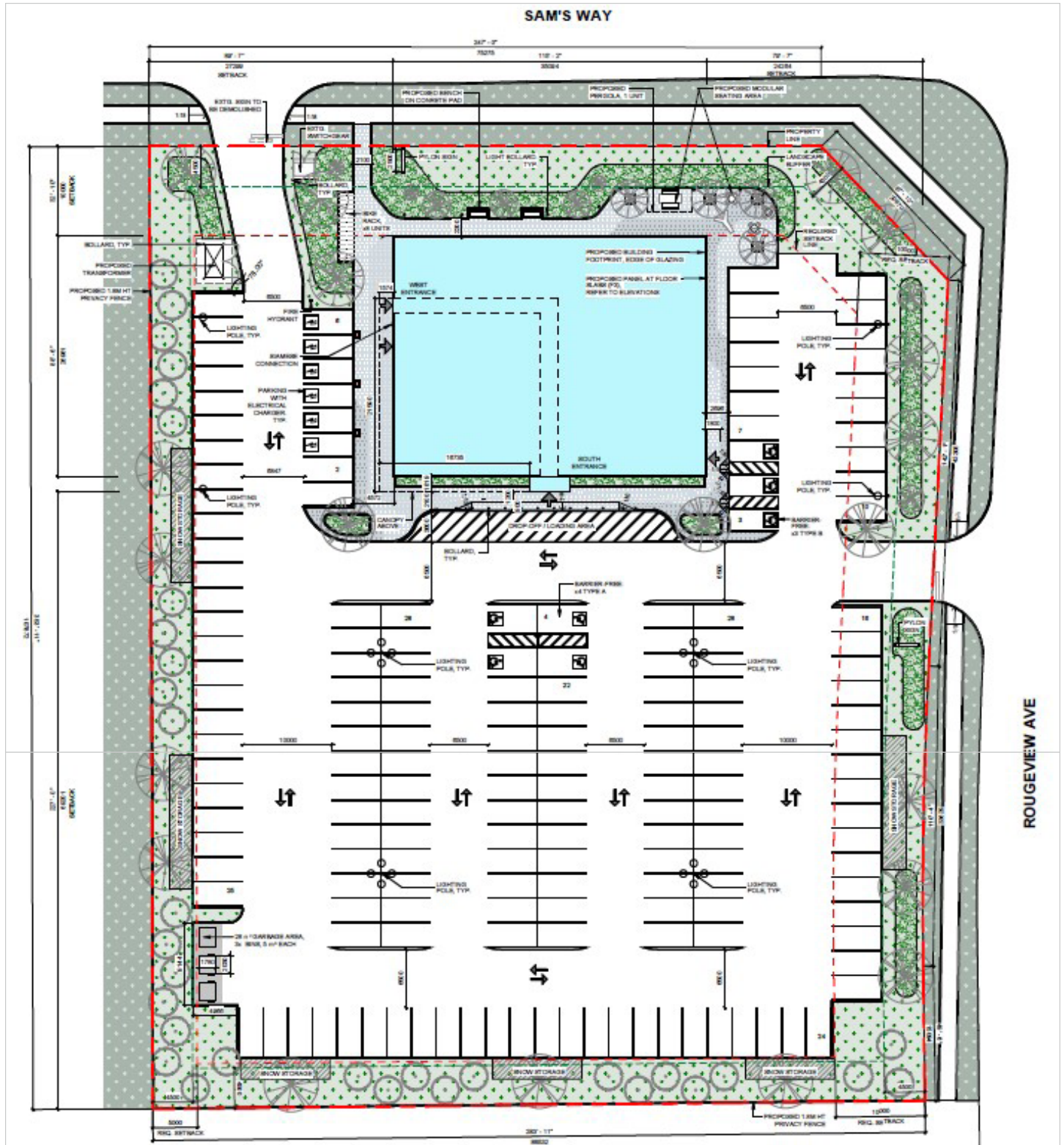
Floor Plans

Rentable Area - Level 3 | 6,032 RSF Approximate

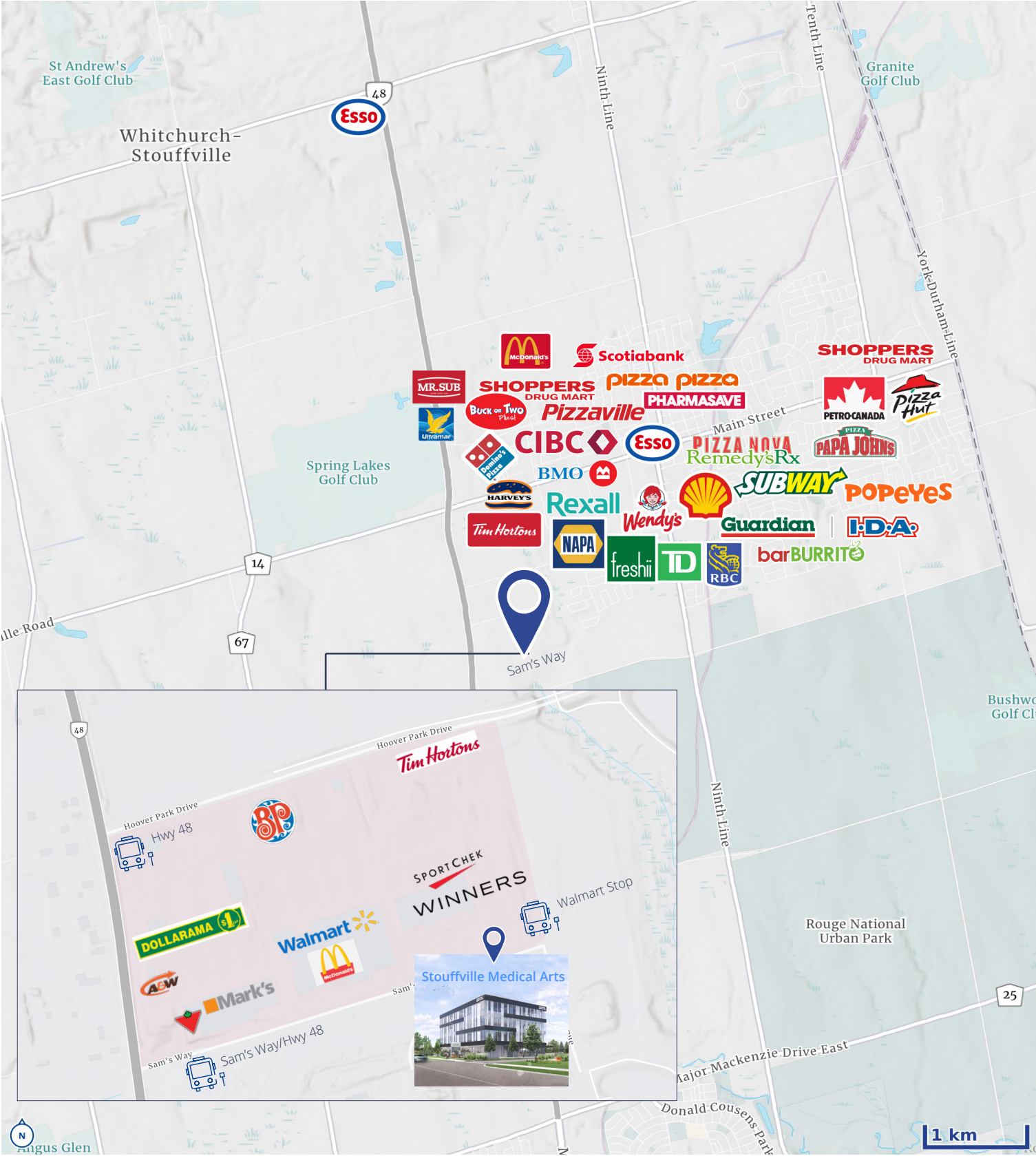


Rentable Area - Level 4 | 4,693 RSF Approximate

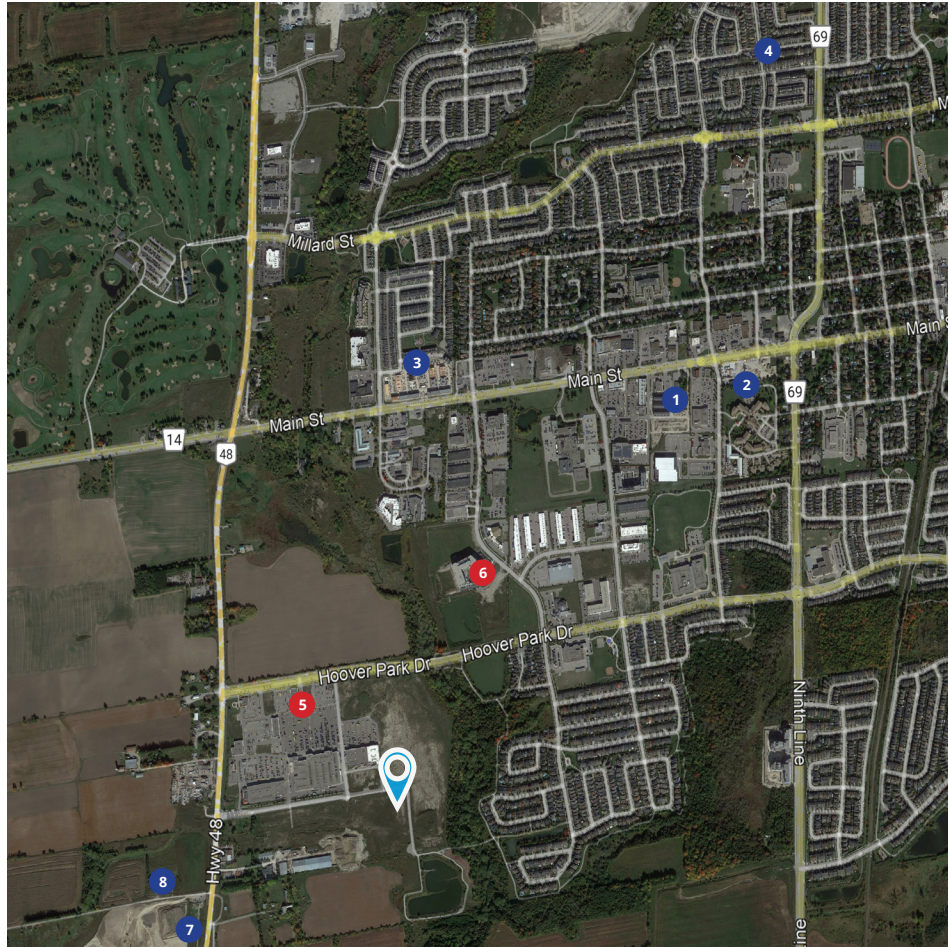




Amenities Map



Nearby Developments



The Towns of Joy Square 5827 Main St

8 buildings | 75 units Residential
Status: Under Construction



LivGreen Condominiums 5917 Main St

1 building | 91 units Residential & Commercial
Status: Under Construction



Baker Hill & Main Street Townhouses 5472 Main St

21 buildings | 139 units Residential & Commercial
Status: Under Construction



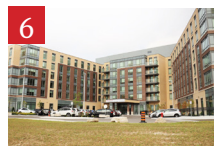
Stouffville K-12 Multi-Use Facility 12875 Ninth Line

1 building | 3 storeys Education, Community
Centre | Sports Facility
Status: Under Construction



Schlegel Villages Stouffville 1030 Hoover Park Dr

722 units
Residential - Seniors Home and Retail
Status: Broken Ground



Mon Sheong Stouffville 162-168 Sandiford Dr

1 building | 8 storeys
Residential - long term care facility
Status: Pre Construction, Phase 1



Stouffville Meadows 11621 Highway 48

3000 homes | Residential
Status: Pre Construction



Forestville Villages 11776 Highway 48

700+ homes | Residential
Status: Pre Construction



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