



For Sublease

Prime retail opportunity

135 First Commerce Drive,
Aurora, ON

Property overview

Property	Former Reno Depot within the Smart Centres Aurora North retail center
Address	135 First Commerce Drive, Aurora, Ontario, Canada, L4G 0G2
Sub-landlord	Rona Inc.
Tenant interest	Leasehold interest commercial property
Lease term	Expiration on May 14, 2029
Land area	455,913 sq. ft.
Building	Standalone retail building ~ 99,751 sq. ft. with two (2) truck level loading docks
Parking spaces	4.5 parking space for every 1,000 sq. ft. of total ground floor area.



Property highlights



A prime sub-lease retail opportunity.



Strategically located at the northwest quadrant of Wellington Road East and Hwy 404 within the SmartCentres Aurora North retail centre anchored by Walmart.



The east Aurora “retail/commercial” node fronts on Wellington Road East at a lighted 4-way intersection.



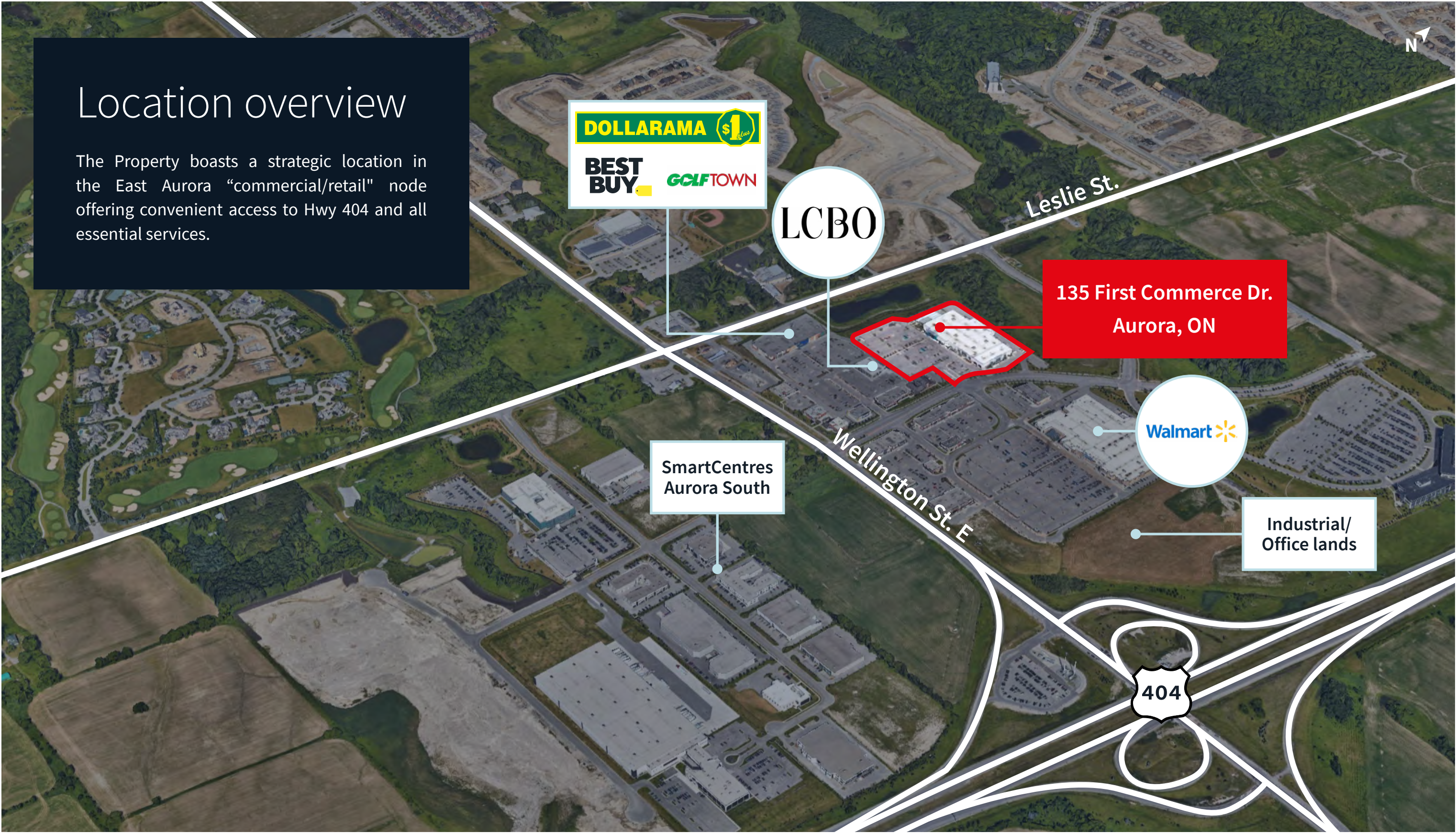
Zoning is Employment – Business Park E-BP with exception 357 that provides for a variety of retail, industrial and commercial uses.



The Aurora real estate market remains strong, with its unique combination of affordability, strategic location, and buoyant rental market.

[Click here to view zoning](#)





Location overview

The Property boasts a strategic location in the East Aurora “commercial/retail” node offering convenient access to Hwy 404 and all essential services.

About Aurora

Aurora is a town in York Region north of Toronto with a mix of historical sites, modern amenities, and natural beauty, making it an attractive place to live and work. Aurora has a thriving business community and is known for its well-maintained infrastructure and high standard of living with a diverse population in 2025 of approximately 71,441.



Total population

71,441



Daytime population

71,573



Total households

23,465



Avg household income

\$182,864



Median age

41.4





Free and clear offering process

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Sub-landlord to seek proposals to sublease the Property.
- The Property will be offered for sublease free and clear on an “as is basis”.
- Interested parties are required to execute and submit the JLL Confidentiality Agreement per the enclosed link for access to the confidential Property Evaluation Material data room.
- Offers of sublease will be reviewed by Sub-landlord on an “as received basis”.

For more information, please contact:

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