



Lennard:

OFFICE SPACE FOR LEASE

8133

**WARDEN
AVENUE**

MARKHAM



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MARKHAM

Availability

Suite 701:	11,421 SF
Suite 600:	8,475 SF
Suite 602:	5,202 SF
Suite 500:	22,650 SF
Suite 300:	12,365 SF
Suite 200:	34,155 SF

Net Rent

\$17.95 PSF

Additional Rent

\$17.96 PSF

Occupancy

Immediate

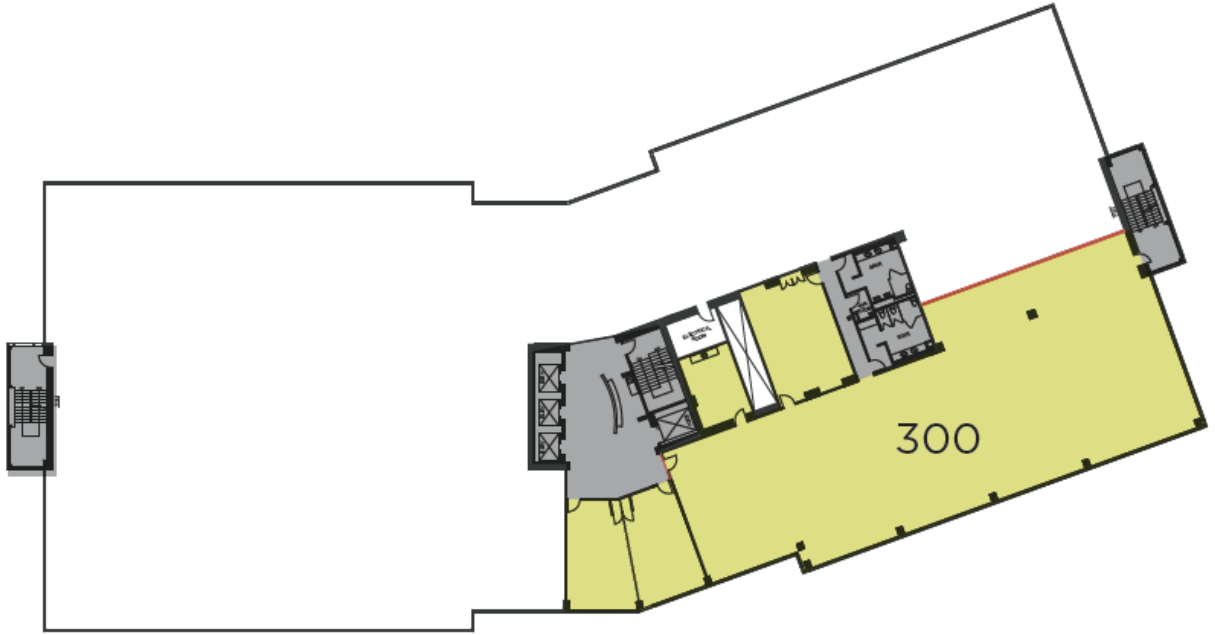
Highlights

- High quality office environment with full height windows and incredible natural light
- Building can accommodate 53' trailers
- Ideally located with easy access to Highway 407 and many Downtown Markham amenities



Floor Plans

Suite 300 12,365 SF

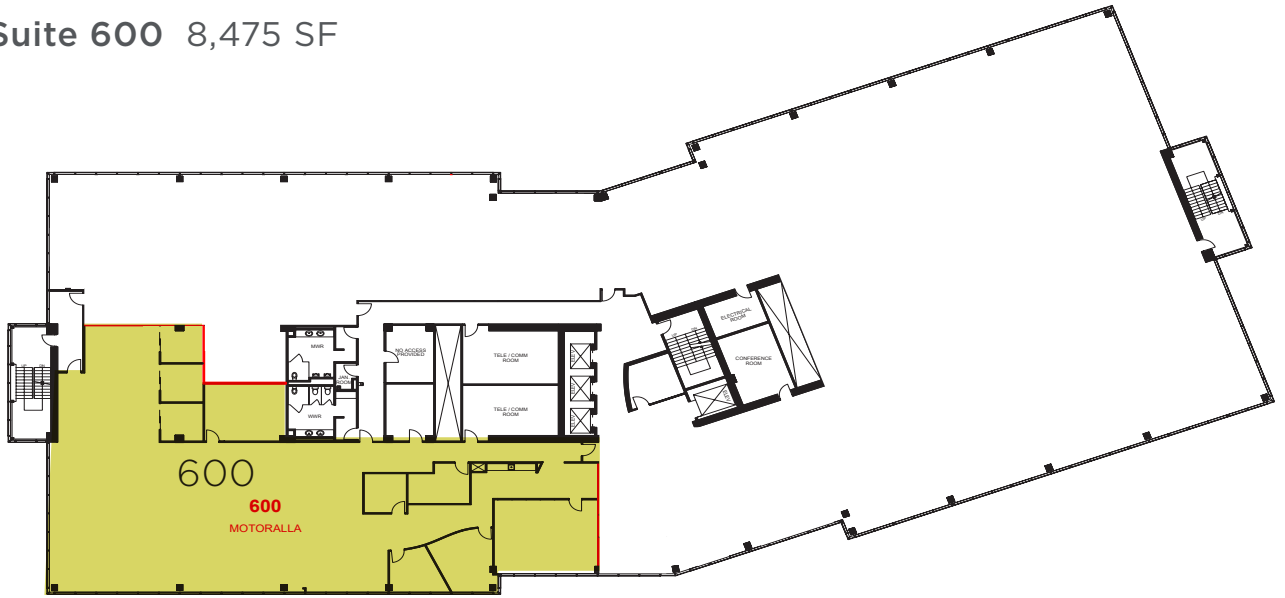


Suite 500 22,650 SF

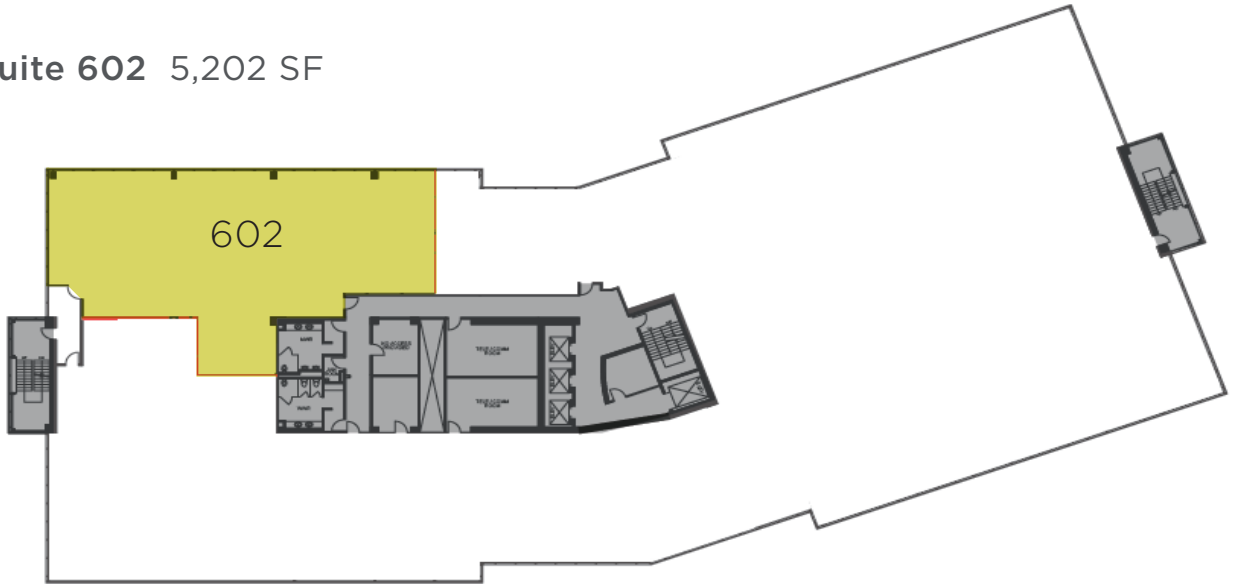


Floor Plans

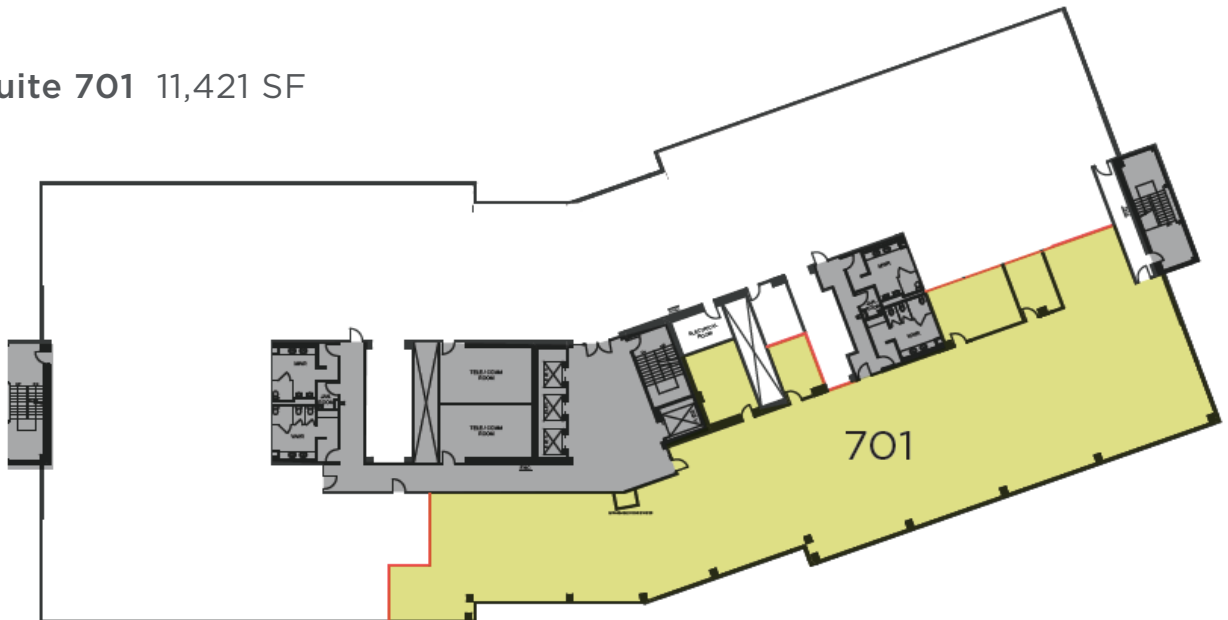
Suite 600 8,475 SF



Suite 602 5,202 SF



Suite 701 11,421 SF



8133 Warden Avenue



About Downtown Markham

Downtown Markham is a vibrant urban centre that has invested more than \$25 million into their public transit, major roadways, manicured green spaces and public amenities. Downtown Markham was awarded the 2021 Community Design Award for creating a pedestrian-friendly community that fosters a sense of place.

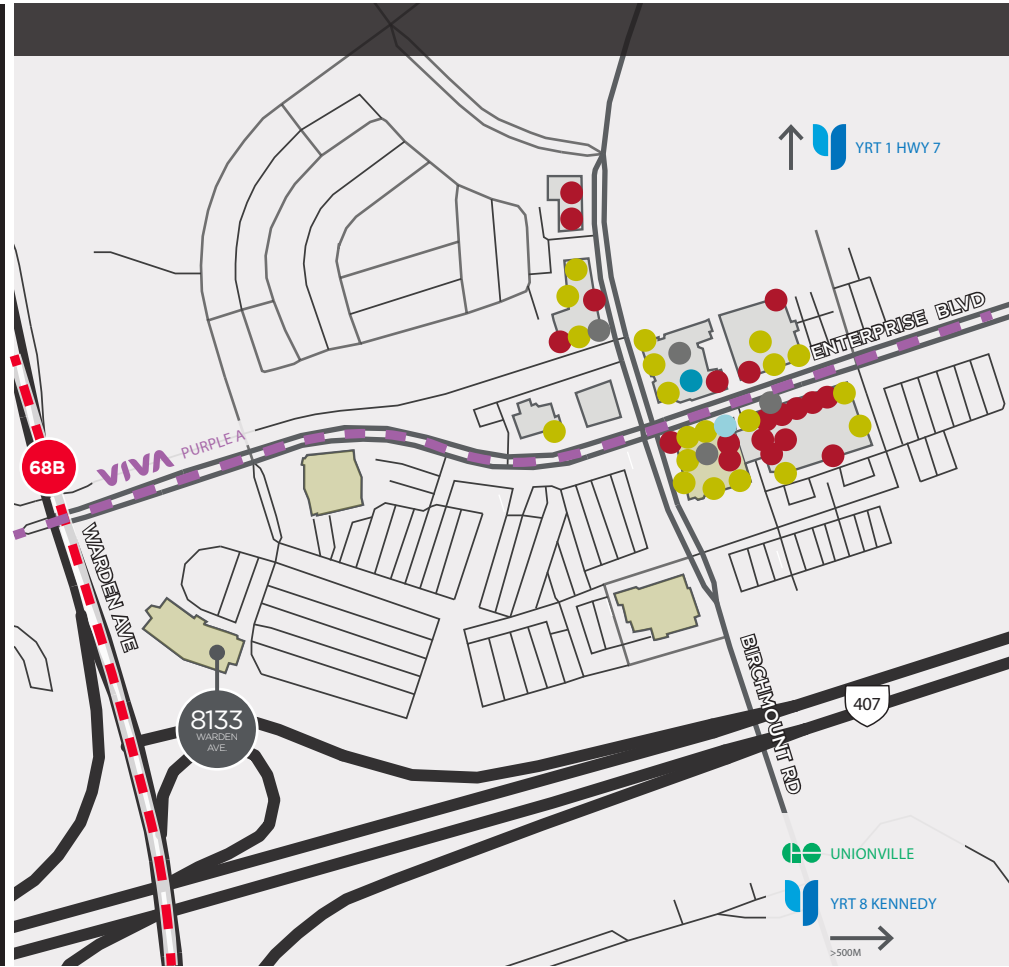
- Connected by regional rail (with service to Union Station every 15 minutes) and VIVA Rapid Transit to alleviate congestion
- Powered by District Energy, reducing community emissions up to 50%
- 2021 population 355K, with a growth rate of 1.23%
- Multi-cultural, multi-lingual, highly-educated and well-employed population
- Canada's high-tech capital, with over 400 Canadian head offices
- Downtown Markham is steps from Unionville GO Station and York University's new Markham Centre campus, opening late 2023

Amenities & Transit Map

Drive Times

Downtown Markham availabilities are conveniently connected to major highways, Pearson International Airport and the City of Toronto, making your commute as painless as possible.

Highway 407	3 MINS
Highway 404	4- 7 MINS
Highway 401	8-10 MINS
Downtown Toronto	25-27 MINS
Pearson Airport	24-26 MINS



Amenities



20

From Fast Food to Dining



19

Including Goodlife & Golf Town



4

Major Banks



2

Marriott & Ciniplex



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Cushman & Wakefield ULC, Brokerage

Glen Moore*

Senior Vice President
(416) 756-5432
Glen.Moore@cushwake.com

Mike Brown*

Senior Vice President
(416) 756-5416
Mike.Brown@cushwake.com

Melissa Smith

Sales Representative
(416) 756-5480
Melissa.Smith@ca.cushwake.com

3100 Steeles Avenue East, Suite 1100
Markham, ON L3R 8T3
Tel: 416 494 9500
Fax: 416 494 9444
cushmanwakefield.com

Lennard Commercial Realty

Stephen Connell*

Senior Vice President
(905) 917-2061
Sconnell@lennard.com

60 Columbia Way, Suite 201
Markham, ON L3R 0C9
Tel: 905 752 2220
Fax: 905 752 2224
lennard.com

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