

Office Space For Lease

20 Valleywood Drive
Markham, ON

TENANT INCENTIVE

6 MONTHS NET FREE RENT†

† For deals completed by June 30th, 2025 – based on a 5-year term with terms acceptable to the Landlord.



Property Highlights

- Rare single storey office building
- Low gross-up factor
- Transit at doorstep
- Numerous amenities nearby
- Close proximity to Highways 7, 404 & 407

Get more information

Eva Destunis*

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Ryan Hood*, SIOR

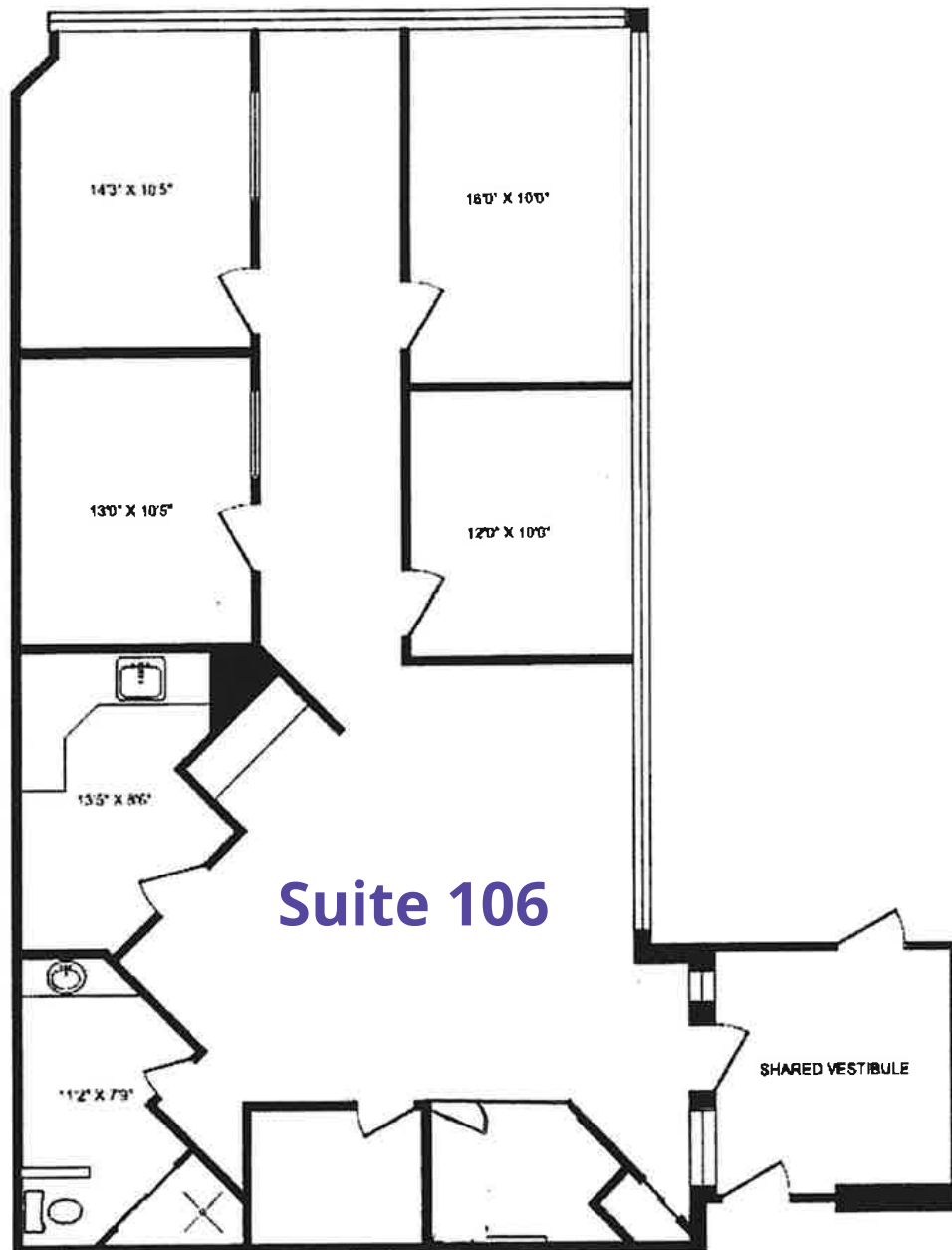
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**Avison Young Commercial
Real Estate Services, LP, Brokerage**
55 Commerce Valley Drive West, Suite
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Suite 106

Size:	1,737 sf
Rental Rate:	\$16.00 psf net (1st year)
Additional Rent:	\$11.81 psf (2024)
Availability:	Immediately

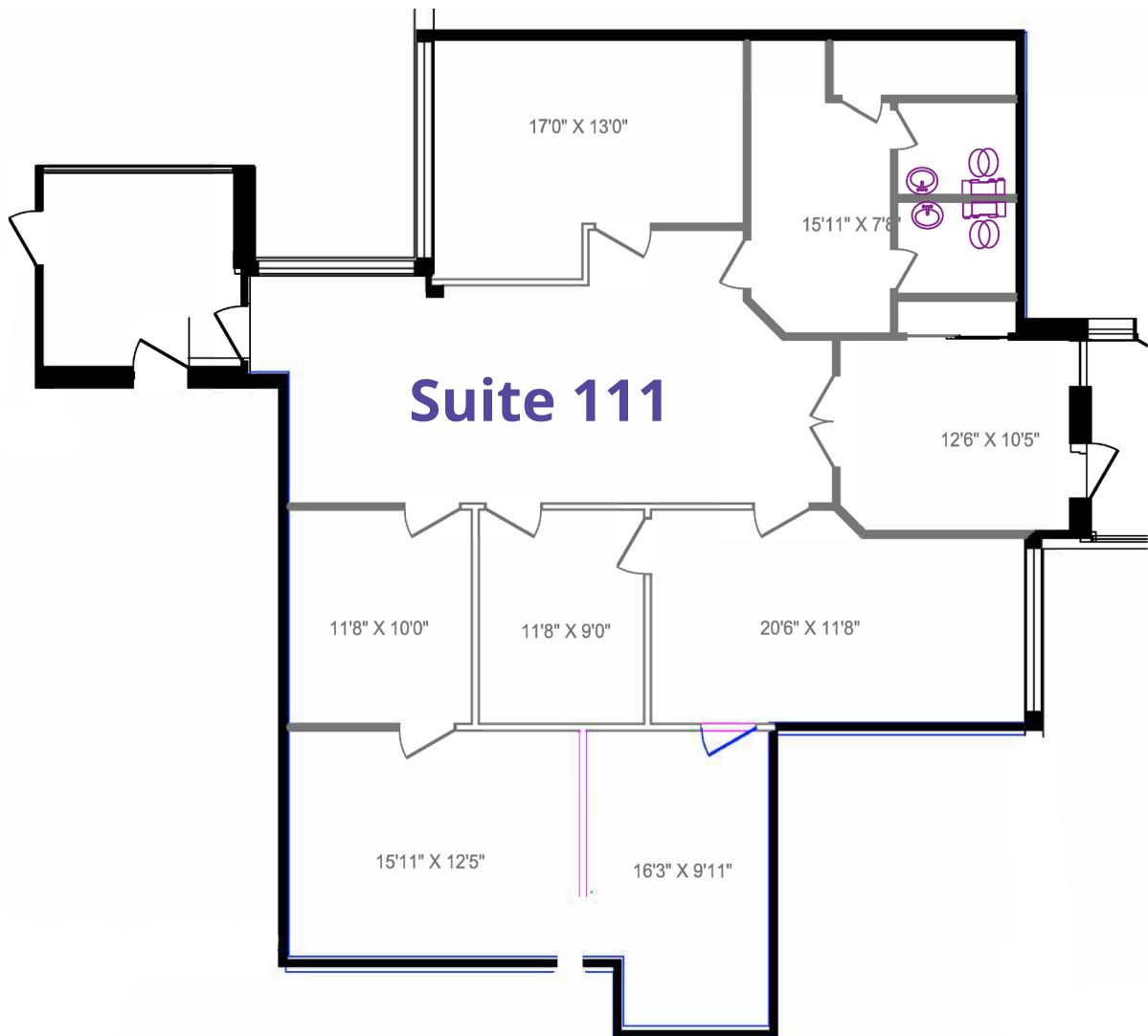
*Additional rent does not include janitorial



Suite 111

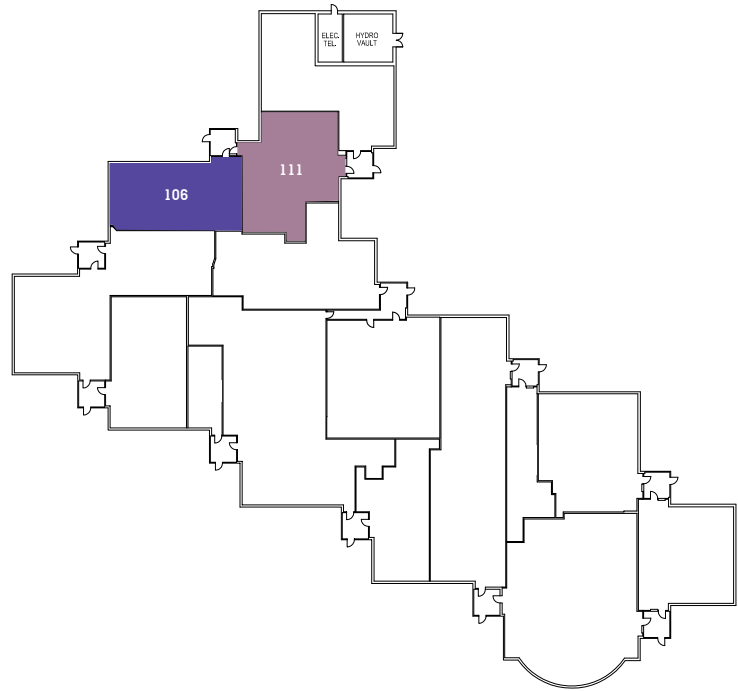
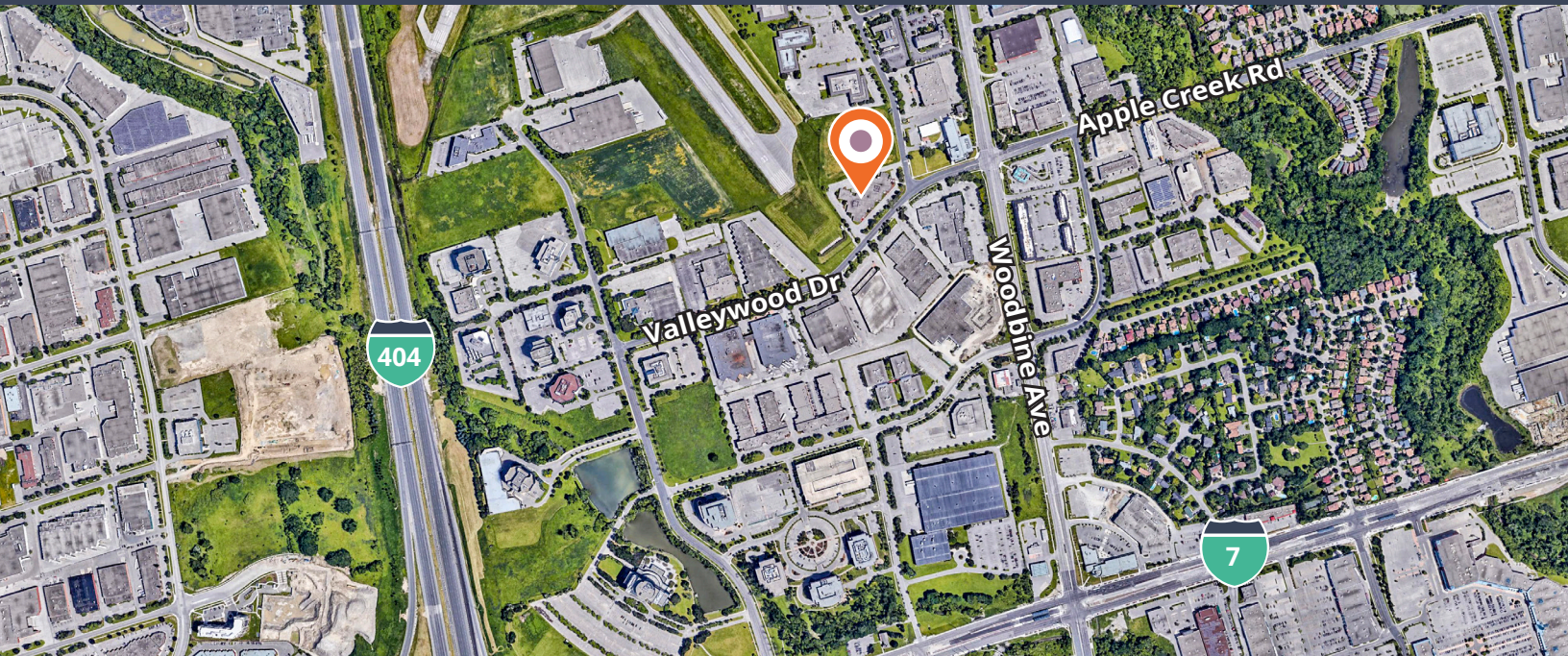
Size: 2,057 sf
Rental Rate: \$16.00 psf net (1st year)
Additional Rent: \$11.81 psf (2024)
Availability: Immediately

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