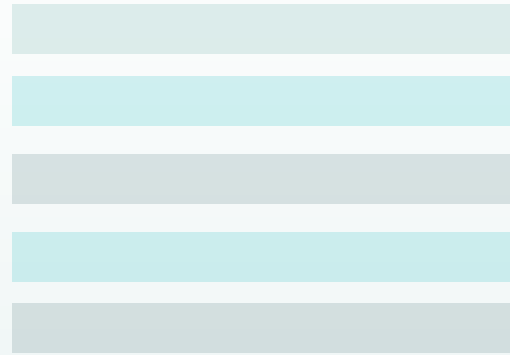


# 3762

## 14th Avenue

Markham, ON



For Lease: Unique Freestanding Office Building



Lennard:



# 3762 14<sup>th</sup> Avenue

Discover a truly 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 features that go beyond the standard.



Available Space  
35,147 SF  
over 2 floors



Net Rent  
\$18.00 PSF

Additional Rent  
\$15.90 PSF



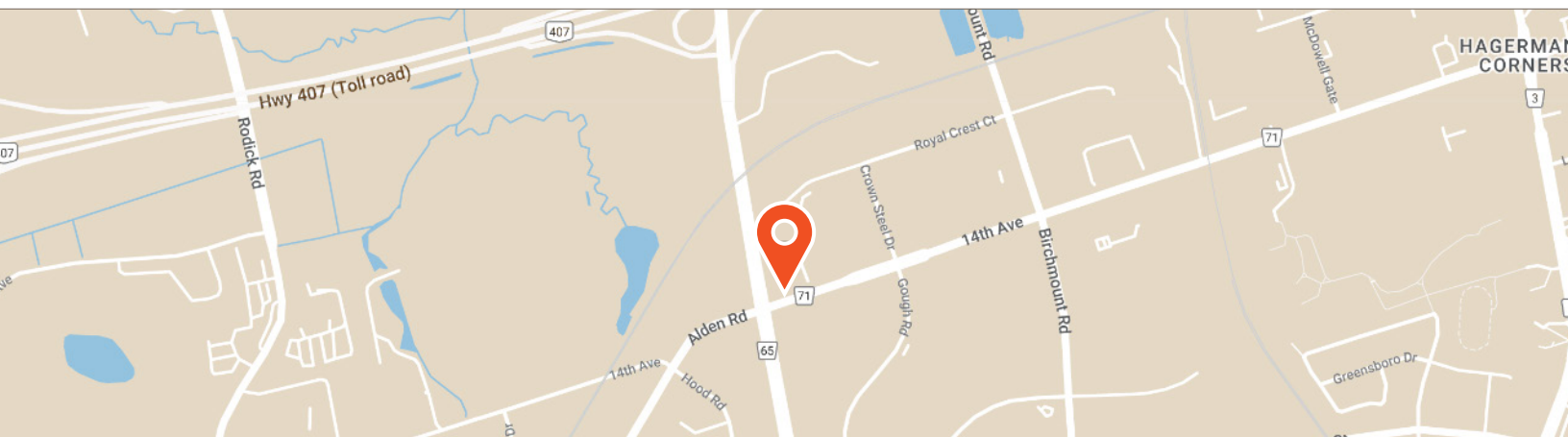
Parking  
4.5 per 1,000  
free surface



Inducement or Turnkey  
Provided as required to  
accommodate new tenants

## Key Features

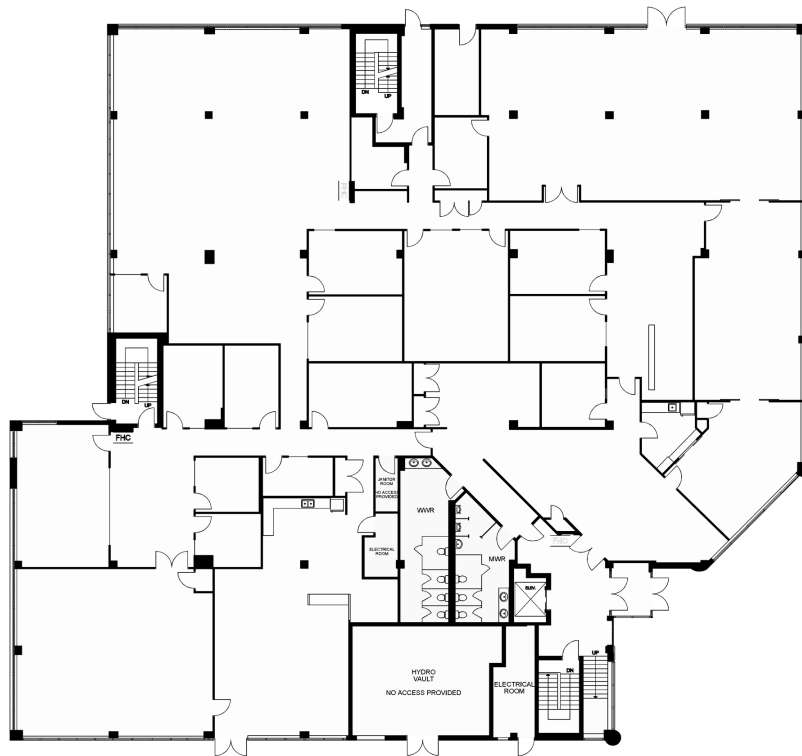
- **Turnkey Space** – Existing layout includes a versatile combination of private offices, open workspaces, and meeting rooms — offering substantial savings on fit-out costs.
- **Exceptional Loading Access** – Enjoy exclusive truck-level loading access, making this property ideal for tenants requiring 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.



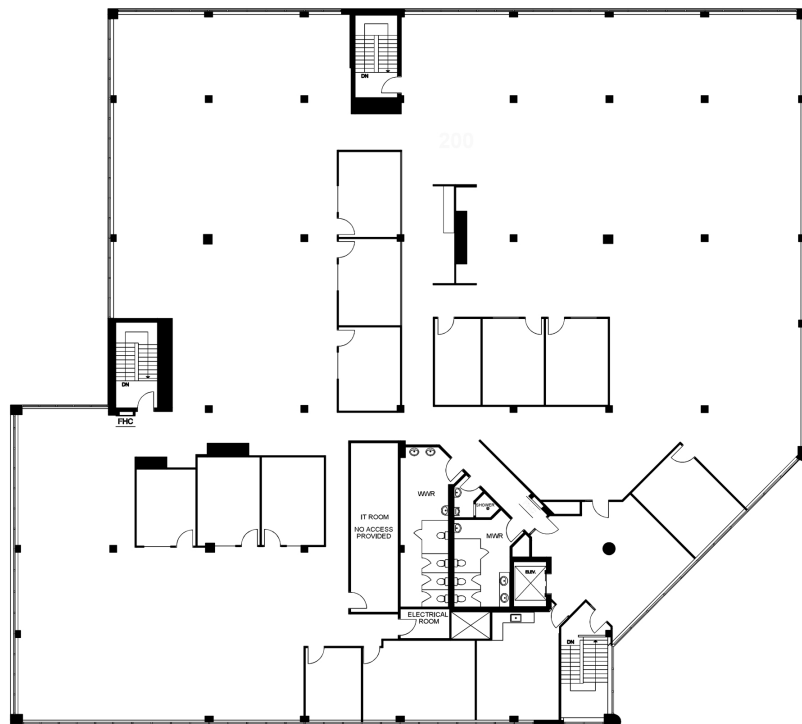
**Lennard:**

# Floor Plan

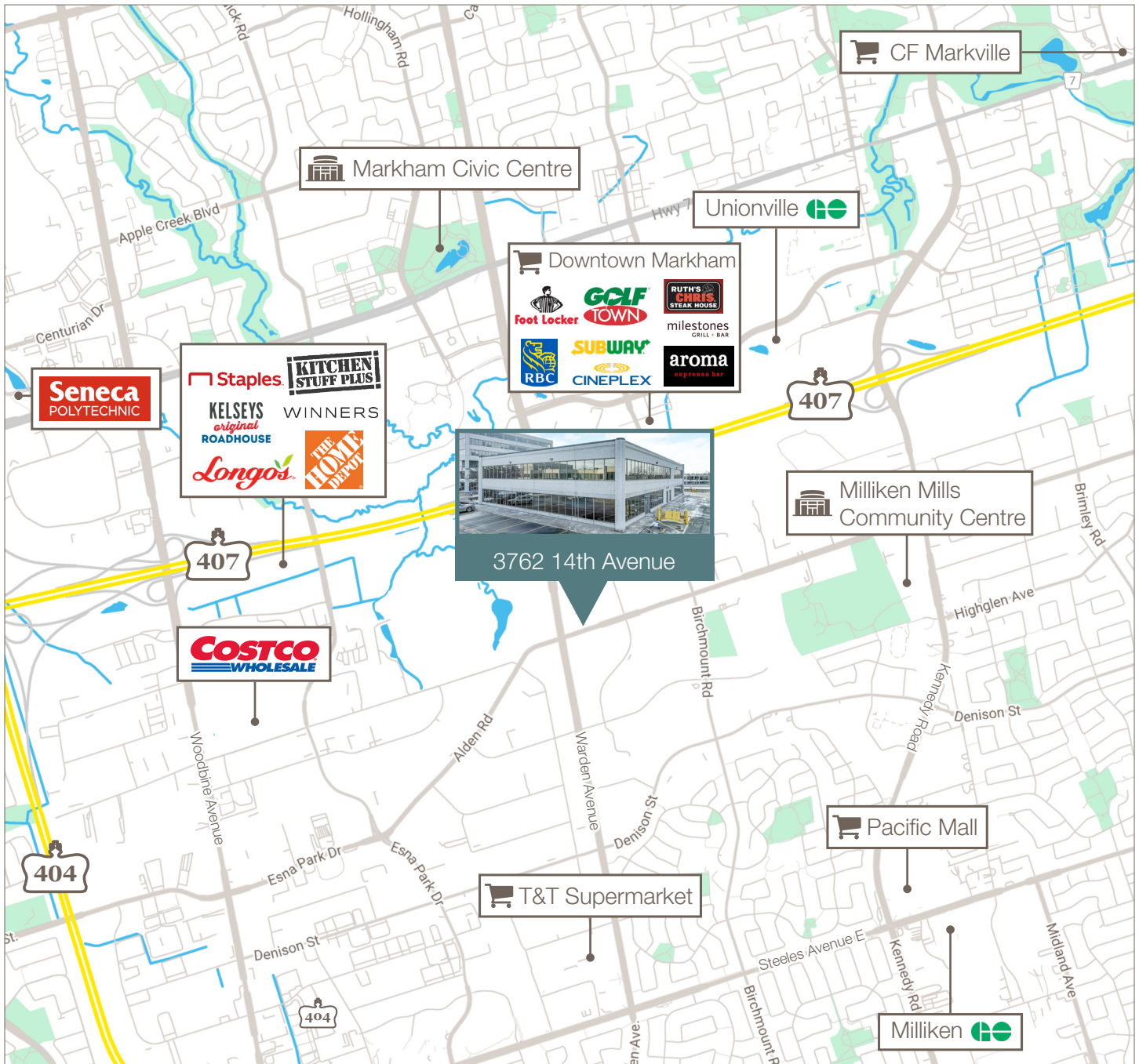
1st Floor



2nd Floor



# Amenity Map





# Photos

Existing Offices



Underground parking





# Photos

Mail Entrance



Truck Level loading facility



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