



For Sublease: Office

# 470 Harry Walker Parkway S

Ground Floor Office Space in Newmarket, Ontario

**Lennard:**

Here is where your business will *grow*.

[lennard.com](http://lennard.com)

# 470 Harry Walker Parkway S

Up to 4,790 SF of ground floor office space available for sublease near the corner of Mulock Drive & Harry Walker Pkwy in Newmarket



Suite 1A

**2,247 SF**

Suite 1B

**2,513 SF**

Suite 1A & 1B

**4,790 SF**



Sublease Term

**July 31, 2025**



Net Rent

**Contact Listing Agent**

Additional Rent

**\$10.00 PSF**



Listing Agent

**Andrew Meanchoff\***

Partner

905.917.2025

[ameanchoff@lennard.com](mailto:ameanchoff@lennard.com)

\*Sales Representative

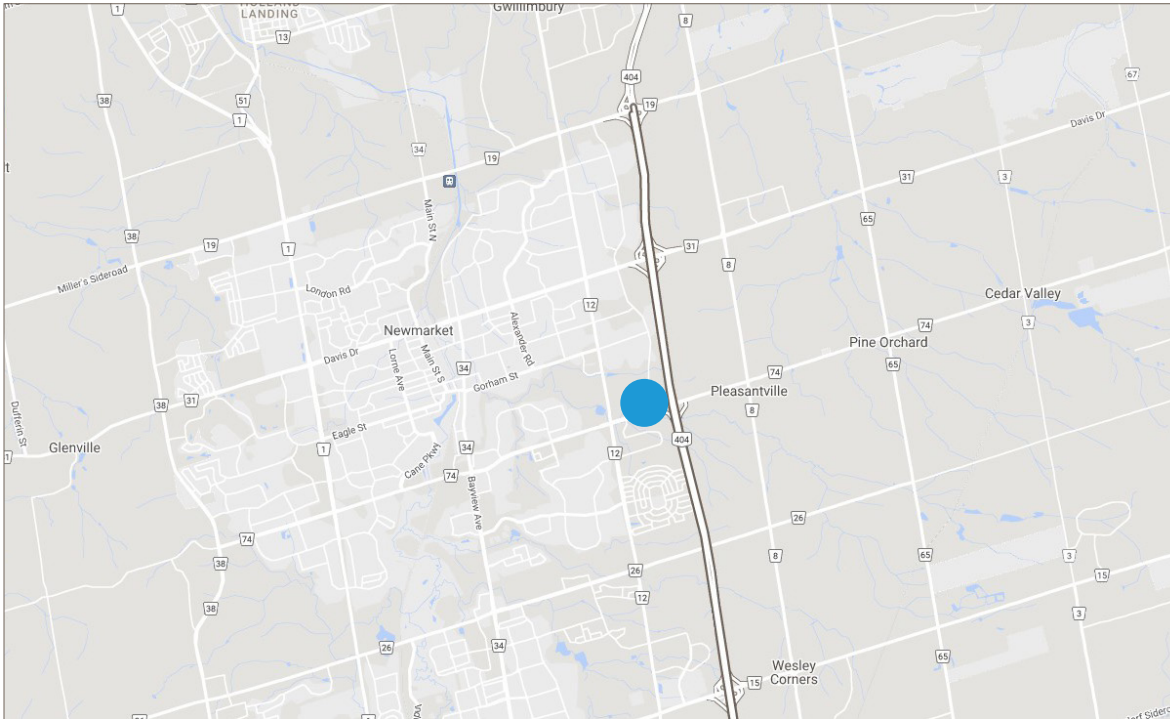
## Property Highlights

- Ground Floor office space in quality, newly built office building
- Potential for multiple configurations
- Great for medical and professional uses
- Mix of private office and open plan
- Lots of natural light
- Large kitchen - perfect for hosting your own Town Hall
- Abundance of parking
- Fantastic access to Highway 404 - only minutes from the on-ramp
- Numerous amenities close by





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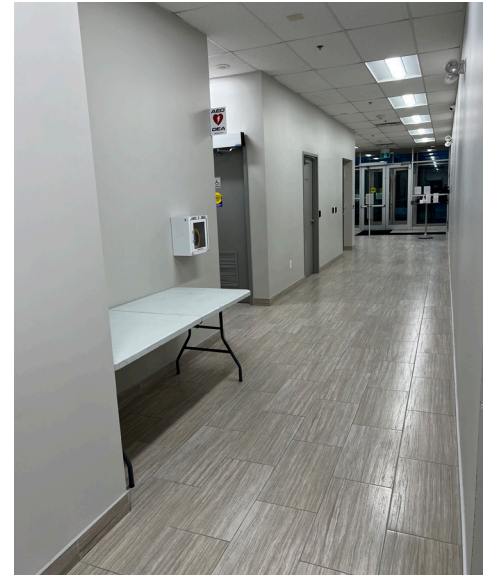
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*A bright future  
for your business  
is right here.*

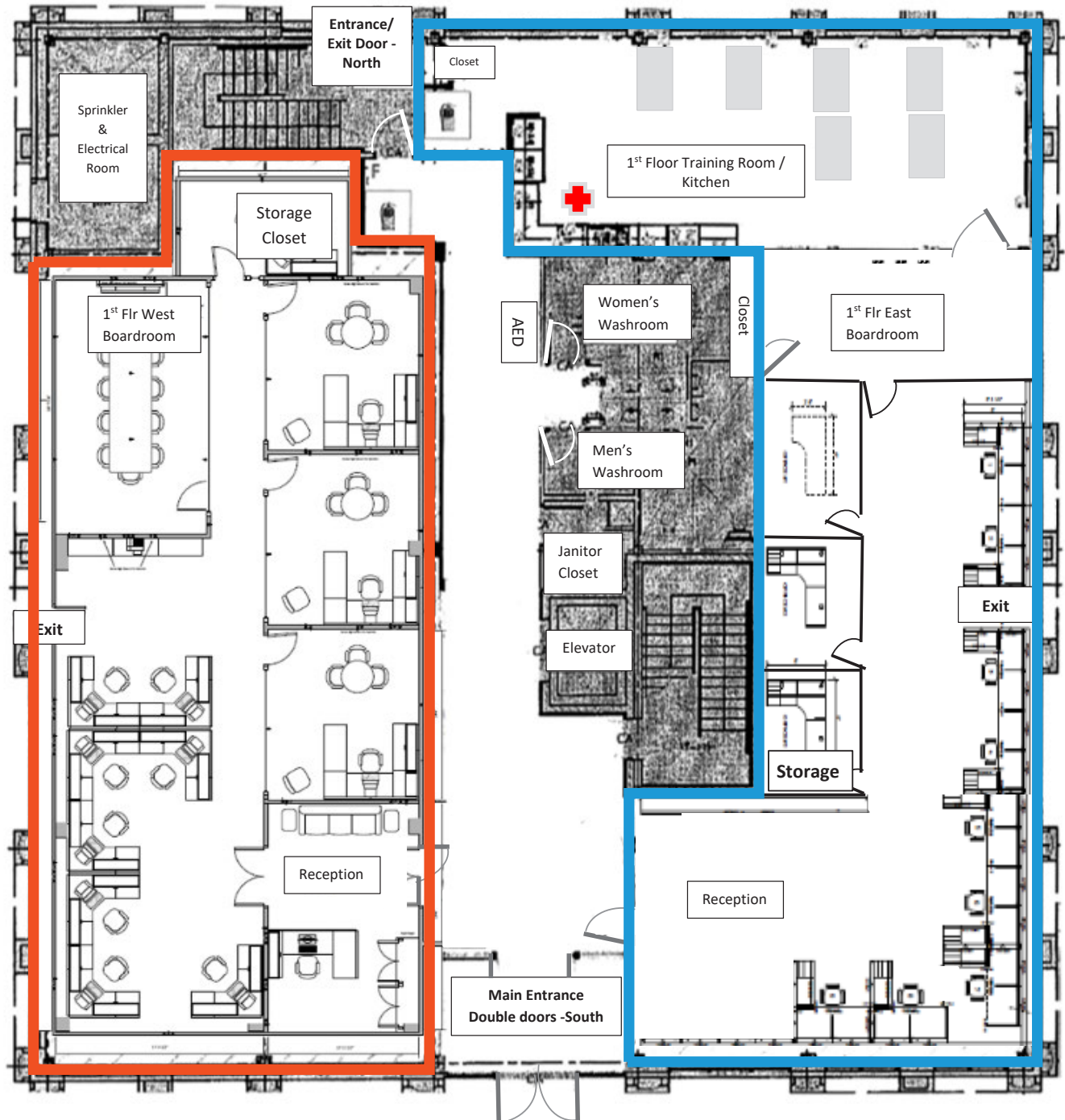
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- + □ Suite 1A & 1B: 4,790 SF

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