

FOR SUBLEASE

±17,016 SF
Office Space



135 COMMERCE VALLEY DRIVE EAST

Markham, ON

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255-55 St Clair Avenue West, Toronto, On

PROPERTY OVERVIEW

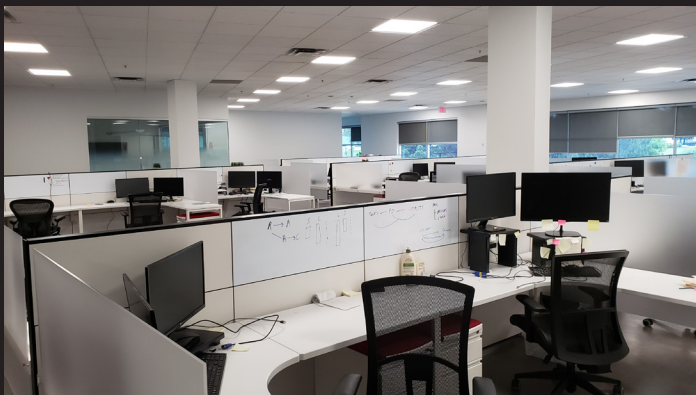
\$25.50/SF SEMI-GROSS

Property Features

- Fantastic modern plug & play office space opportunity at an amazing rate
- Available immediately with sublet term until July 30, 2025 (longer possible)
- 2nd floor office space with elevator & ground floor townhall area with outdoor patio
- Furniture is available and negotiable with townhall area having gym and showers
- Ample free outdoor parking with easy access to Hwys 404/407 and 7
- Public transit is in front of building
- Numerous restaurants, hotels and banks are in the immediate vicinity
- Outdoor building-top signage facing east and west is possible
- Rental rate includes taxes and operating (subject to year over year tax and utility increases). In suite janitorial not included
- Ideal location for technology, software and professional firms

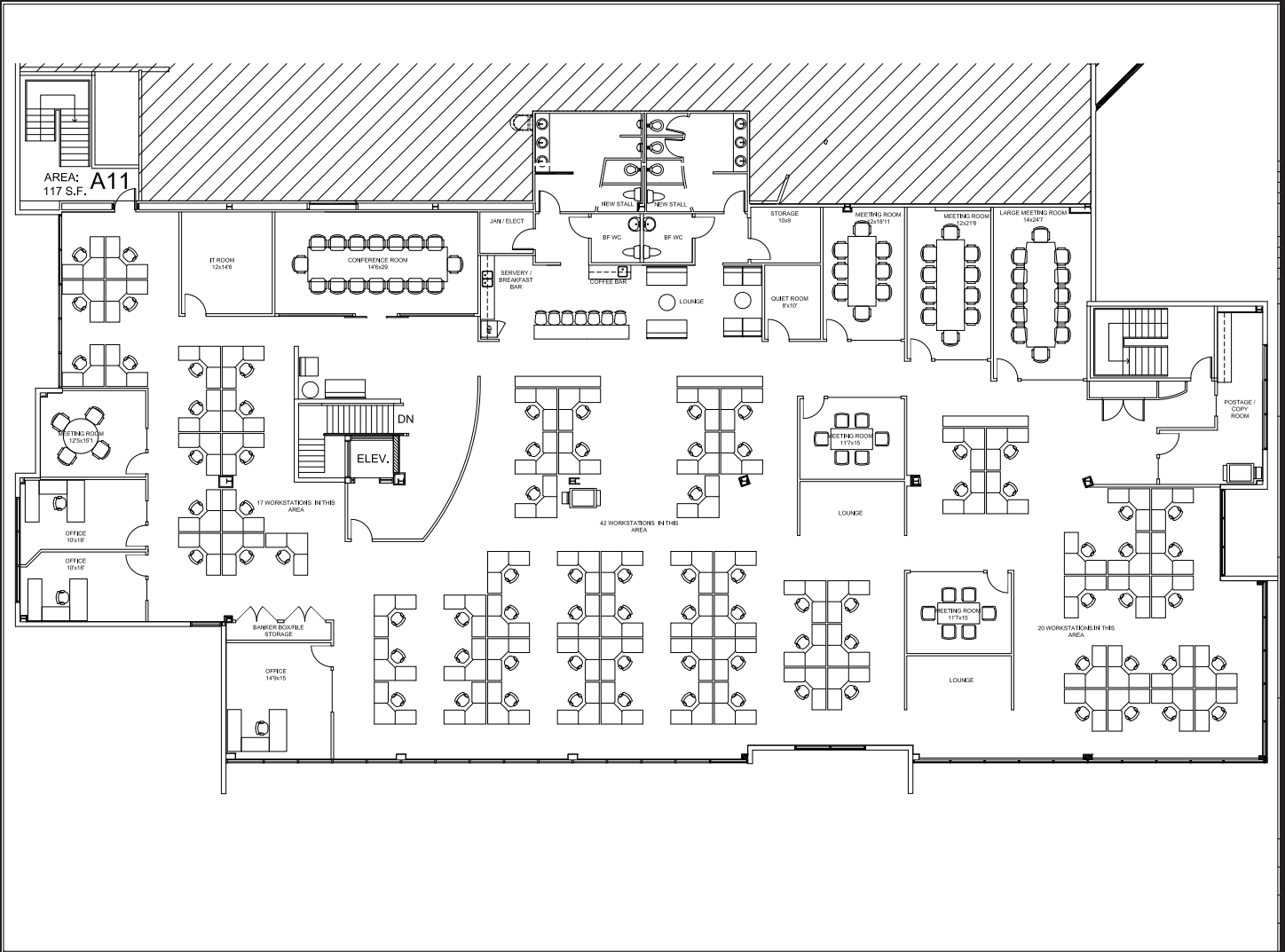


PROPERTY PHOTOS



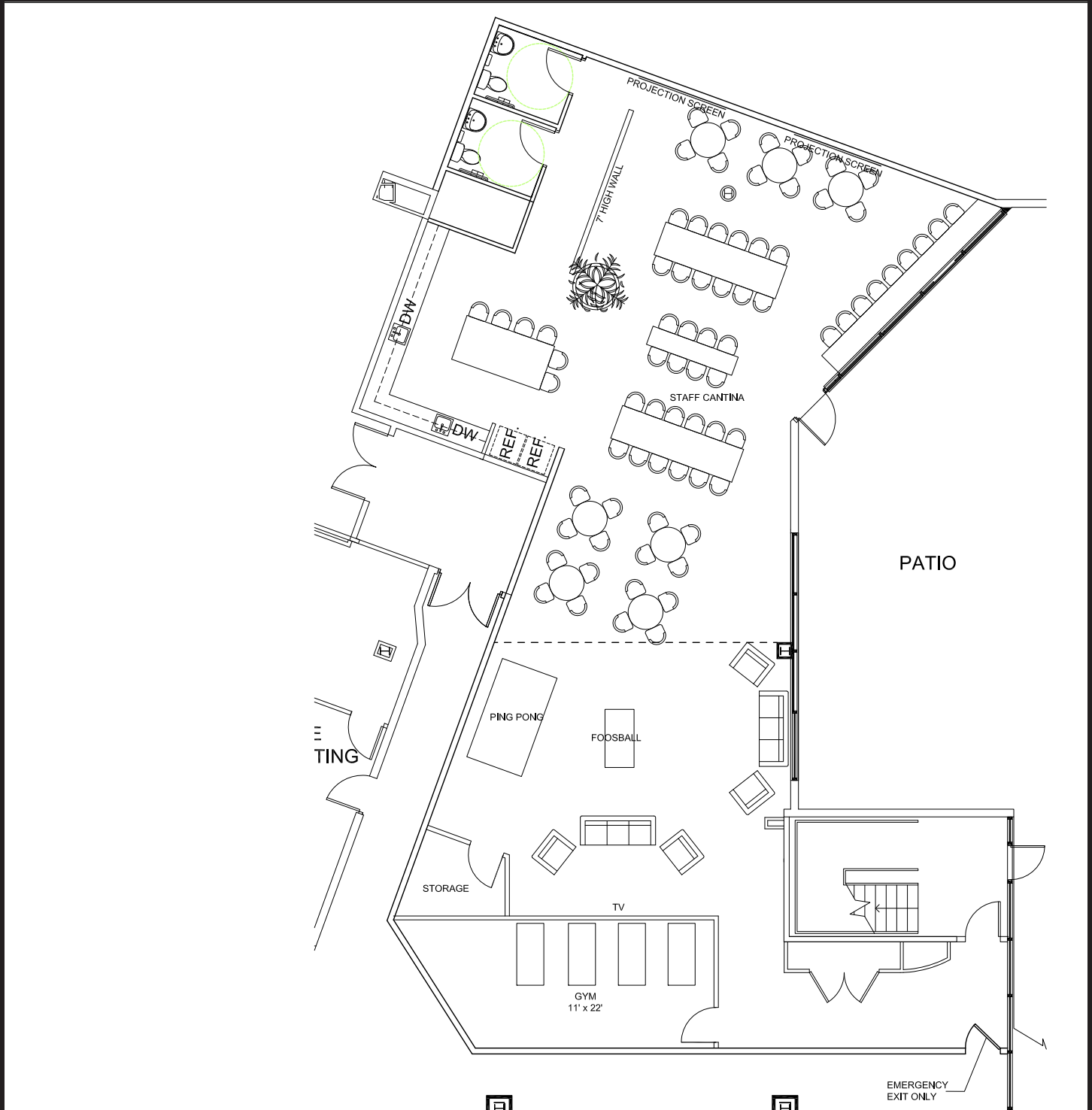
FLOOR PLAN

Second Floor

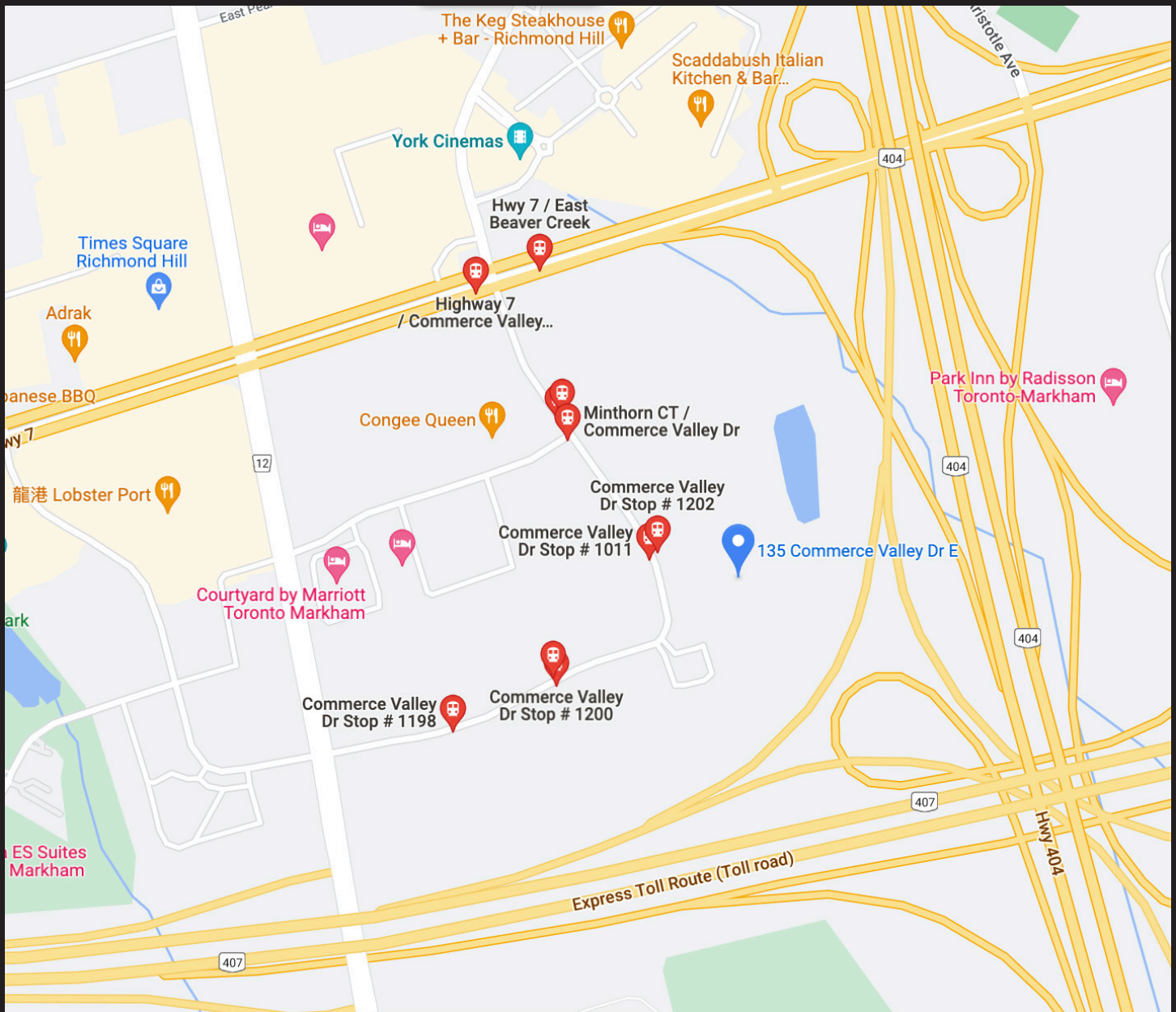


FLOOR PLAN

First Floor



LOCATION MAP



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