

**Prime Retail and Office Space
For Sale**

Liberty Square

3601 HIGHWAY 7 EAST
MARKHAM, ON

Opportunity to own in Markham's premier
commercial condo project

732 sf - 6,557 sf retail space available
543 sf - 6,960 sf office space available

CBRE



Property Overview

Opportunity to own in Markham's premier commercial condo project - Liberty Square. Home to a dynamic mix of office and retail tenants, this 260,000 SF commercial development is part of a large mixed-use community at the corner of Warden Avenue and Highway 7 in the centre of Markham. Units are available in combinations from 560 SF up to 7,000 SF. Retail on the ground floor includes an opportunity for signage and a direct entrance. Underground Parking is shared in-common for all occupants and their guests/customers and paid through the Additional Rent.



Well maintained units located in a prominent Class "A" Markham office building



Convenient access to many amenities



Proximity to Highways 404 and 407



Cafe and food retailers onsite



Direct access to transit



Ample surface and underground parking available



Availabilities

Retail

SUITE	SIZE	PRICE
106	732 sf	\$614,880
107	1,494 sf	\$1,247,490
108	1,898 sf	\$1,584,830
109	1,494 sf	\$1,247,490
110	939 sf	\$788,760
106 - 107	2,226 sf	\$1,825,320
106 - 108	4,124 sf	\$3,361,060
106 - 109	5,618 sf	\$4,550,580
106 - 110	6,557 sf	\$5,278,385

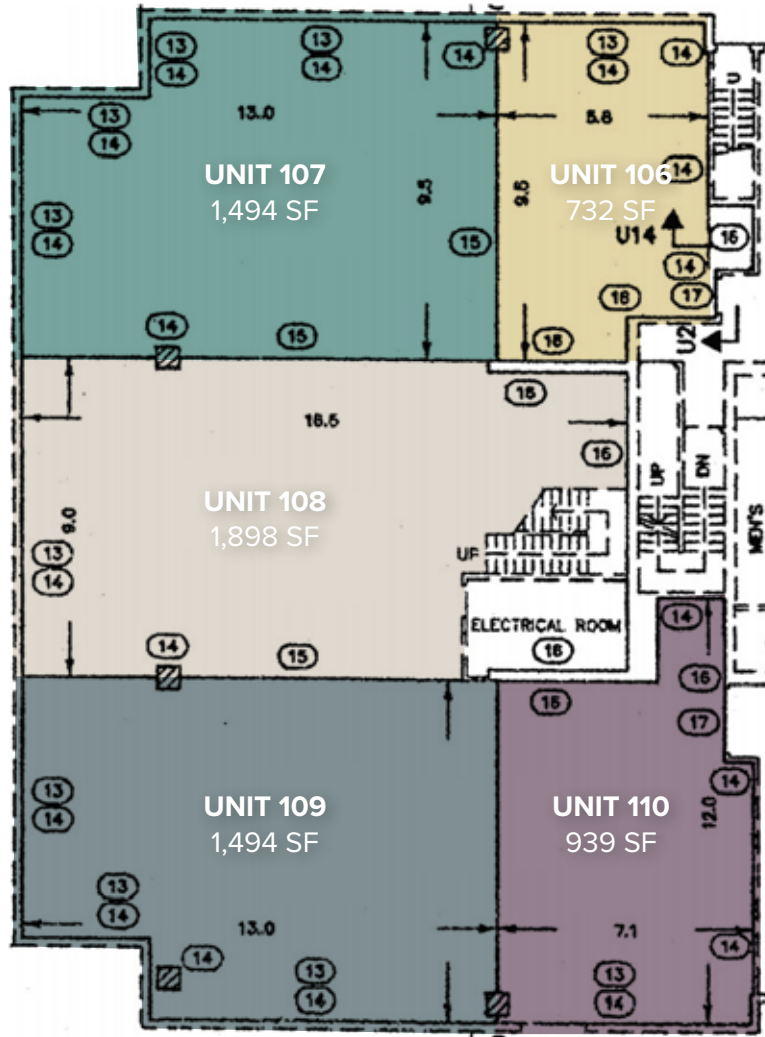
Office

SUITE	SIZE	PRICE
206	1,102 sf	\$617,120
207	1,262 sf	\$706,720
208	1,692 sf	\$947,520
209	1,260 sf	\$705,600
210 - 212	1,644 sf	\$920,640
206 - 207	2,364 sf	\$1,323,840
206 - 208	4,056 sf	\$2,271,360
206 - 209	5,316 sf	\$2,976,960
206 - 210	5,874 sf	\$3,289,440
206 - 211	6,417 sf	\$3,593,520
206 - 212	6,960 sf	\$3,897,600

LIBERTY SQUARE

Floor Plan

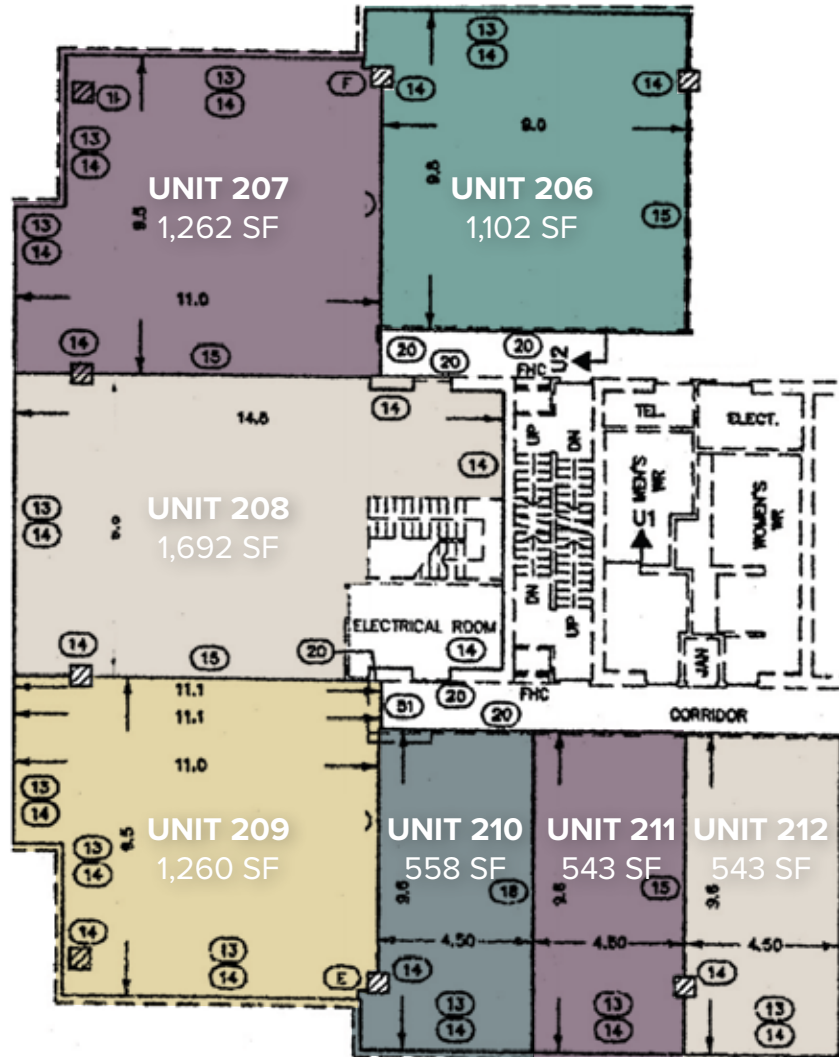
Retail - Ground Floor



*Floor plans are for illustrative purposes only and are not to scale. All outlines are approximate.

Floor Plan

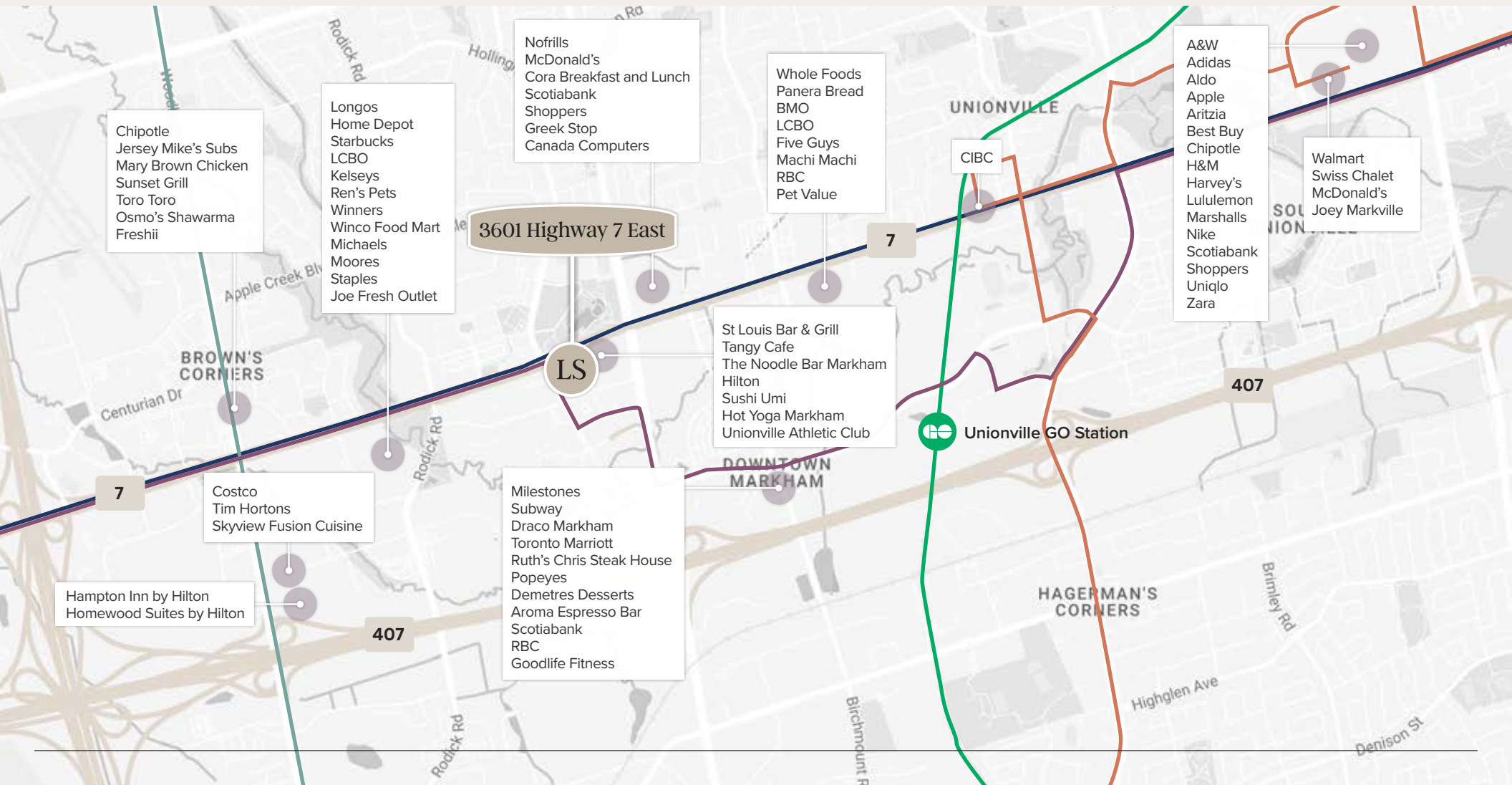
Office - Second Floor



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Amenities

- YRT Route - Highway 7
- VIVA Line - Purple
- GO Line - Stouffville
- YRT Route - Woodbine
- YRT Route - Markham



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