

MOVE IN READY MODERN OFFICE SUBLEASE MINUTES FROM HIGHWAY 401



FLEXIBLE LAYOUTS FROM 1,500 SF - 6,500 SF

278 PINEBUSH ROAD
SUITE 202, CAMBRIDGE, ON

NICK STRYLAND, MBA, SIOR
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PROPERTY HIGHLIGHTS

Discover between 1,500 to 6,800 sq. ft. of bright, second-floor office space available for sublease in one of Cambridge's most established commercial nodes. The building features a striking triple-glazed glass façade and an inviting lobby anchored by a two-storey atrium. Positioned just minutes from Hespeler Road, tenants benefit from immediate access to a major commercial corridor and a full range of nearby amenities.



HIGHWAY EXPOSURE



AMPLE SURFACE PARKING



FLEXIBLE LAYOUTS

NUMBERS AT A GLANCE



OPTION 1 SIZE
1,500 SF



OPTION 2 SIZE
3,000 SF



OPTION 3 SIZE
6,500 SF



ASKING RATE
\$17.00 PSF NET



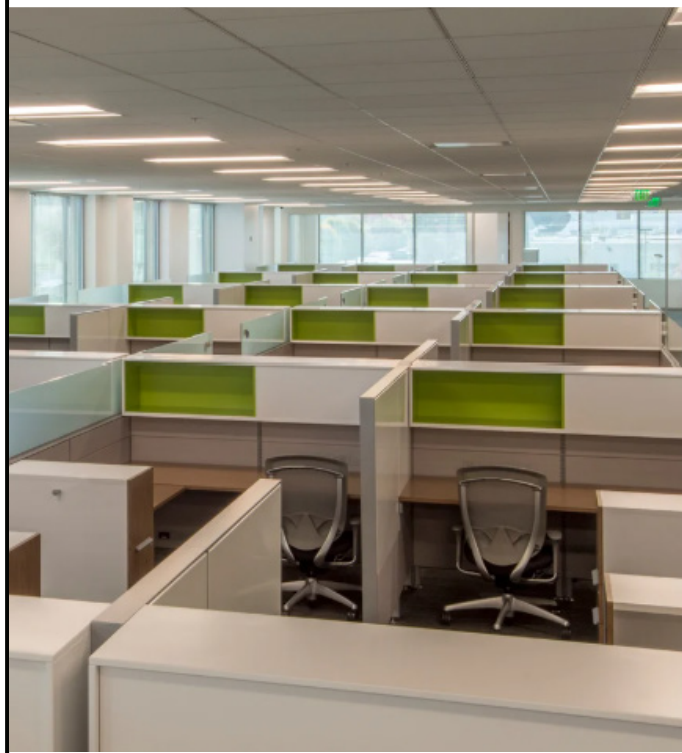
ADDITIONAL RENT
\$13.50 PSF (2024)



TERM
1 - 5 YEARS



OCCUPANCY
IMMEDIATE



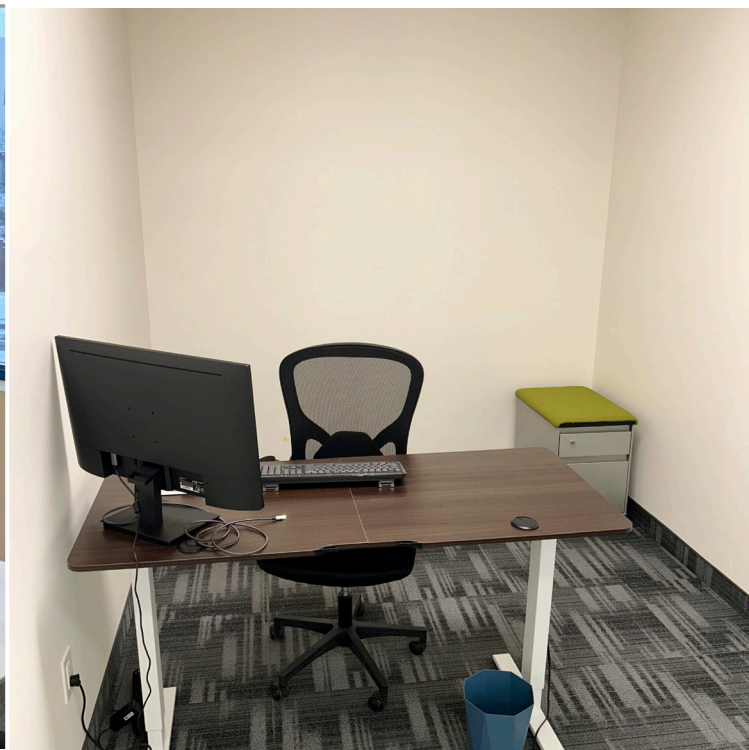
OFFICE UNITS FOR SUBLEASE

278 PINEBUSH ROAD, CAMBRIDGE ON



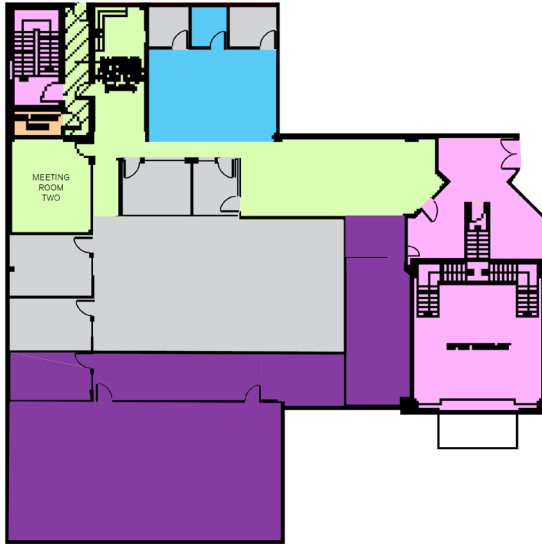
OFFICE UNITS FOR SUBLEASE

278 PINEBUSH ROAD, CAMBRIDGE ON



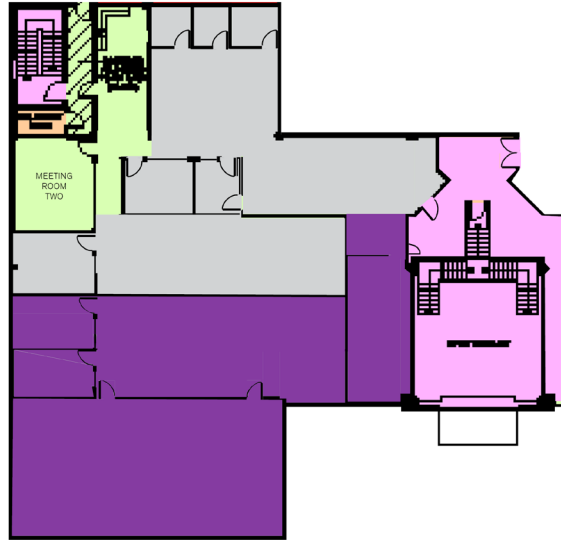
FLOORPLAN VARIATIONS

OPTION ONE:



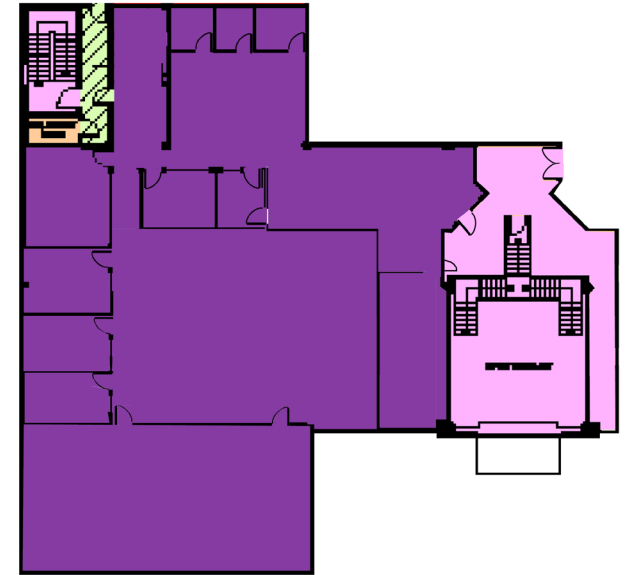
- AVAILABLE
- VERTICAL PENETRATIONS / HALLWAY
- EQUIPMENT ROOM
- LEASED

OPTION TWO:

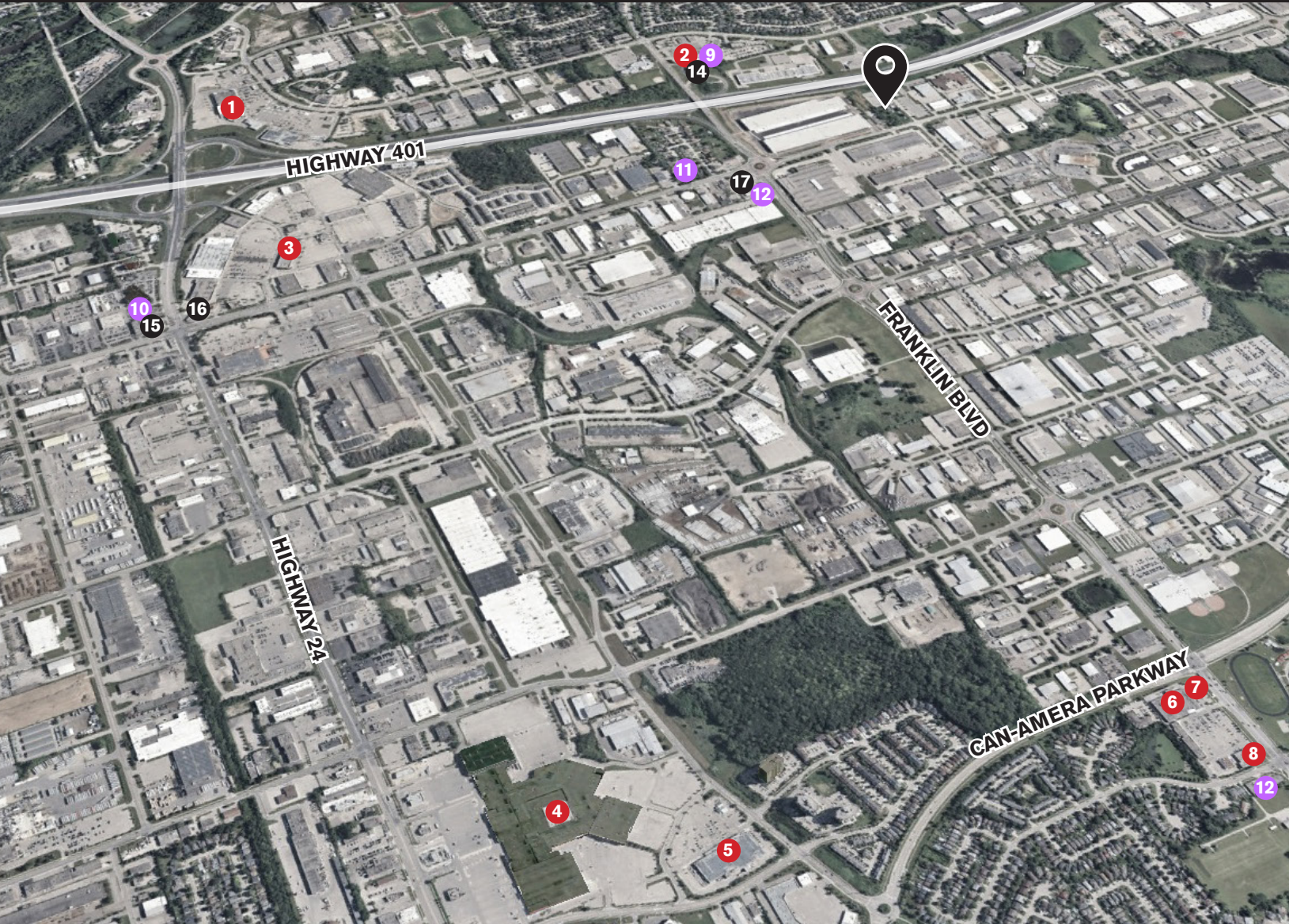


- AVAILABLE
- VERTICAL PENETRATIONS / HALLWAY
- EQUIPMENT ROOM
- LEASED

OPTION THREE:



- AVAILABLE
- VERTICAL PENETRATIONS / HALLWAY
- EQUIPMENT ROOM



GROCERIES & SHOPPING CENTRES

- 1 Zehrs
- 2 Food Basics
- 3 Cambridge SmartCentres
- 4 Cambridge Centre
- 5 Zehrs
- 6 Ross & Lindsay's NoFrills
- 7 Dollarama
- 8 Shoppers Drug Mart

FOOD & COFFEE

- 9 McDonald's
- 10 Fast Eddie's
- 11 Starbucks
- 12 Tim Hortons
- 13 Fast Eddie's

GAS STATIONS

- 14 Esso
- 15 Esso
- 16 Petro Canada
- 17 Shell

CITY OF CAMBRIDGE

137 KM

OF NATURAL TRAILS
THROUGHOUT THE CITY

12

RECREATIONAL FACILITIES
OPEN TO THE PUBLIC

10,000+

OPERATING
BUSINESS ESTABLISHMENTS



FOR SUBLEASE

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YOUR SUCCESS IS OUR TARGET

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