



**AVISON  
YOUNG**

# Model suites. Move-in ready.

**131 McNabb Street, Markham**

**Matt Gunning**, SIOR  
Principal | Broker  
905 968 8003  
[matt.gunning@avisonyoung.com](mailto:matt.gunning@avisonyoung.com)

**Katie Wilson**  
Vice President | Sales Representative  
905 968 8017  
[katie.wilson@avisonyoung.com](mailto:katie.wilson@avisonyoung.com)



# 131 McNabb Street, Markham

## AVAILABILITIES

Suite 303 2,610 SF

Suite 304 3,427 SF

## NET RENT

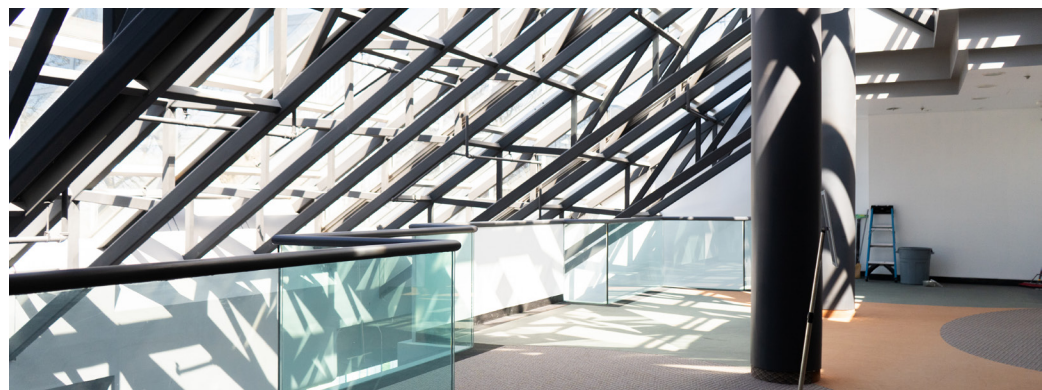
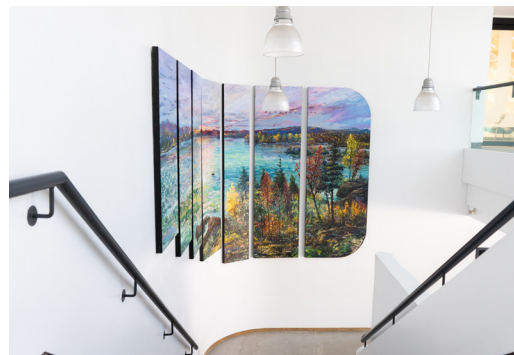
\$16.50 psf

## ADDITIONAL RENT (2025)

\$15.50 psf

## HIGHLIGHTS

- Model suites and move-in ready
- Available immediately
- Immediate access to Highways 404, 407 and 7
- Close proximity to food and service amenities
- Transit connected – VIVA, YRT, TTC

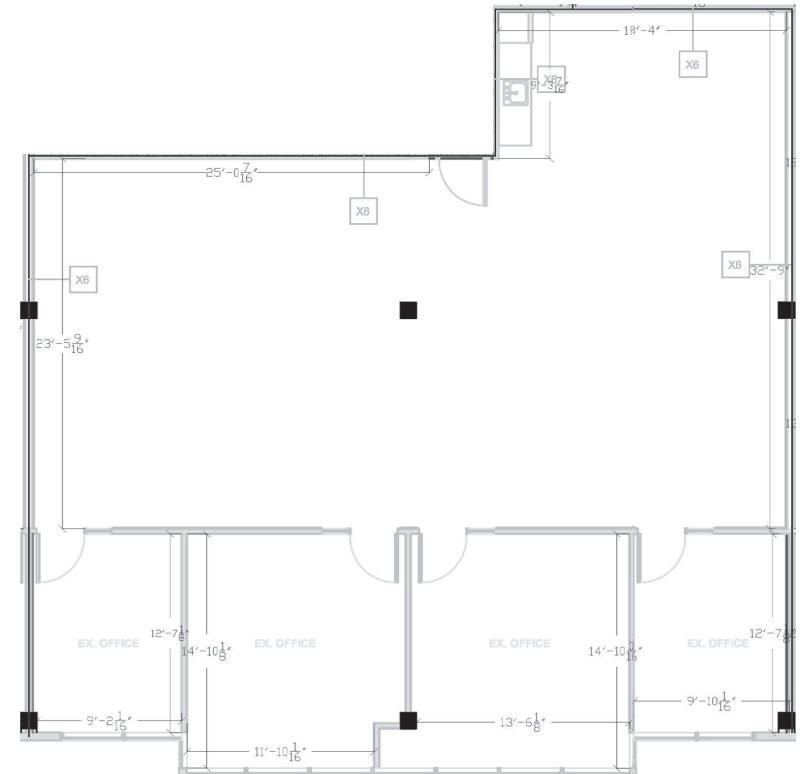


# Office space for lease

131 McNabb Street, Markham



Suite 303 - 2,610 SF



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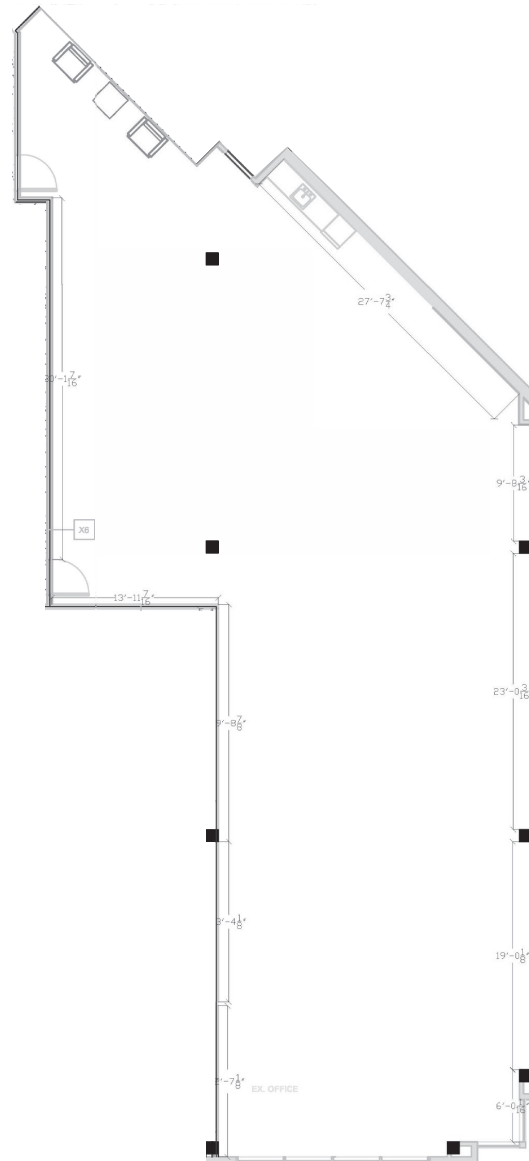
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## Office space for lease

131 McNabb Street, Markham

Suite 304 - 3,427 SF



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# Office space for lease

## 131 McNabb Street, Markham

### LOCATION & AREA AMENITIES

#### DOWNTOWN MARKHAM 4 MINUTE DRIVE

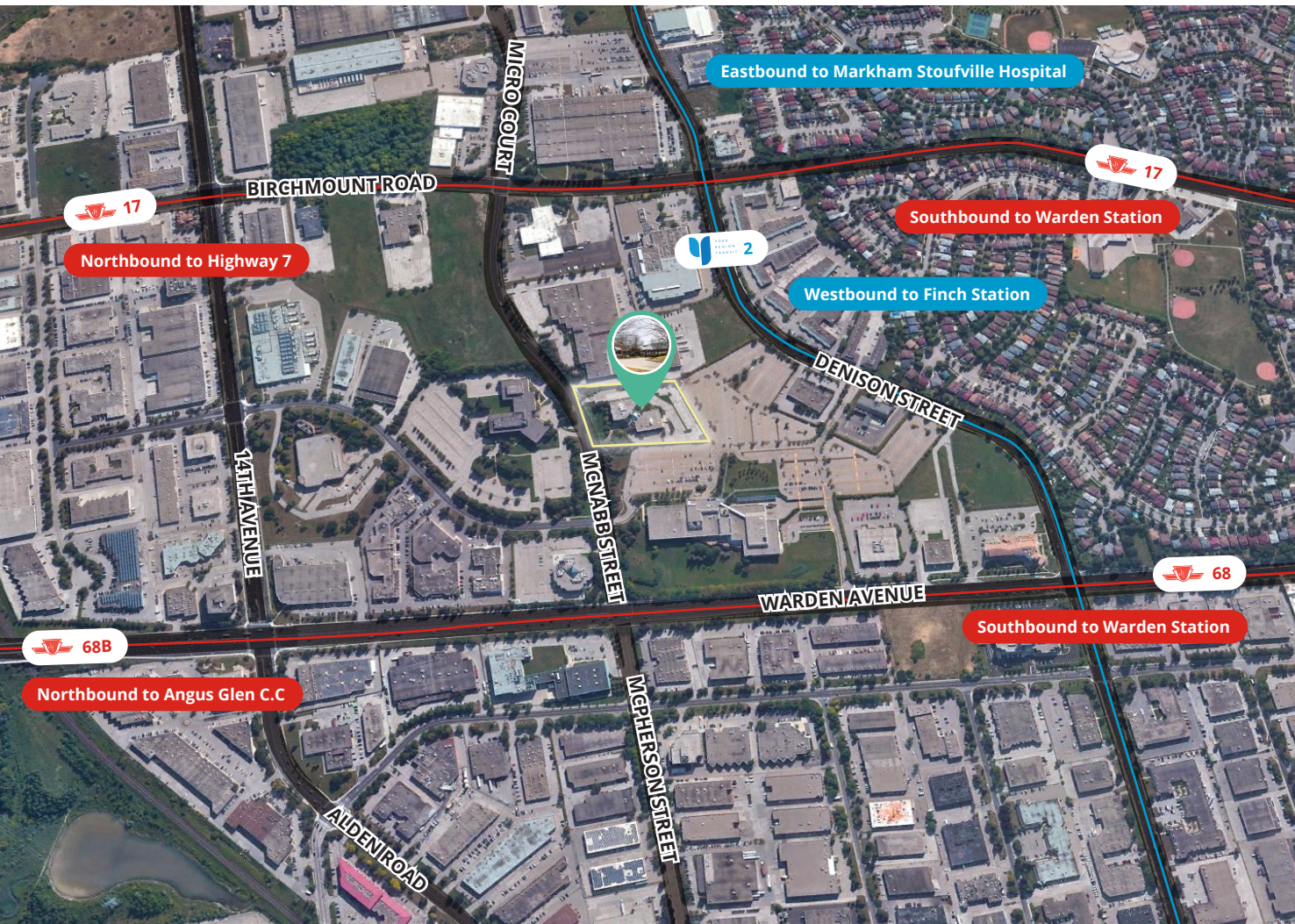
- Milestones Grill + Bar
- Scotiabank
- GoodLife Fitness
- RBC Royal Bank
- Aroma Espresso Bar
- Golf Town
- Toronto Marriott Markham
- South St. Burger
- Subway
- Chatime

#### MARKHAM TOWN CENTRE 4 MINUTE DRIVE

- Shoppers Drug Mart
- No Frills
- Canada Post Postal Office
- Cora Breakfast and Lunch
- Pizza Pizza
- Mr. Sub
- McDonald's

#### WARDEN CENTRE 5 MINUTE DRIVE

- T&T Supermarket
- Starbucks
- TD Bank
- Subway
- Shoppers Drug Mart
- Ajisen Ramen
- Boston Pizza



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**CANADA BEST  
MANAGED  
COMPANIES**  
Platinum member