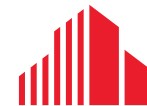




OFFICE SPACE FOR SUBLEASE

**195**  
HARRY WALKER PKWY N  
NEWMARKET



CUSHMAN &  
WAKEFIELD

# 195 HARRY WALKER PKWY N NEWMARKET

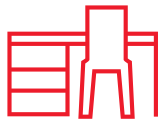
## Property Highlights

**Size** Suite 100: 8,000 SF  
(Can be demised to 4,000 SF)

**Rent** \$16.00 PSF Gross

**Possession** Immediate

**Sublease Term** Until August 30, 2031



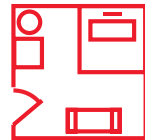
GROUND FLOOR  
FLEX OFFICE SPACE



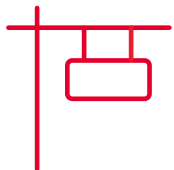
EASY HIGHWAY  
404 ACCESS



MULTIPLE  
OFFICES AND  
ONE BOARDROOM



SHARED ACCESS  
TO A CONFERENCE  
ROOM AND LUNCH  
& KITCHEN AREA



TENANT  
SIGNAGE OPPORTUNITY



AMPLE PARKING  
AVAILABLE ON-SITE



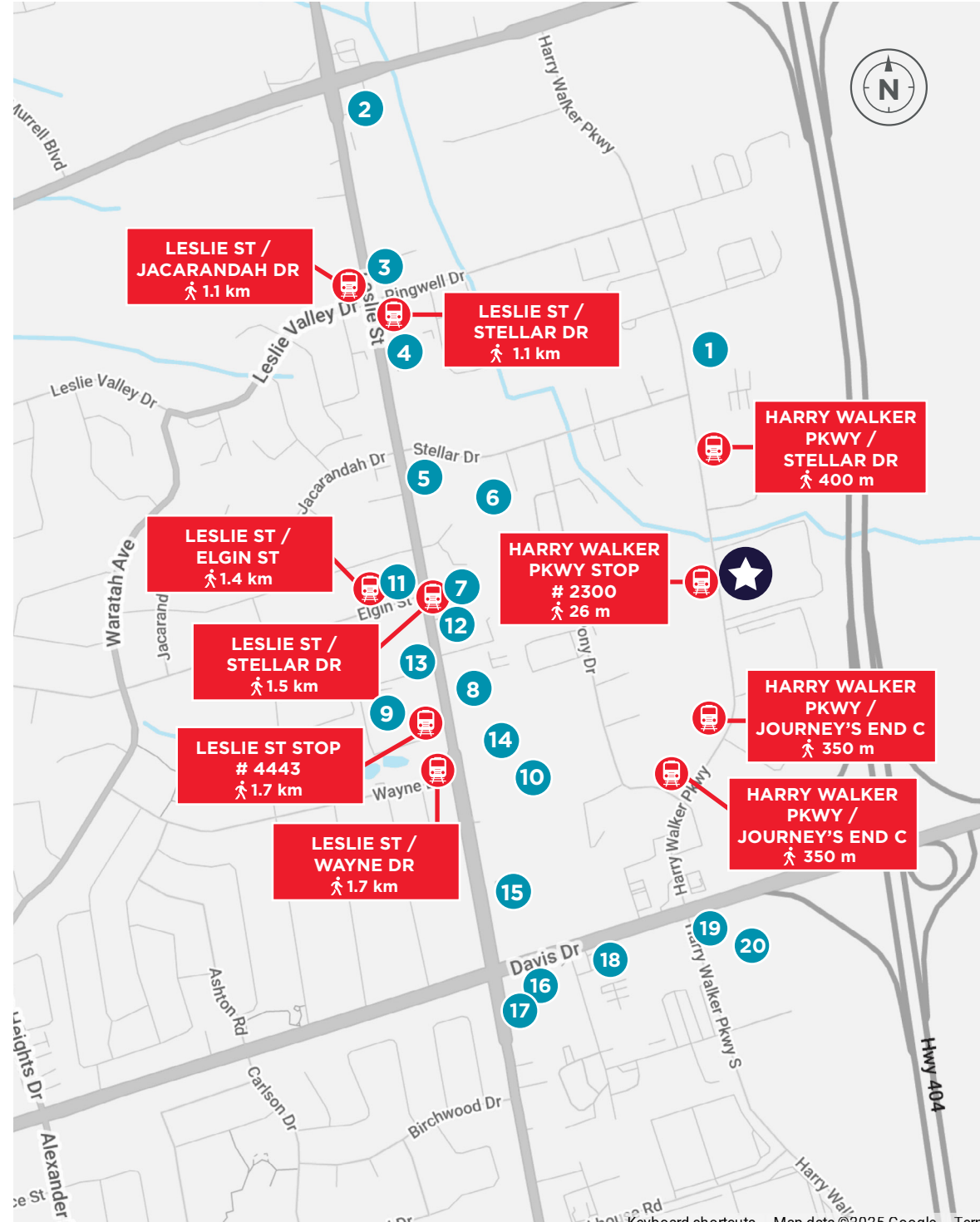
# 195 HARRY WALKER PKWY N NEWMARKET

## Amenities

- |  |                                     |
|--|-------------------------------------|
| 1. Bumper to Bumper - Auto Parts         | 11. Kozy Sushi                      |
| 2. Princess Auto                         | 12. Market Brewing Company          |
| 3. Midas                                 | 13. Goblets & Goblins               |
| 4. Southlake Ford Lincoln                | 14. Happy All-Day Breakfast & Lunch |
| 5. Spoke O'Motion                        | 15. Chick-fil-A                     |
| 6. City Electric Supply Newmarket        | 16. McDonald's                      |
| 7. Ripples Bathroom and Kitchen Boutique | 17. Subway                          |
| 8. Newmarket Hyundai                     | 18. Wendy's                         |
| 9. York Hearing Clinic                   | 19. Starbucks                       |
| 10. Walmart                              | 20. Burger King                     |

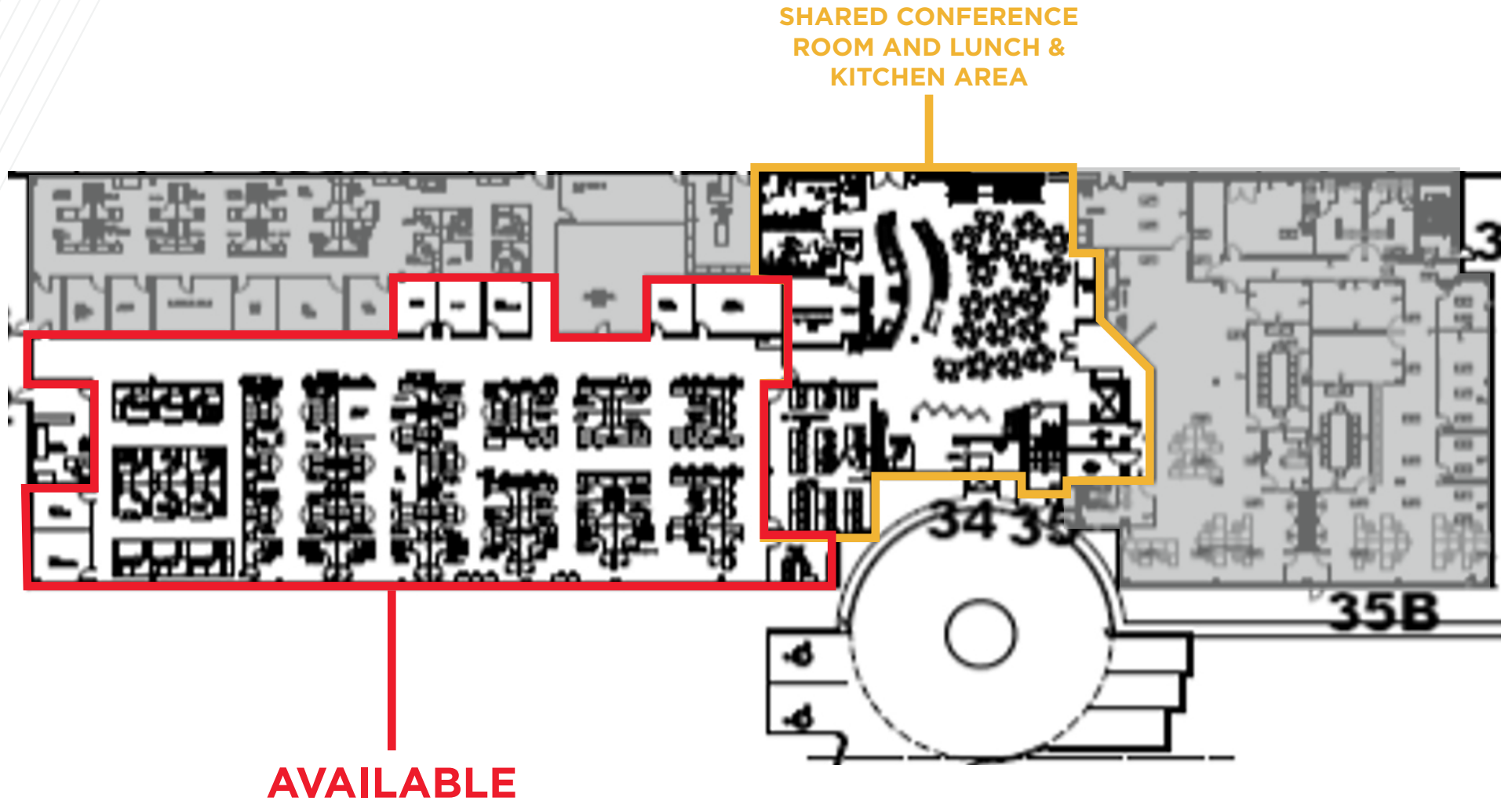
## Drive Times

|         | Distance | Time  |
|---------|----------|-------|
| Hwy 404 | 11.7 km  | 8 min |



# 195 HARRY WALKER PKWY N NEWMARKET

## Floor Plan



# 195 HARRY WALKER PKWY N NEWMARKET

## Photo Gallery





**FOR MORE INFORMATION, CONTACT:**

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