

# 2770 14th Avenue

MARKHAM, ON

**FOR LEASE**

**Newly Upgraded, High-Quality Office Space** Available Suites From 1,600–7,500 Sq. Ft.



# Property Details

2770 14th Avenue offers convenience and accessibility, strategically positioned minutes away from Highways 404, 407, and 7, ensuring excellent connectivity throughout the Greater Toronto Area. Tenants will appreciate the abundance of nearby amenities, including a diverse selection of restaurants, cafes, grocery stores, and retail options, all just a short drive away. The location is serviced by surface transportation on Woodbine Avenue, with ample unreserved surface parking.

<b>POSSESSION</b>	Immediate
<b>NET RENT</b>	Suite 101 & 204: \$17.00 Per Sq. Ft. Suite 102: \$19.00 Per Sq. Ft.
<b>ADDITIONAL RENT</b>	\$12.00 Per Sq. Ft. TMI 2026 (Excluding in-suite janitorial)
<b>PARKING</b>	Surface parking available
<b>ZONING</b>	EMP-BP

## Suites

SUITE	SF	AVAILABILITY	COMMENTS
101	1,794	Immediate	Built out with private offices, open space, and conference room
102	7,561	Immediate	Move-in ready office and warehouse suite with private offices, conference room, kitchen, and a truck-level loading door
204	1,680	Immediate	Built out with private offices, open space, conference room, and storage space



Serviced by York Region Transit Bus Route



Quick access to Highway 400 series



Plenty of amenities nearby including Costco, First Markham Place, J-Town, Starbucks, Hampton Inn Suites, and more



# Suite 102

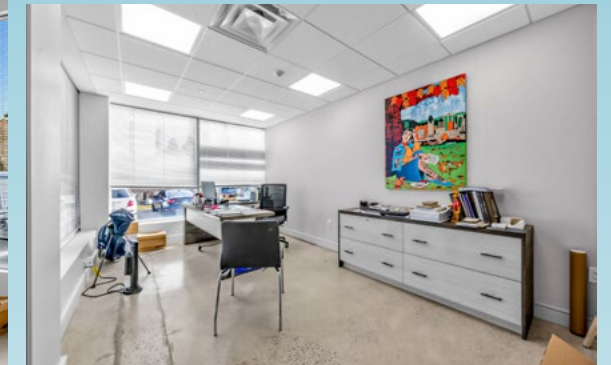
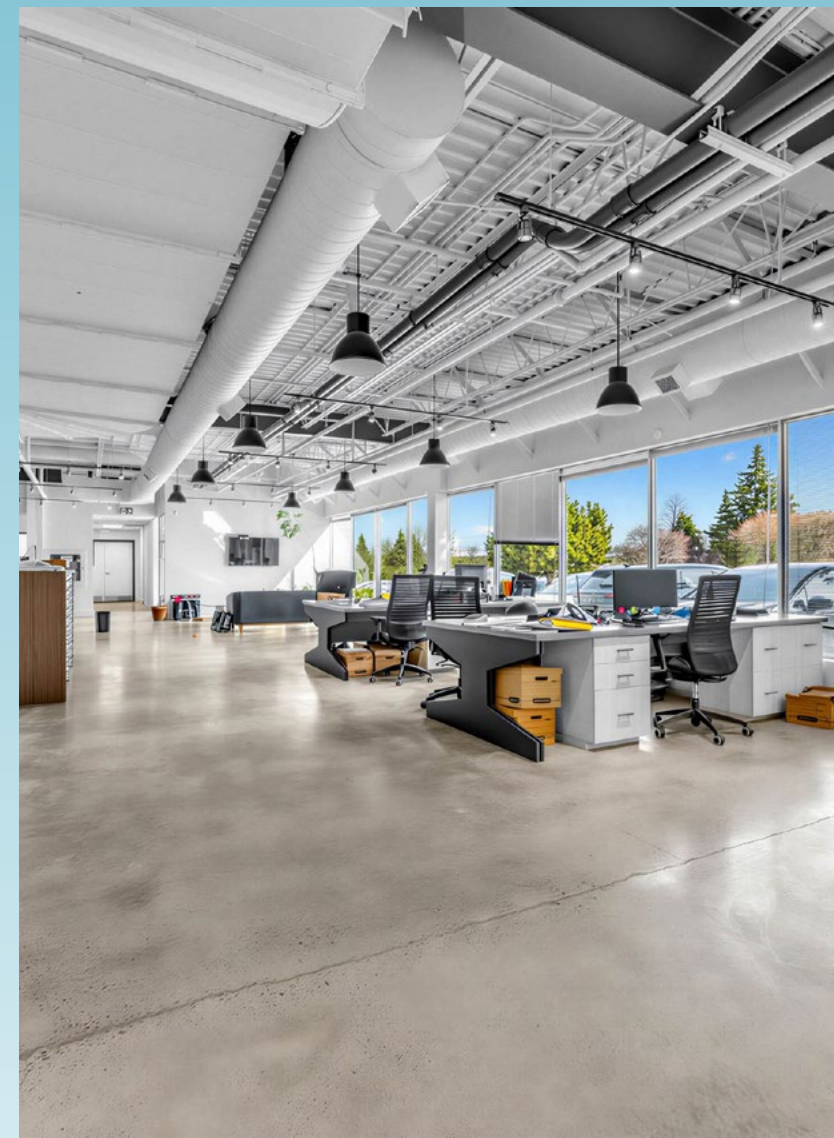
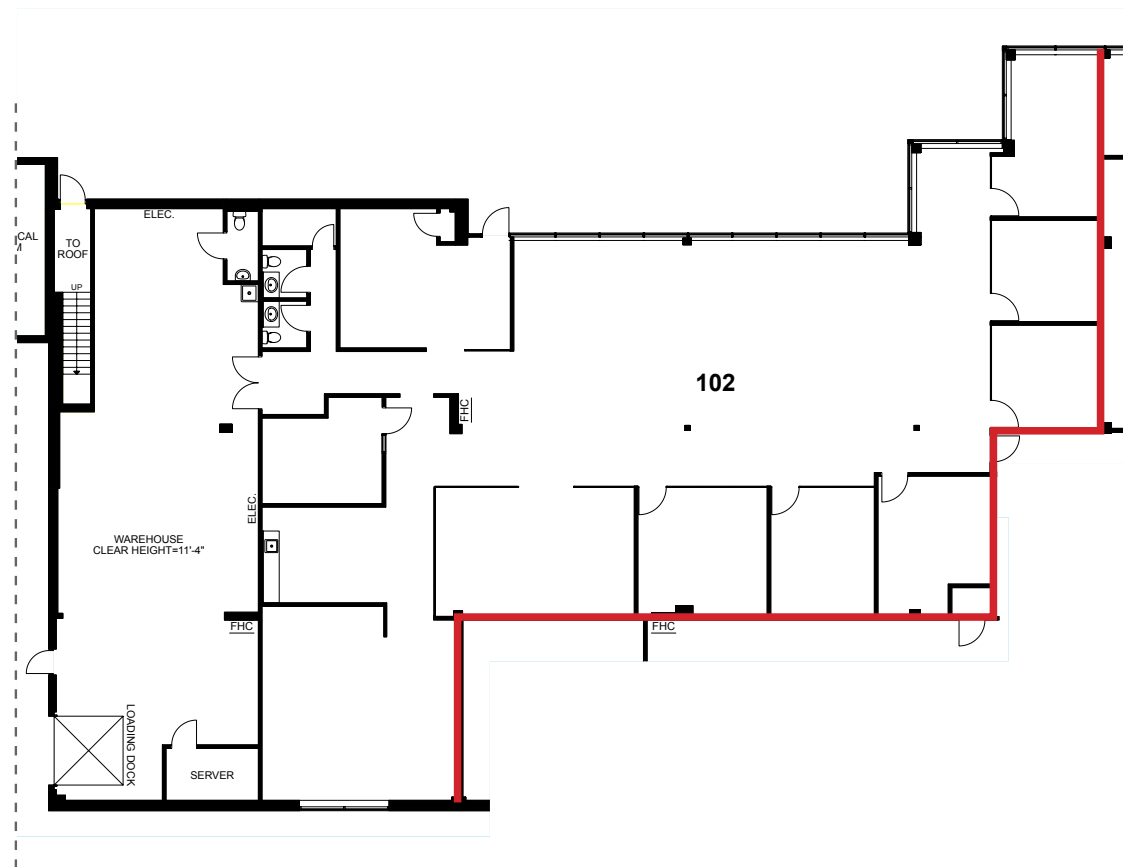
Office/Warehouse Suite Featuring a Functional and Well-Appointed Layout Ideal for Efficient Operations and Distribution

**7,561 SF**

- Move-in ready office/warehouse space
- High-end finishes
- Ample natural light
- Private offices
- Conference Room
- Private entrance to parking lot
- Kitchen
- Reception
- 1 Truck-level door



KEY PLAN



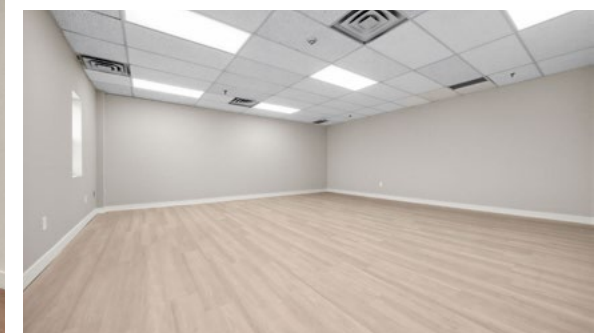
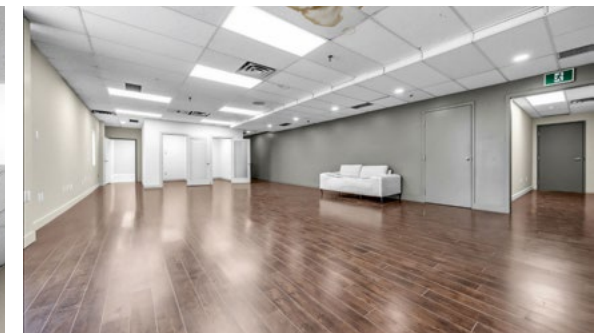
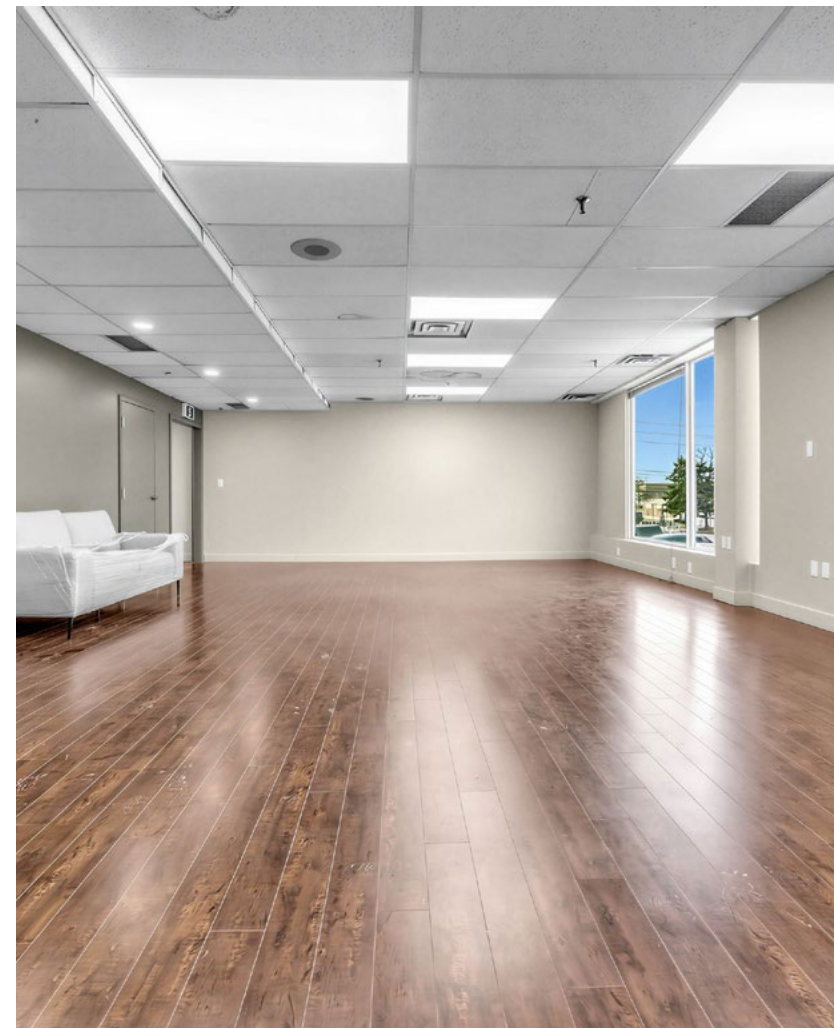
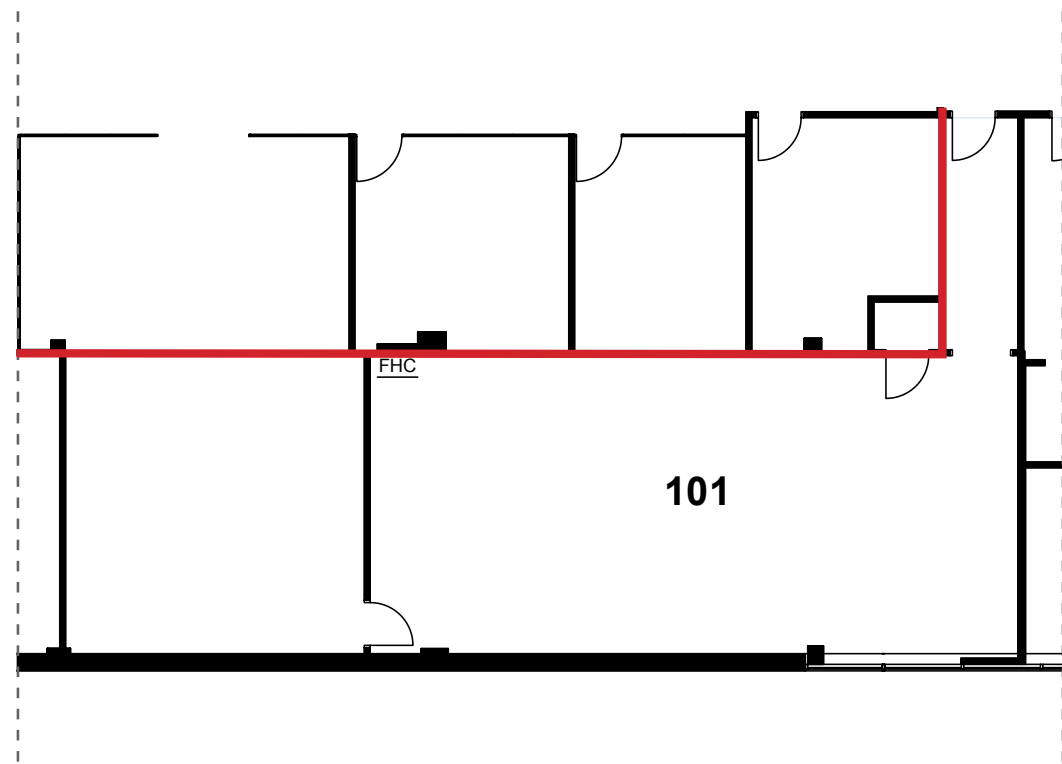
# Suite 101

1,794 SF

- 2 private offices
- Conference room
- Ample natural lighting
- Open space for workstations
- New flooring and paint



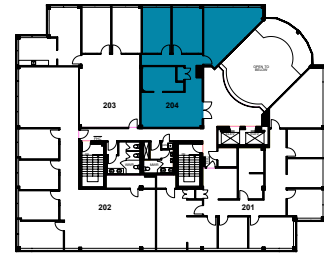
KEY PLAN



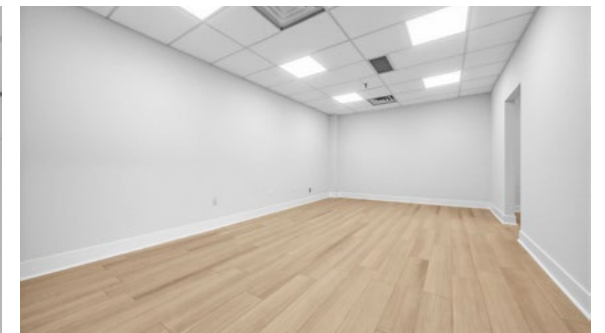
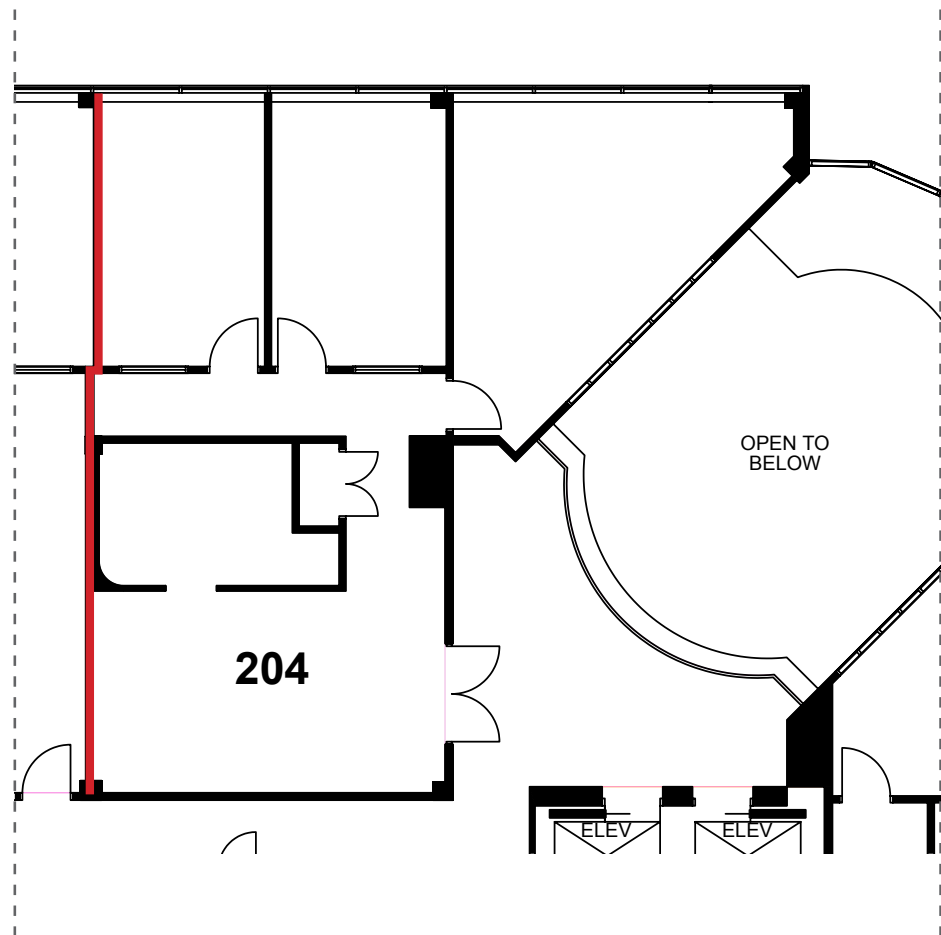
# Suite 204

1,680 SF

- 2 private offices
- Conference room
- IT/storage unit
- Open space for workstations
- New flooring and paint
- Ample natural lighting



KEY PLAN



# Transit & Amenities

## SHOPPING & ENTERTAINMENT

- 1 CF Fairview Mall
- 2 Bayview Village Shopping Centre
- 3 Pacific Mall
- 4 Cineplex Cinemas Markham & VIP

## FOOD & BEVERAGE

- 1 Gyubee Japanese Grills
- 2 Congee Queen
- 3 Tim Hortons
- 4 Starbucks
- 5 La Petite Colline & Shan Shan Cafe
- 6 Dragon Legend
- 7 Scaddabush Italian Kitchen & Bar  
The Keg Steakhouse + Bar  
Moxies  
Daldongnae Korean BBQ  
Jack's  
Lone Star Texas Grill  
Chako Barbecue & Izakaya
- 8 Bâton Rouge Grillhouse & Bar
- 9 Duo Pâtisserie & Café
- 10 Mandarin
- 11 Zen Japanese Restaurant
- 12 Diana's Oyster Bar & Grill

## PARKS & RECREATION

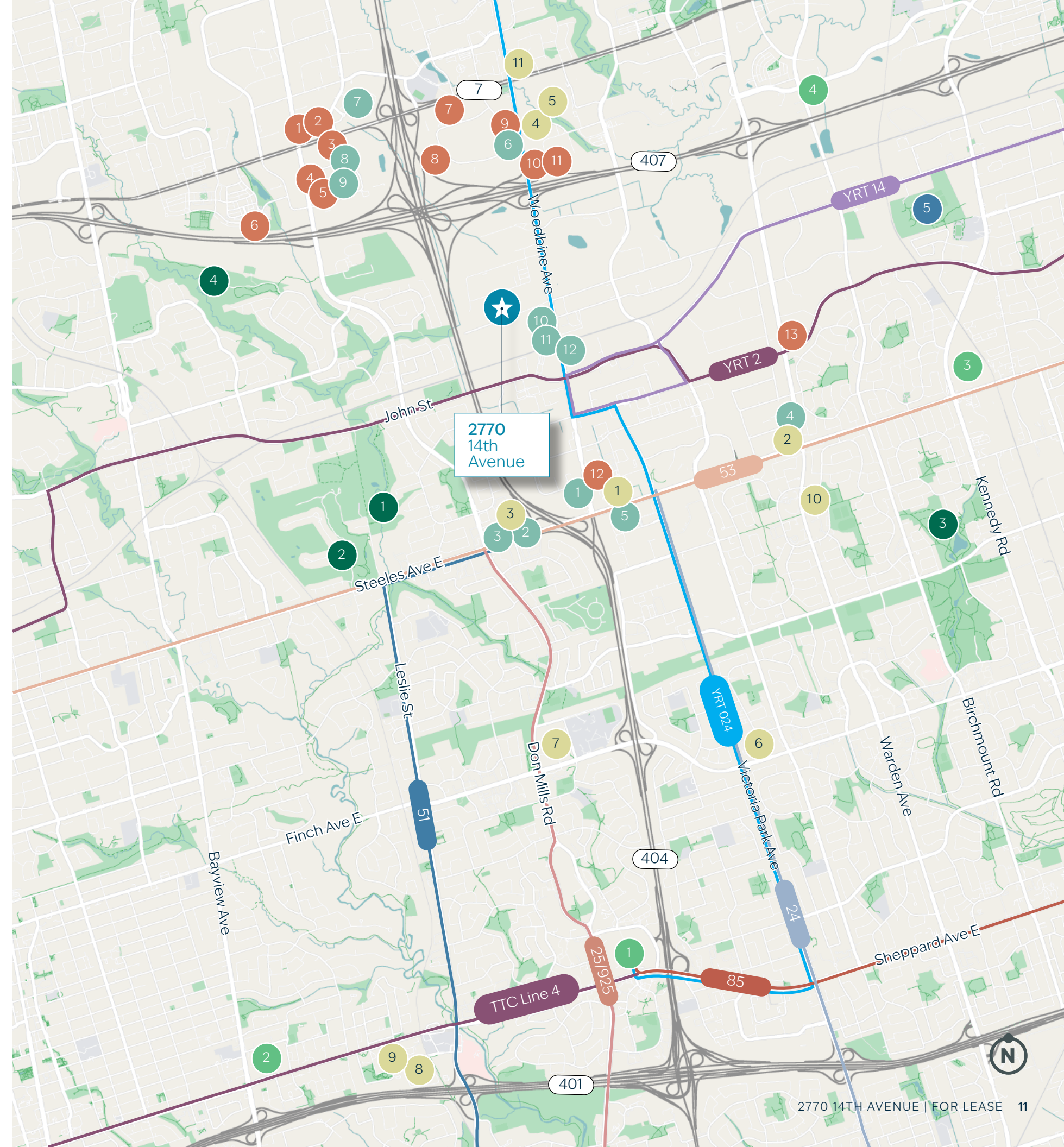
- 1 Bercy (Wycliffe) Park
- 2 Bayview Golf and Country Club
- 3 L'Amoreaux North Park
- 4 Valley View Park
- 5 Milliken Mills Park

## RETAIL

- 1 J-Town
- 2 T&T Supermarket
- 3 Food Basics
- 4 Costco Wholesale
- 5 The Home Depot
- 6 LCBO
- 7 No Frills
- 8 IKEA North York
- 9 Canadian Tire
- 10 Foody Mart
- 11 LA Fitness

## HOTELS

- 1 Best Western Parkway
- 2 Sheraton Parkway
- 3 Hilton Garden Inn
- 4 Courtyard by Marriott
- 5 Residence Inn
- 6 Sonesta ES Suites
- 7 Delta Hotels Markham
- 8 Park Inn by Radisson
- 9 Spark by Hilton
- 10 Hampton Inn
- 11 Homewood Suites
- 12 Courtyard by Marriott
- 13 Monte Carlo Inn



# Contact us to learn more about this opportunity

2770 14TH AVENUE  
MARKHAM, ON

**FOR LEASE**

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