



For Lease: Office

3780 14th Avenue

Quality Office Unit Available for Lease in Markham

Lennard:

Here is where your business will *grow*.

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3780 14th Avenue

Office unit available for lease near the corner of 14th Avenue and Warden Avenue in an established business park in Markham.



Unit 209

1,995 SF



Occupancy

Immediate
Possession



Net Rent

\$12.75 PSF

Taxes (T&O)

\$11.50 (2025)



Listing Agents

Marty Atkins**

Vice President

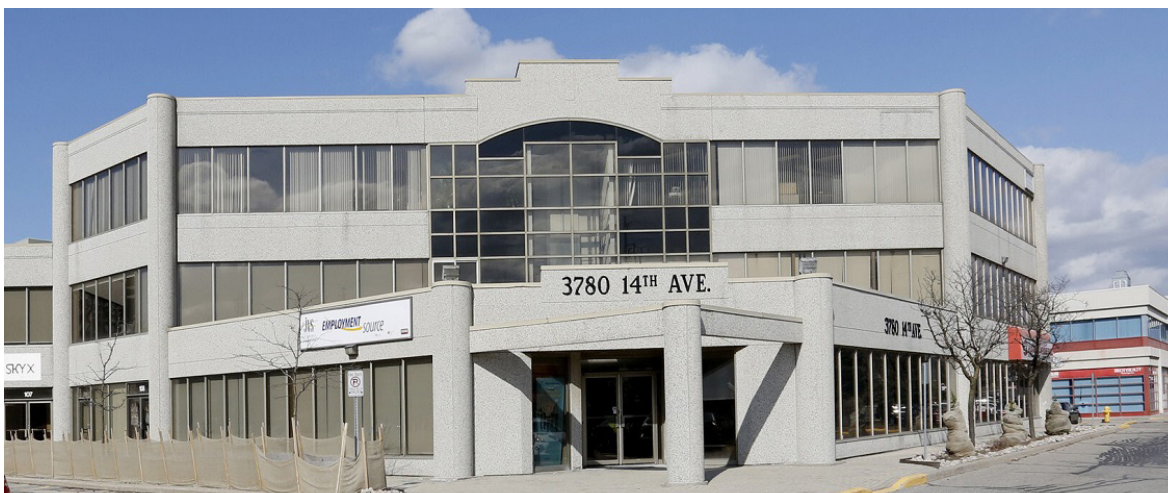
416.565.3455

matkins@lennard.com

**Broker

Property Highlights

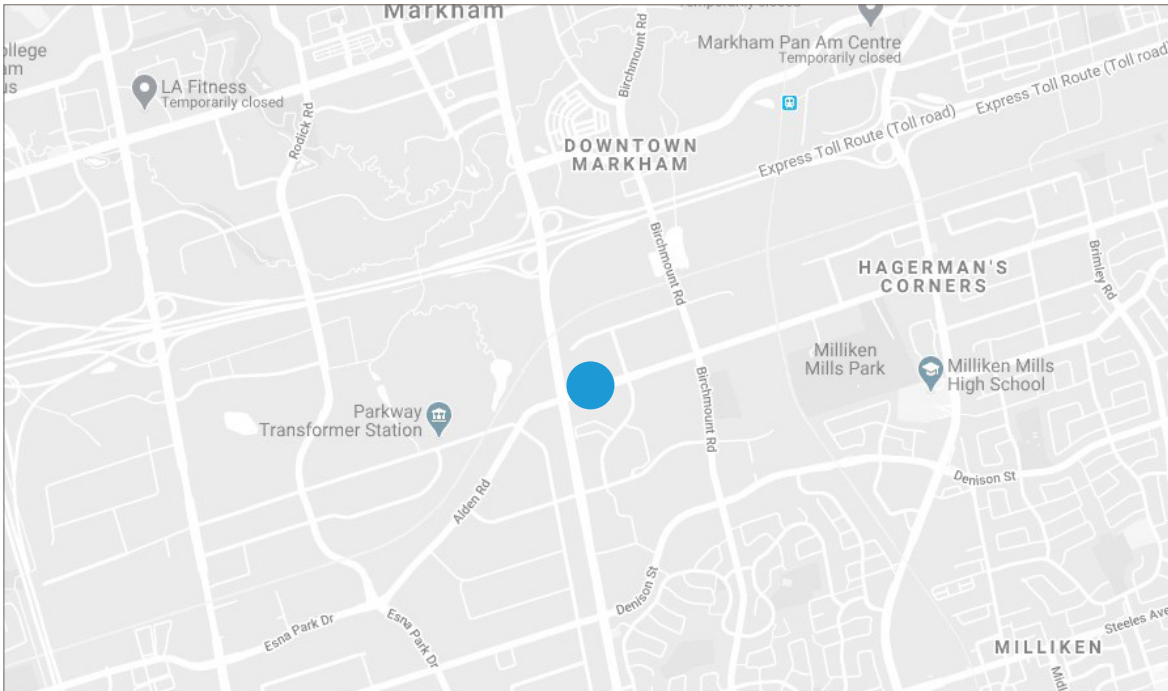
- Excellent location in high-traffic area
- Easy access to Highways 404, 407 & 7
- Public transit at door, and steps away from major intersection
- Elevator in building
- Can accommodate a wide variety of uses
- Contains 5 offices and kitchenette



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What's Near By

3780 14th Avenue is located just steps from the busy intersection of Warden Avenue and 14th Avenue. With easy access to Highway 407, the property is served by both TTC and YRT routes. With many nearby amenities, the property is a 4 minute drive to Downtown Markham, 6 minutes to Unionville GO Station and 8 minutes to CF Markville Mall.

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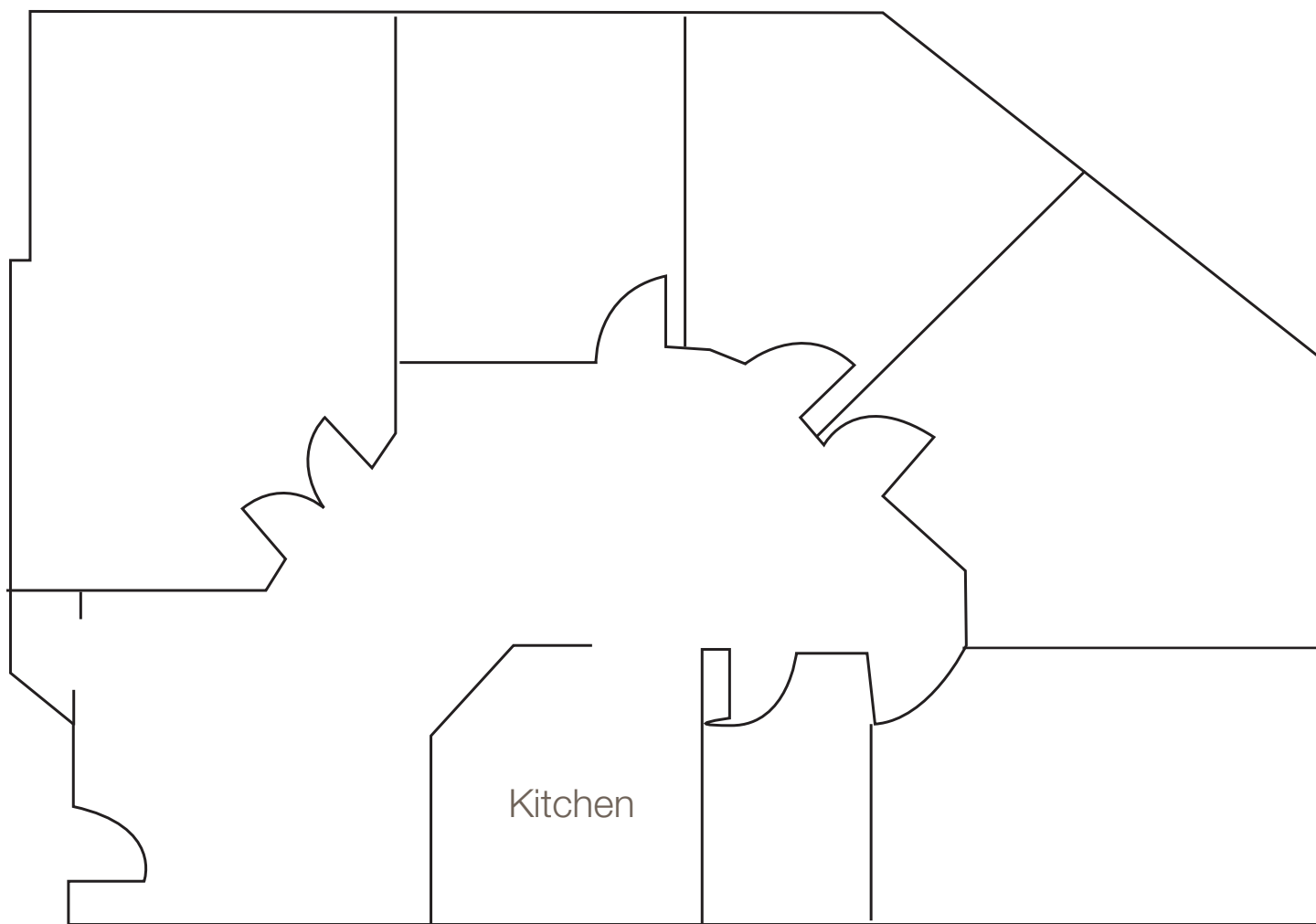
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Unit 209 - Floor Plan



Not to scale

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