

For Lease

20 Amber Street Markham, ON



527 SF Available

- Rare small office suite
- Well maintained building
- Ample surface parking
- Walking distance to Warden Avenue
- Transit and amenities nearby
- Close proximity to Highways 7, 404 & 407

*For rent on a 5 year deal, only valid for suite 204. Lease terms must be acceptable to the landlord

Get more information

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Avison Young Commercial Real Estate Services, LP, Brokerage 55 Commerce Valley Drive West, Suite 501, Mailbox #7, Markham, ON L3T 7V9 +1 905 474 1155 www.avisonyoung.ca

Suite 203

Size 527 SF

Windows

Rental Rate \$13.00 psf net (Year 1)

Additional Rent* \$10.68 psf net (2025)

Availability February 1, 2025

Highlights

- Walk up 2nd floor office space
- One private office
- Additional rent includes utilities
- Ample parking on site





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Window





^{*} In suite janitorial not include