

3760-3762

14th Avenue

Markham, ON

For Lease: Office, Industrial & Commercial Suites



3760 14th Avenue

3762 14th Avenue

14th Avenue

Warden Avenue

Lennard:

WARDEN
CITY
CENTRE

3760 14th Avenue



Model Suite



Suite 204
2,015 SF



Net Rent
\$18.00 PSF

- **Model Suite** – With build-out currently underway, your team can occupy this polished, plug-and-play environment in no time.



Suite 302
3,245 SF

Additional Rent
\$15.90 PSF

Suite 600



Available Space
15,834 SF



Net Rent
\$18.00 PSF

Additional Rent
\$15.90 PSF

- **Turnkey, Plug-and-Play Setup** – Fully furnished, built-out environment featuring a seamless mix of private offices, collaborative workstations, and dedicated meeting rooms—saving you significant fit-out costs and accelerating your move-in timeline.
- **Full Floor Opportunity** – Secure an entire floor to craft your ideal layout
- **Underground Parking** – Enjoy peace of mind with ample underground parking for convenience and comfort.

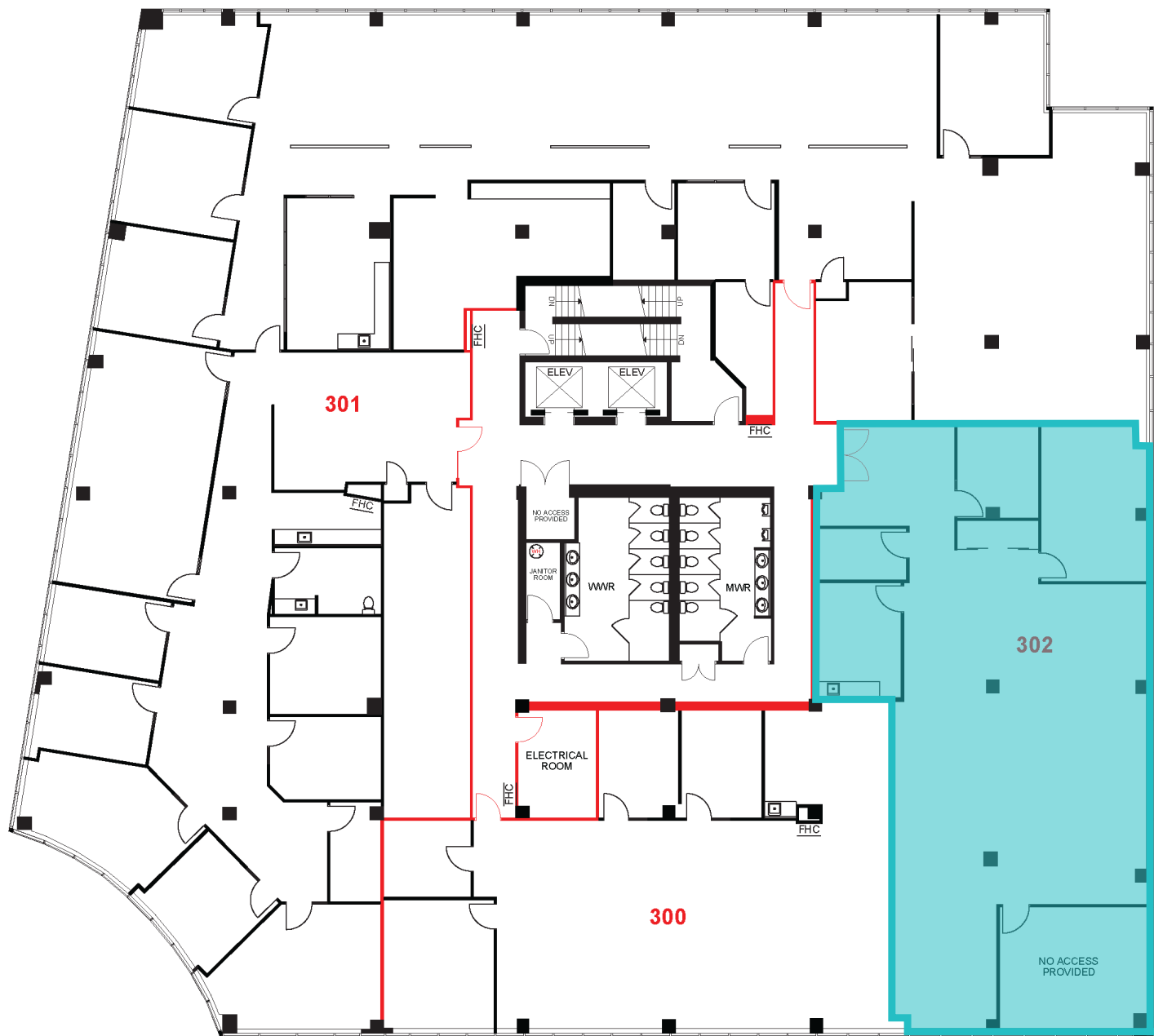
Leased

Lennard:

3760 14th Avenue

Floor Plans

Suite 302



3760 14th Avenue

Photos



Lennard:

3762 14th Avenue

One-of-a-kind leasing opportunity in this rare, two-storey low-rise single tenant boutique office building with truck level loading and the ability to convert a portion to warehouse/storage.



Available Space
35,147 SF
over 2 floors



Net Rent
\$18.00 PSF

Additional Rent
\$15.90 PSF



Parking
4.5 per 1,000
underground



Inducement or Turnkey
Provided as required to
accommodate new tenants



Truck Level
Loading Dock

Key Features

- **Turnkey Space** – Existing layout includes a versatile combination of private offices, open workspaces, and meeting rooms — offering substantial savings on fit-out costs.
- **Exceptional Loading Access** – Enjoy exclusive truck-level loading access, making this property ideal for tenants requiring warehousing, shipping, or hybrid office/light industrial uses.
- **Secure Underground Parking** – Underground parking is available for all tenants, ensuring comfort and convenience year-round.
- **Transit Connectivity** – Immediate access to Hwy 407 provides seamless connectivity for clients, employees, and deliveries alike.

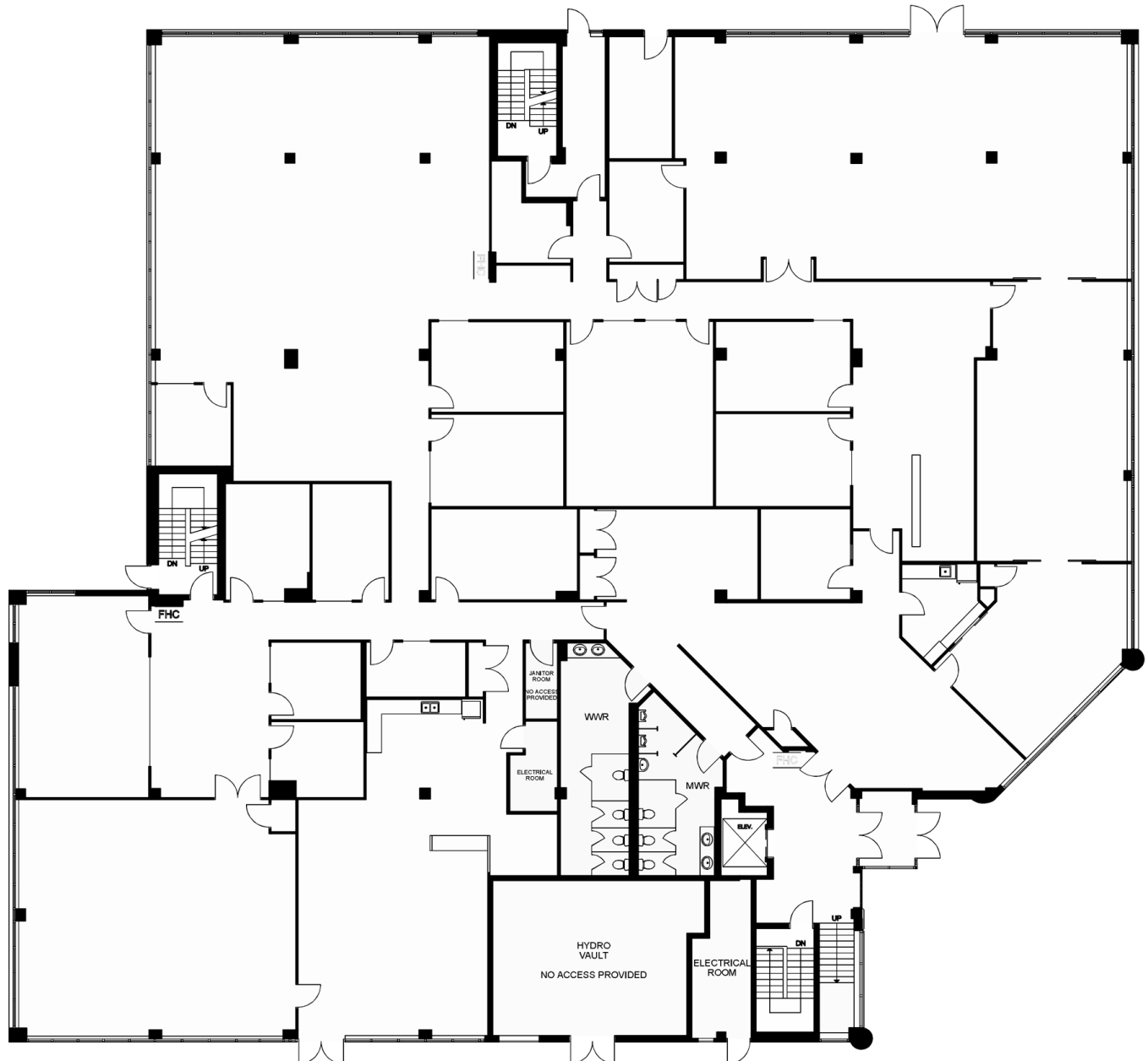


Lennard:

3762 14th Avenue

Floor Plans

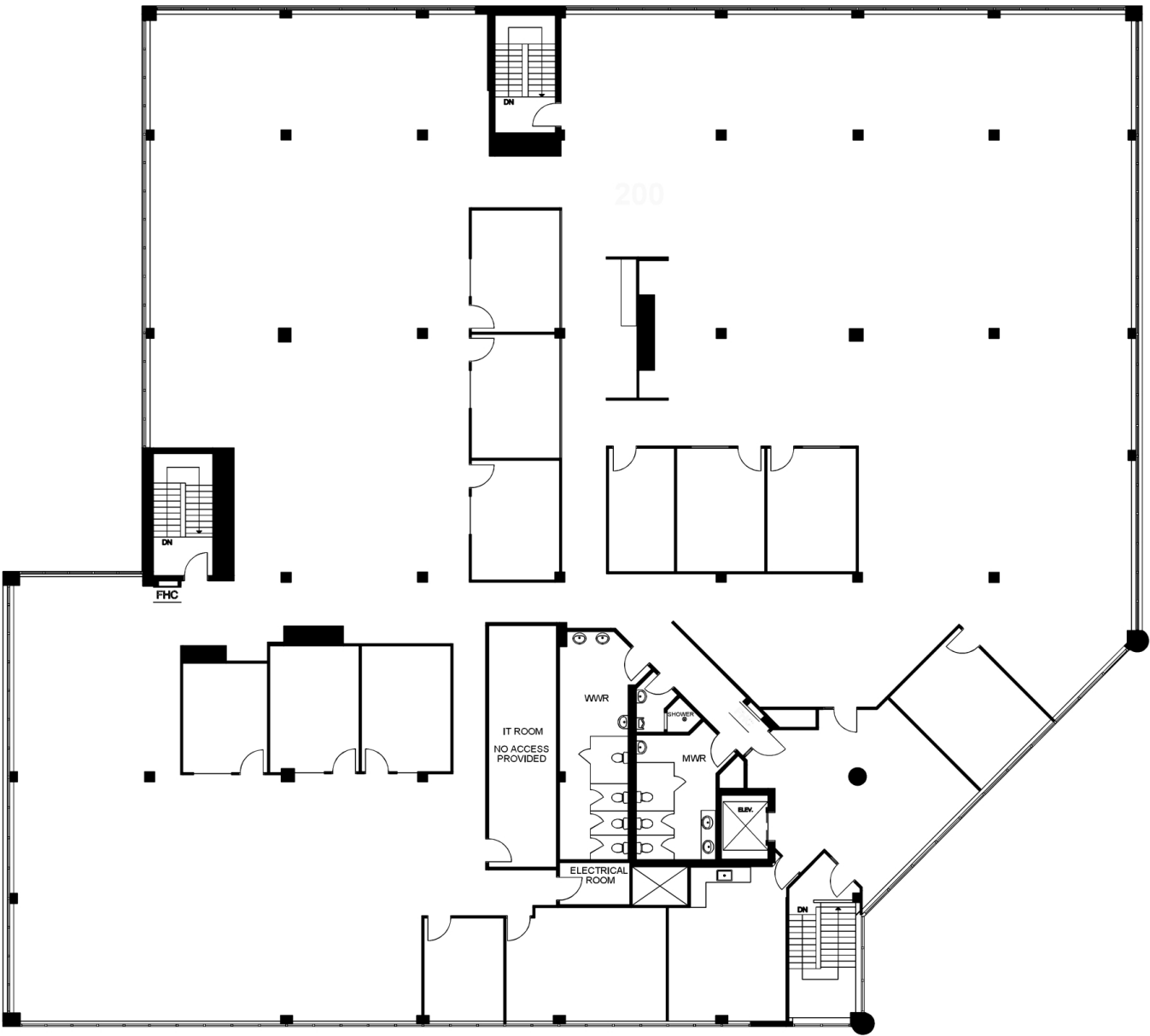
1st Floor
Office, Retail/Showroom, Industrial



3762 14th Avenue

Floor Plans

2nd Floor
Office



3762 14th Avenue

Photos



Amenity Map



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.