

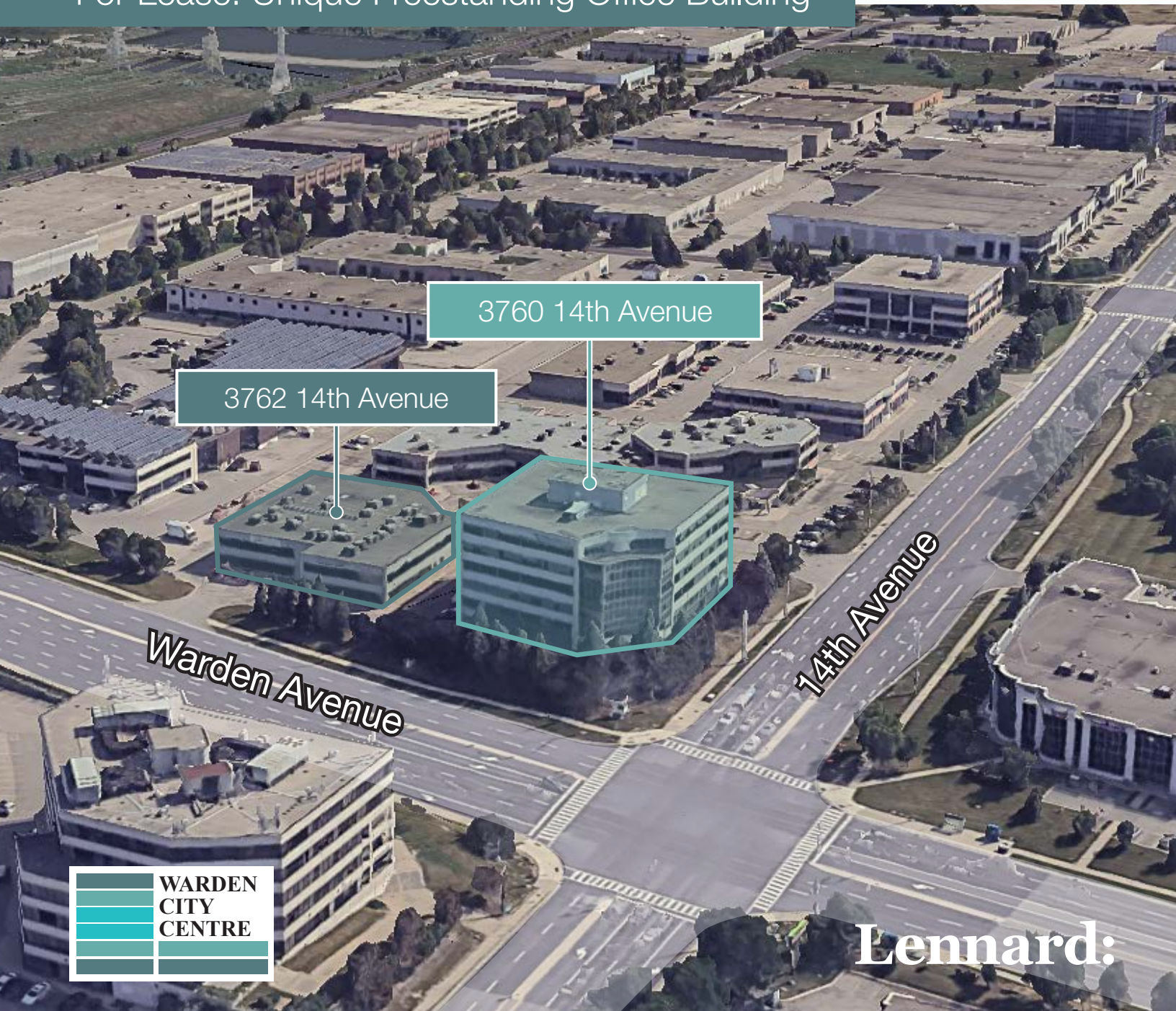
3760-3762

14th Avenue

Markham, ON



For Lease: Unique Freestanding Office Building



3760 14th Avenue

3762 14th Avenue

Warden Avenue

14th Avenue

WARDEN
CITY
CENTRE

Lennard:

3760 14th Avenue



Suite 302



Available Space
3,245 SF



| Net Rent | Additional Rent |
|-------------|-----------------|
| \$18.00 PSF | \$15.90 PSF |

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

Suite 600



Available Space
15,834 SF



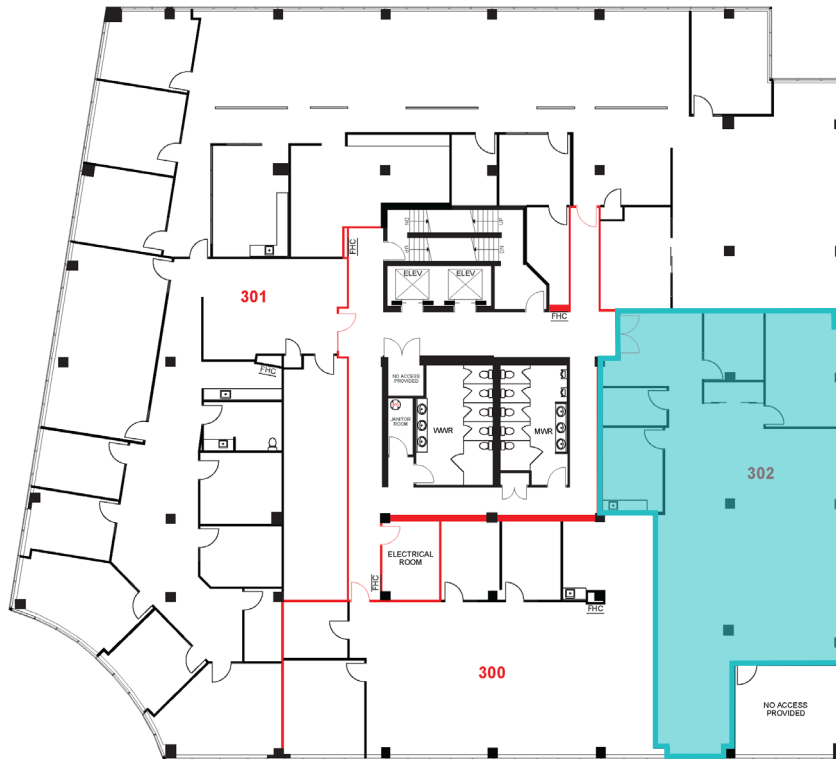
| Net Rent | Additional Rent |
|-------------|-----------------|
| \$18.00 PSF | \$15.90 PSF |

- **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.

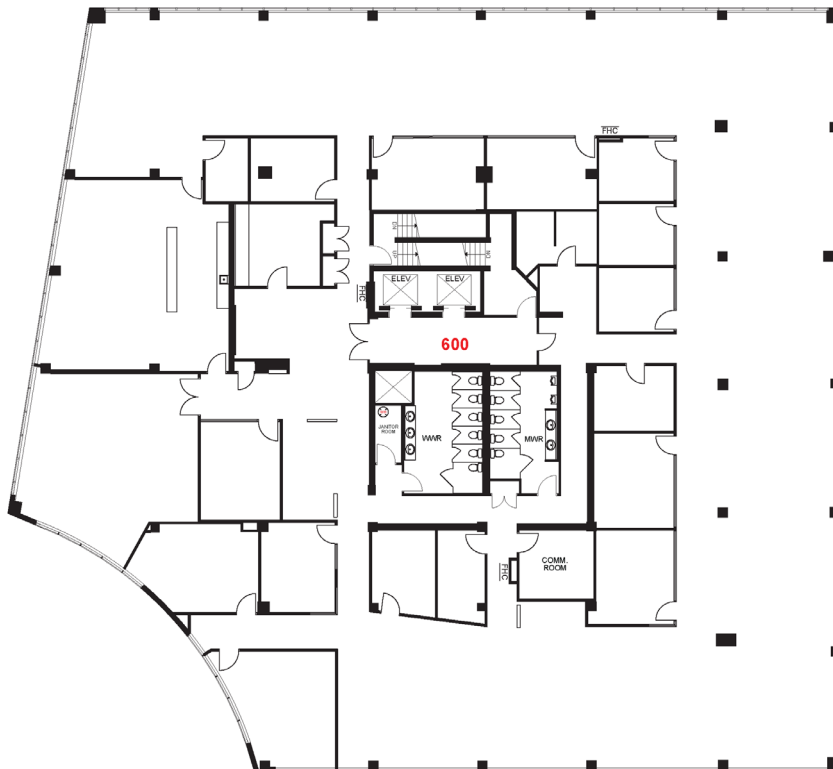
3760 14th Avenue

Floor Plans

Suite 302



Suite 600



3762 14th Avenue

One-of-a-kind leasing opportunity in this rare, two-storey low-rise boutique office building — fully free-standing and offering immediate access to Hwy 407.

This distinctive property is ideal for businesses seeking a professional, functional, and flexible office environment with added truck level loading facilities.



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.

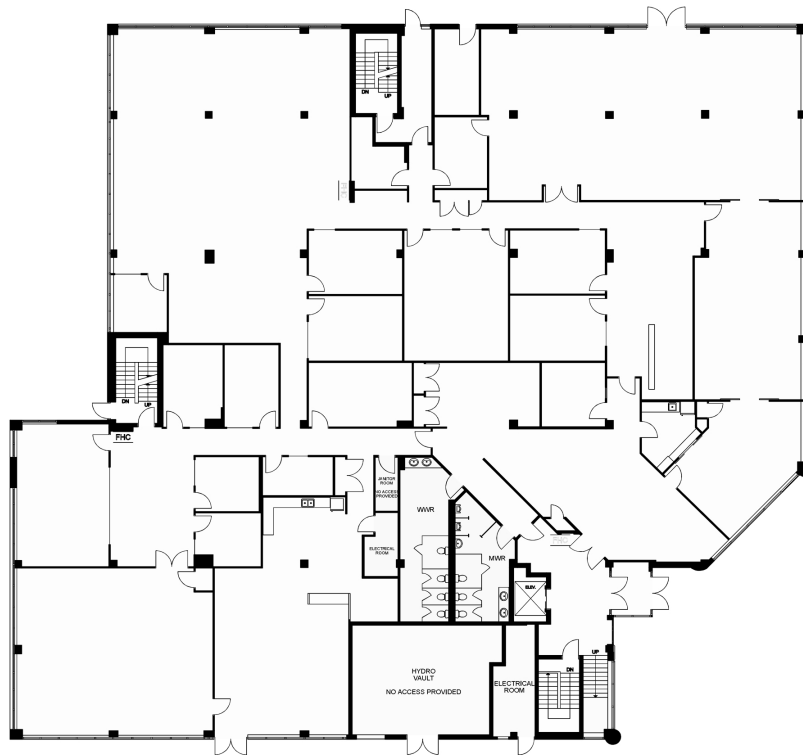


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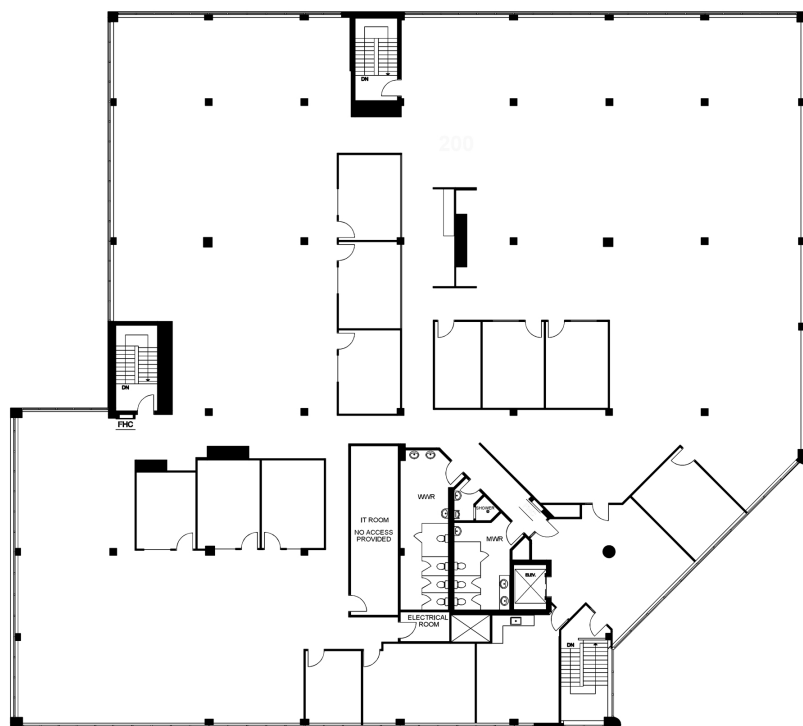
3762 14th Avenue

Floor Plans

1st Floor



2nd Floor



3760-3762 14th Avenue

Photos

Existing Offices



Underground parking



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Floor Plans

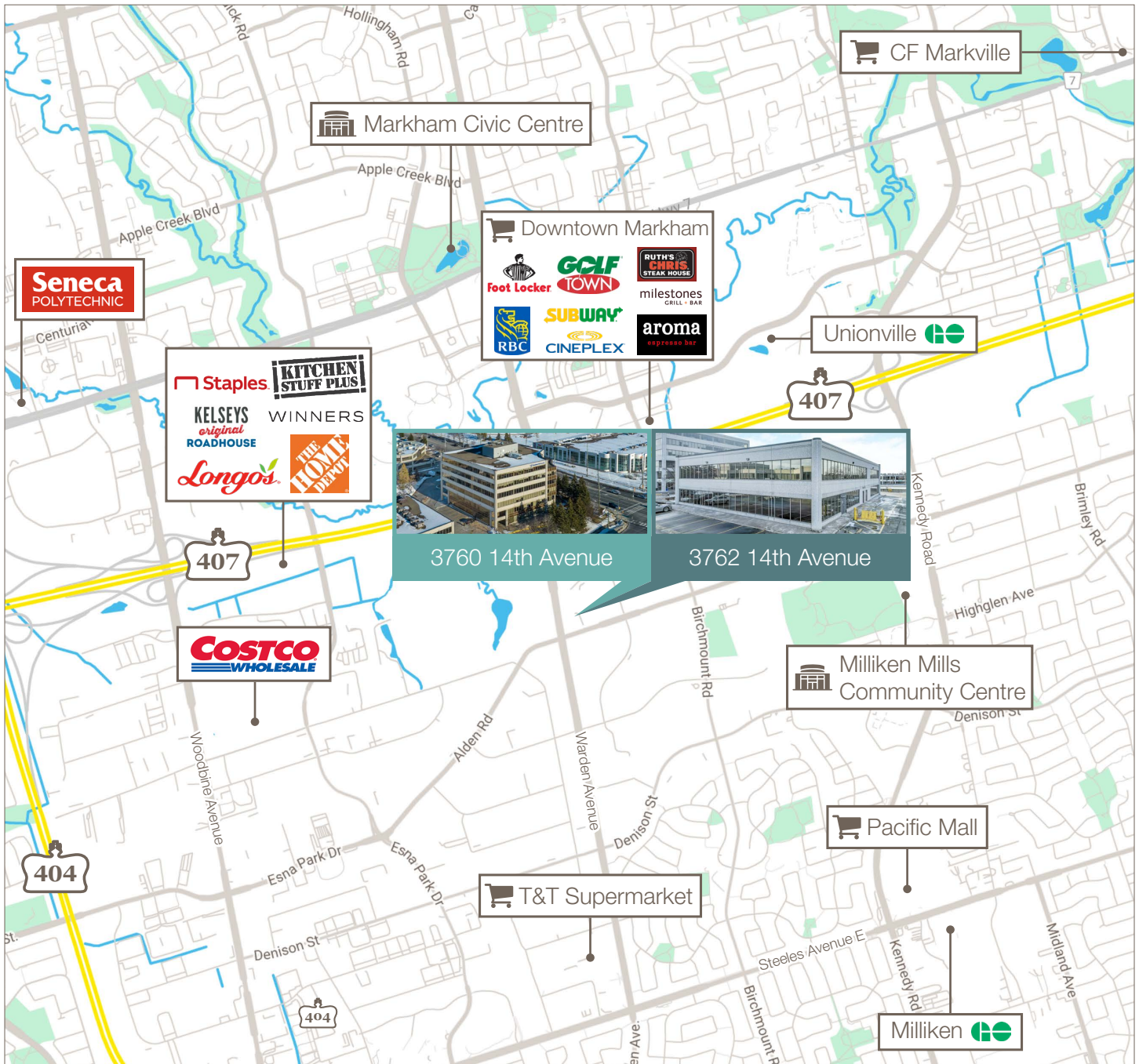
Mail Entrance



Truck Level loading facility



Amenity Map



Lennard:

Ken Karulas*, Senior Vice President

905.489.0711

kkarulas@lennard.com

Karen Karulas*, Office Leasing

416.871.4050

karen.karulas@lennard.com

201-60 Columbia Way, Markham

905.752.2220

lennard.com

*Sales Representative

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