



For Lease: Office

# 3780 14th Avenue

Quality Office Space Available for Lease in Markham

**Lennard:**

Here is where your business will *grow*.

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1,577 SF office unit available for lease near the corner of 14th Avenue and Warden Avenue in an established business park in Markham.



Unit 208

**1,577 SF**



Availability

**Immediate**



Net Rent

**\$12.75 PSF**

T & O (2025)

**\$11.50 PSF**

## Property Highlights

- Excellent location in high-traffic area
- Public transit at door, and steps away from major intersection
- 2 large areas plus kitchenette
- Lots of natural light
- Ready to move in



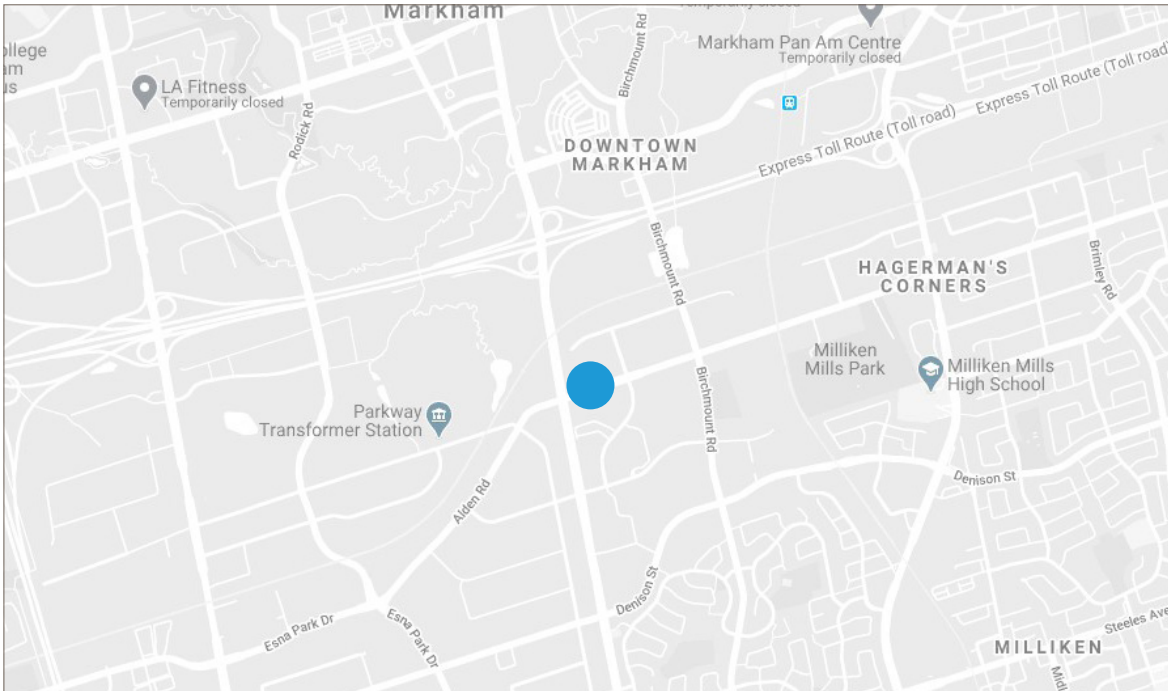
**Lennard:**

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\*\*Broker

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## What's Near By

3780 14th Avenue is located just steps from the busy intersection of Warden Avenue and 14th Avenue. With easy access to Highway 407, the property is served by both TTC and YRT routes. With many nearby amenities, the property is a 4 minute drive to Downtown Markham, 6 minutes to Unionville GO Station and 8 minutes to CF Markville Mall.

**Lennard:**

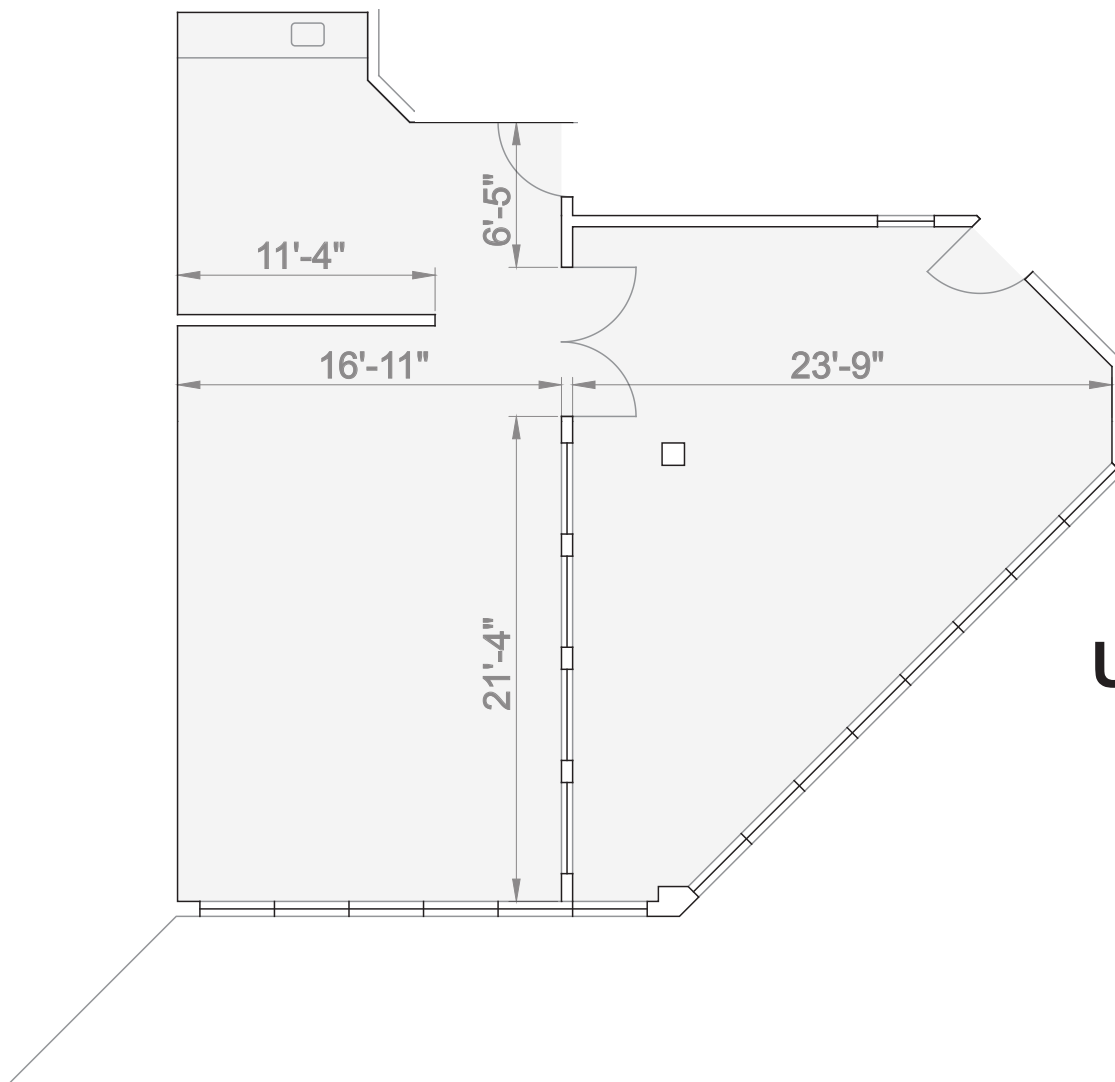
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## Floor Plan



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