

Here is where your
business will *grow*.



For Lease: Office

65 Struck Court, Cambridge

Blackburn Advanced Tech Centre

Lennard:

lennard.com

65 Struck Court

Blackburn Advanced Tech Centre



Available Space

3,417 SF or 4,840 SF



Gross Rent

3,417 SF: \$23.00 PSF
4,840 SF: \$24.00 PSF

(not including insuite janitorial)



Availability

Immediate



Zoning

M1



Listing Agents

Darren Shaw, SIOR

Broker, Partner

519.514.3370

dshaw@lennard.com

Austin Randall

Sales Representative

519.514.3371

arandall@lennard.com

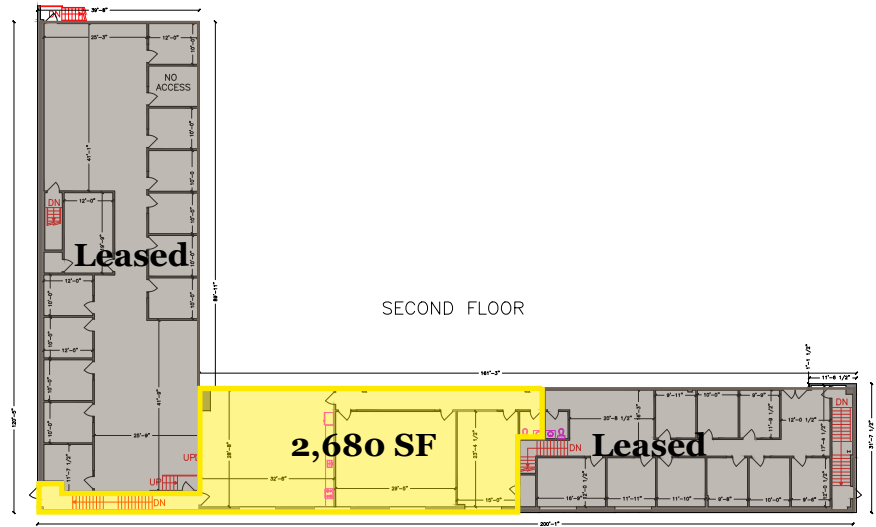
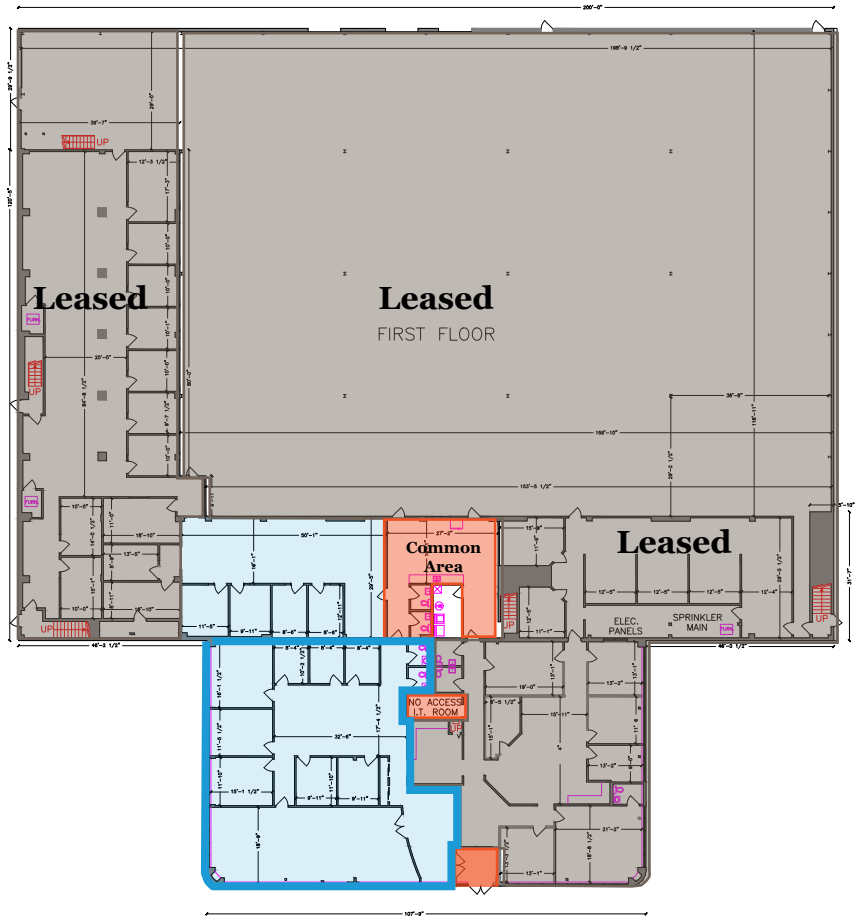
Property Highlights

- Easy access to Hwy 401 via 3 interchanges Hwy 24, Franklin Boulevard and Townline Road
- Nearby amenities include dining, shopping and public transit
- Attractive well maintained building with ample surface parking
- Additional 2,680 SF 2nd floor space available
- Suitable for a range of office uses including, professional business consultant, architectural, engineering, industrial design, computer software, legal services, health care services...

65 Struck Court



Floor Plan  **4,840 SF**
 **3,417 SF**



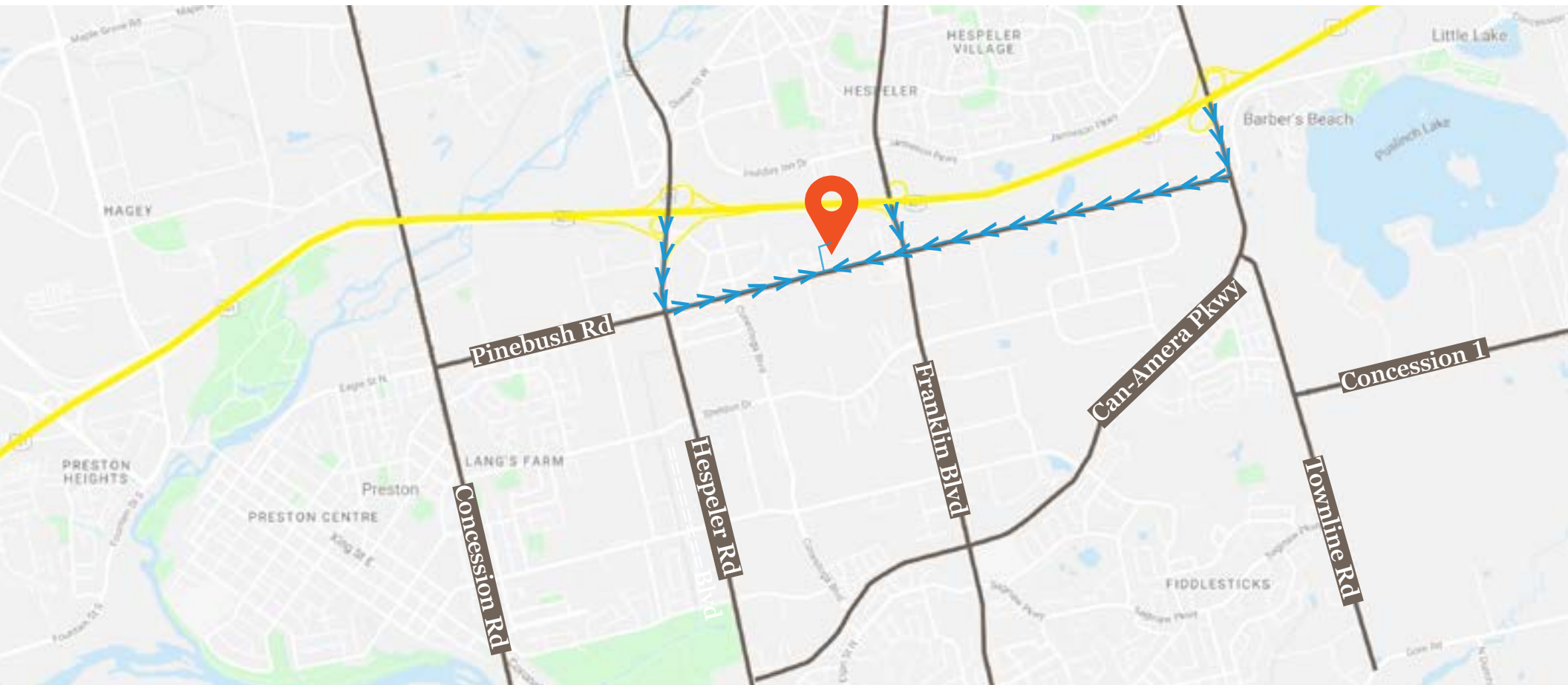


65 Struck Court



Location

This office space at 65 Struck Court, Cambridge, is ideal for firms seeking regional accessibility with a local touch. This business is in a bustling commercial district and is conveniently located near Highway 401 for clients and employees. The office is just steps from the highway, making it convenient to commute and network with clients in the region. This prime location puts your firm at the centre of local and regional connectivity and boosts operational efficiency, making it a top choice for companies seeking market share.

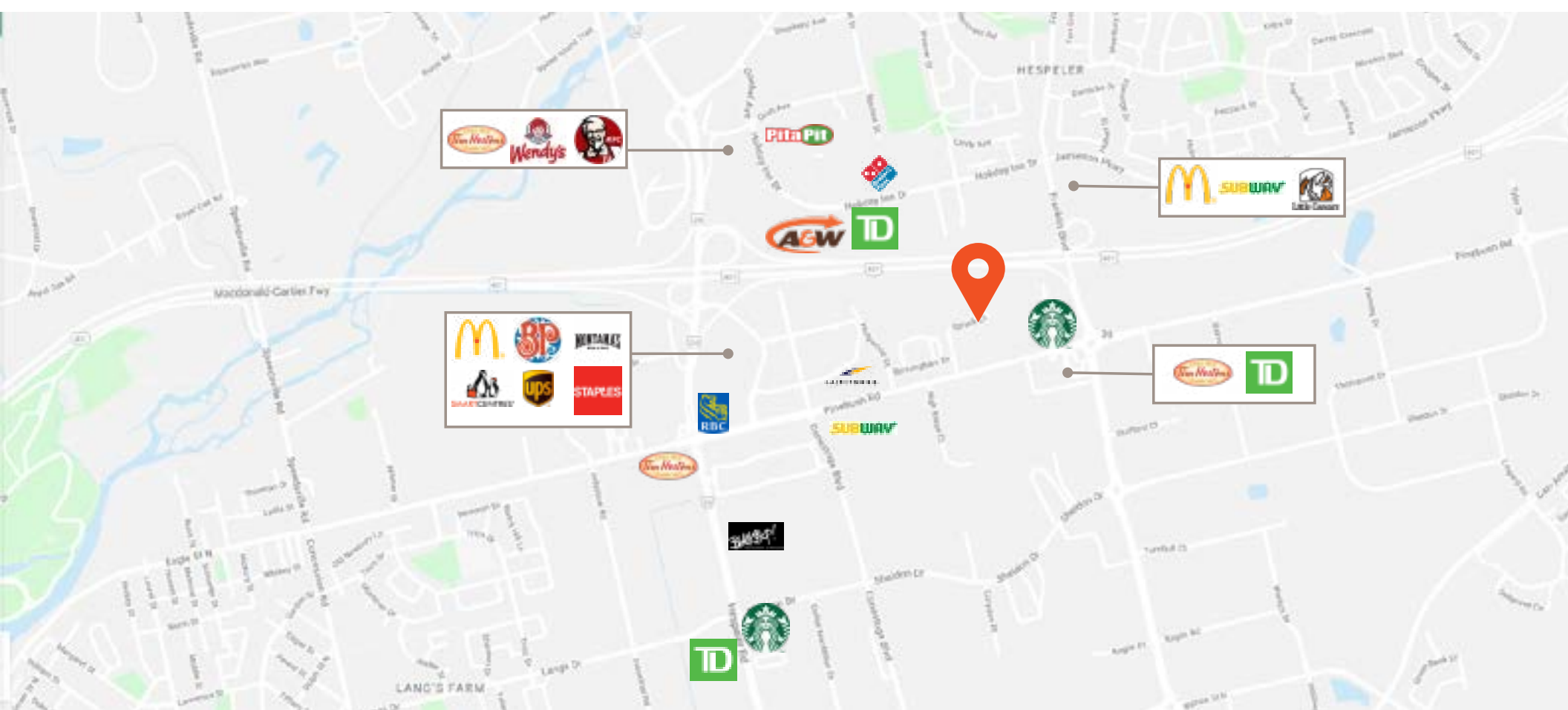


65 Struck Court



Surrounding Amenities

65 Struck Court enjoys a wealth of surrounding amenities that make it a prime location for your next office space. Situated in the heart of the city, tenants have easy access to a variety of conveniences, including business services, banking, and numerous dining options, from cafes to upscale restaurants.



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Broker, Partner
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dshaw@lennard.com

Austin Randall
Sales Representative
519.514.3371
arandall@lennard.com

210-137 Glasgow Street, Kitchener
519.340.5900
lennard.com

southwestern ontario
INDUSTRIAL
www.swoindustrial.com



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