



For Sublease: Office

121 Ferrier Street, Unit A

3,660 SF Main Floor Office Space Located at Warden Ave and Steeles Ave E in Markham

Lennard:

Here is where your business will *grow*.

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121 Ferrier Street, Unit A

Exceptional 3,978 SF Main Floor Office Space at Steeles Avenue East and Warden Avenue in Markham



Available Area
3,660 SF



Zoning
EMP-GE



Lease Rate
\$15.00 PSF



Possession Date
Immediate



Sub-Lease Term Expiry
April 29, 2030

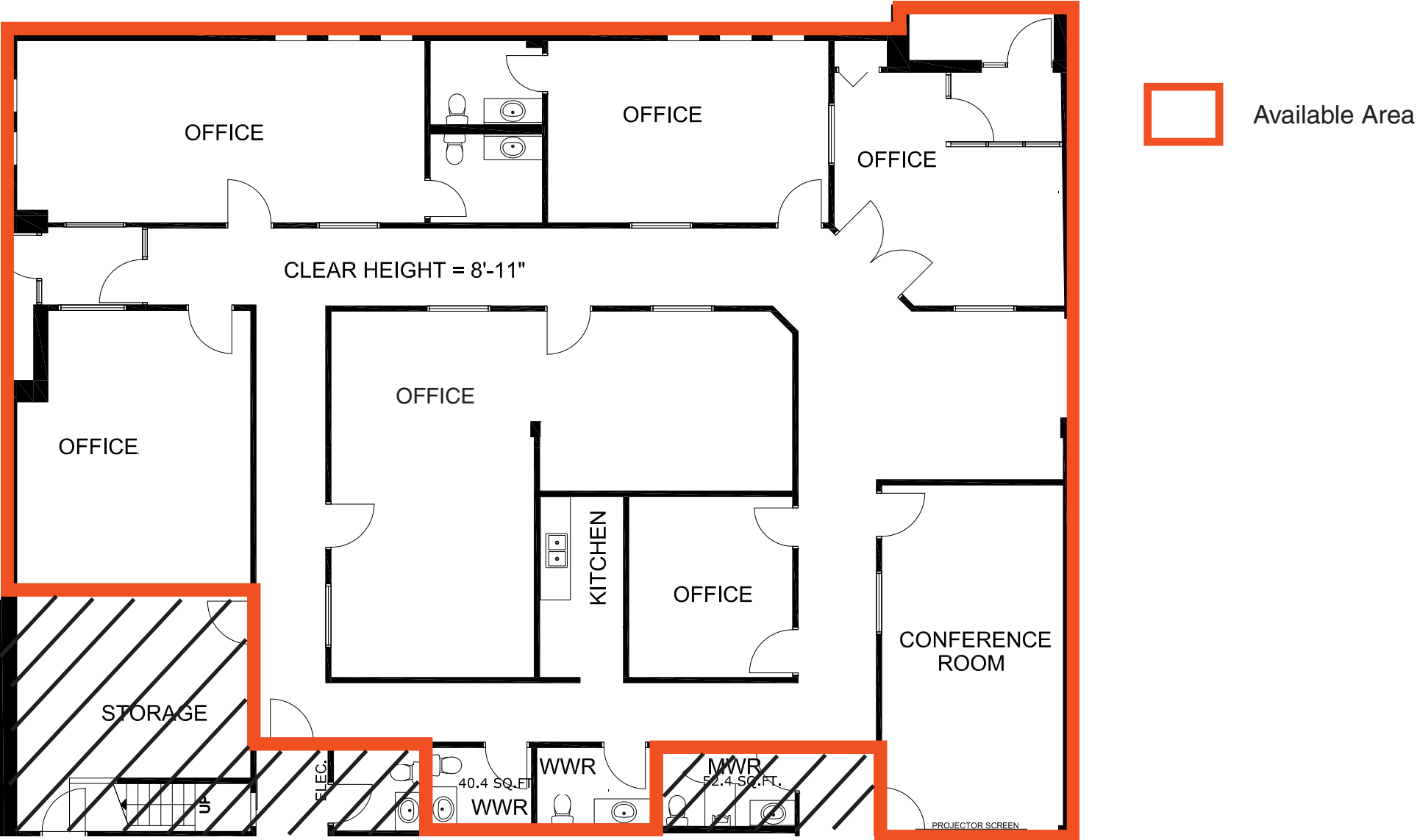
T.M.I (2026)
\$7.00 PSF



Property Highlights

- End unit, corner property with ample parking.
- TMI includes utilities.
- Tenant is responsible for in-suite janitorial and its own internet.
- 7 large offices, 1 conference room, 4 washrooms (2 of which are ensuite) and a kitchenette.
- Close to Highways 404, 407 and 7.

Floor Plan



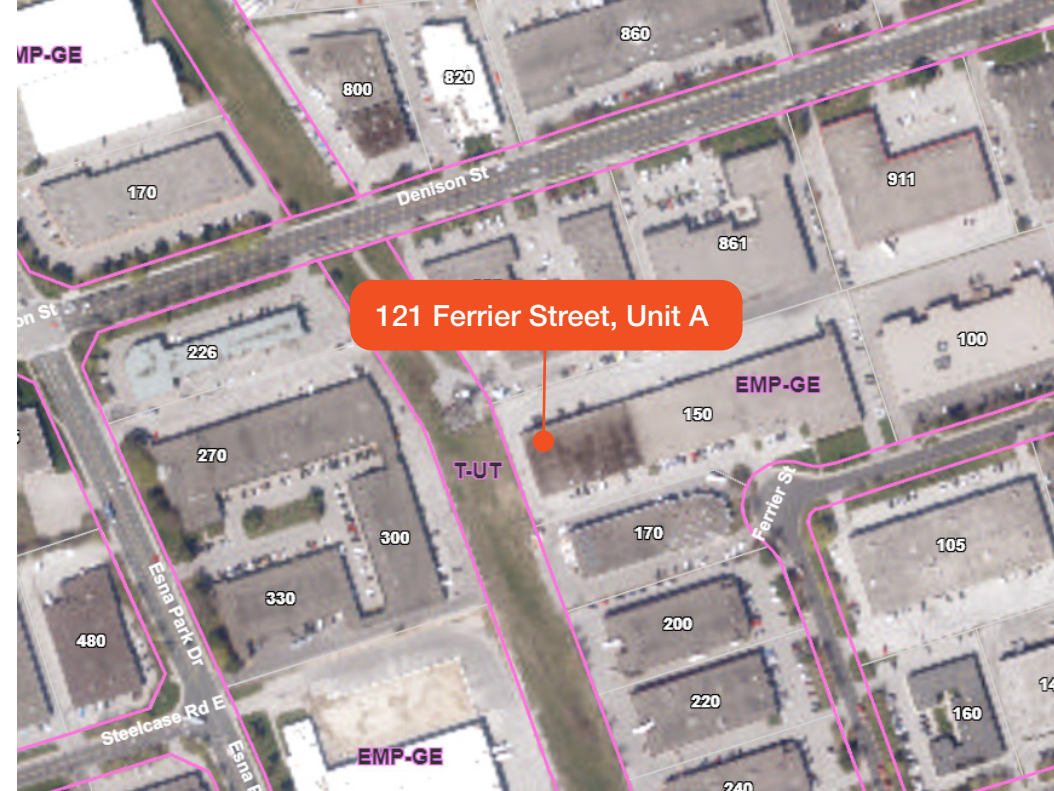
Zoning

EMP - GE (Employment - General Employment)

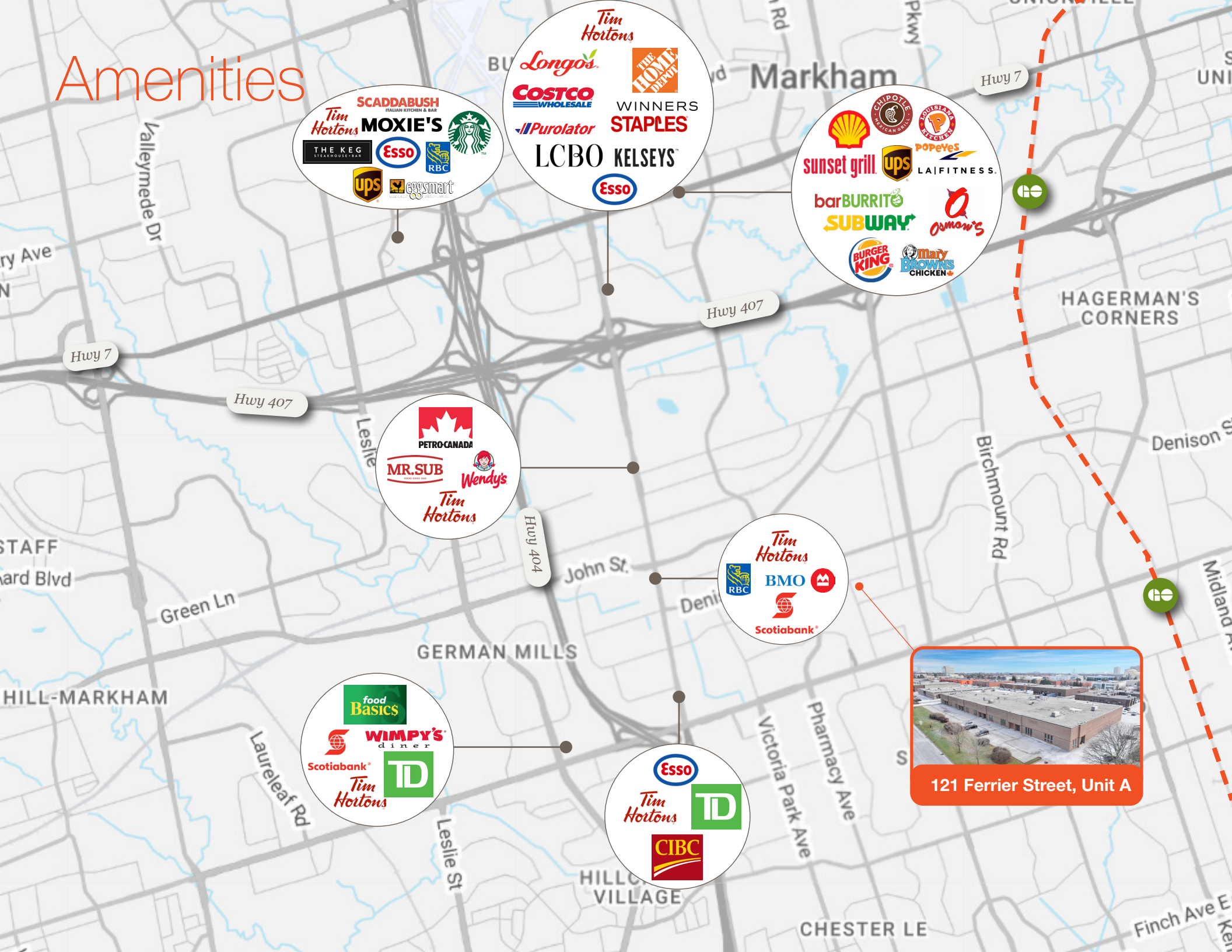
Permitted Uses

- Industrial use
- Business office
- Film studio
- Retail store
- Service and repair establishment
- The following uses that legally existed on the lot on the date of the passing of this By-law:
 - i) Restaurant
 - ii) Artist studio
 - iii) Commercial school
 - iv) Business office
 - v) Motor vehicle repair and body shop
 - vi) Crematorium
 - vii) Asphalt plant
 - viii) Concrete batching plant
 - ix) Transport terminal
 - x) Outdoor storage use
- Any use not listed above that legally existed on the date this By-law was enacted by Council.

For more zoning information, please visit City of Markham's website: <https://www.markham.ca/economic-development-business/planning-development-services/zoning-and-development-law-information>



Amenities



SCADDABUSH
ITALIAN KITCHEN & BAR
Tim Hortons
MOXIE'S
Starbucks
THE KEG STEAKHOUSE & BAR
Esso
RBC
UPS
eggsmart

Tim Hortons
Longos
COSTCO WHOLESALE
Purolator
WINNERS
STAPLES
LCBO
KELSEYS
Esso

Shell
sunset grill
barBURRITO
SUBWAY
Burger King
Mary Browns CHICKEN
Chipotle
Louisiana Hot Sauce
Popeyes
LAIFITNESS

PETRO-CANADA
MR.SUB
Wendy's
Tim Hortons

Tim Hortons
RBC
BMO
Scotiabank

food Basics
WIMPY'S diner
Scotiabank
TD
Tim Hortons

Esso
Tim Hortons
TD
CIBC



Photo Gallery





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