

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.

POSSESSION	Immediate
NET RENT	Suite 101 & 204: \$17.00 Per Sq. Ft. Suite 102: \$19.00 Per Sq. Ft.
ADDITIONAL RENT	\$12.00 Per Sq. Ft. TMI 2026 (Excluding in-suite janitorial)
PARKING	Surface parking available
ZONING	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, kitchenette-ready area 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

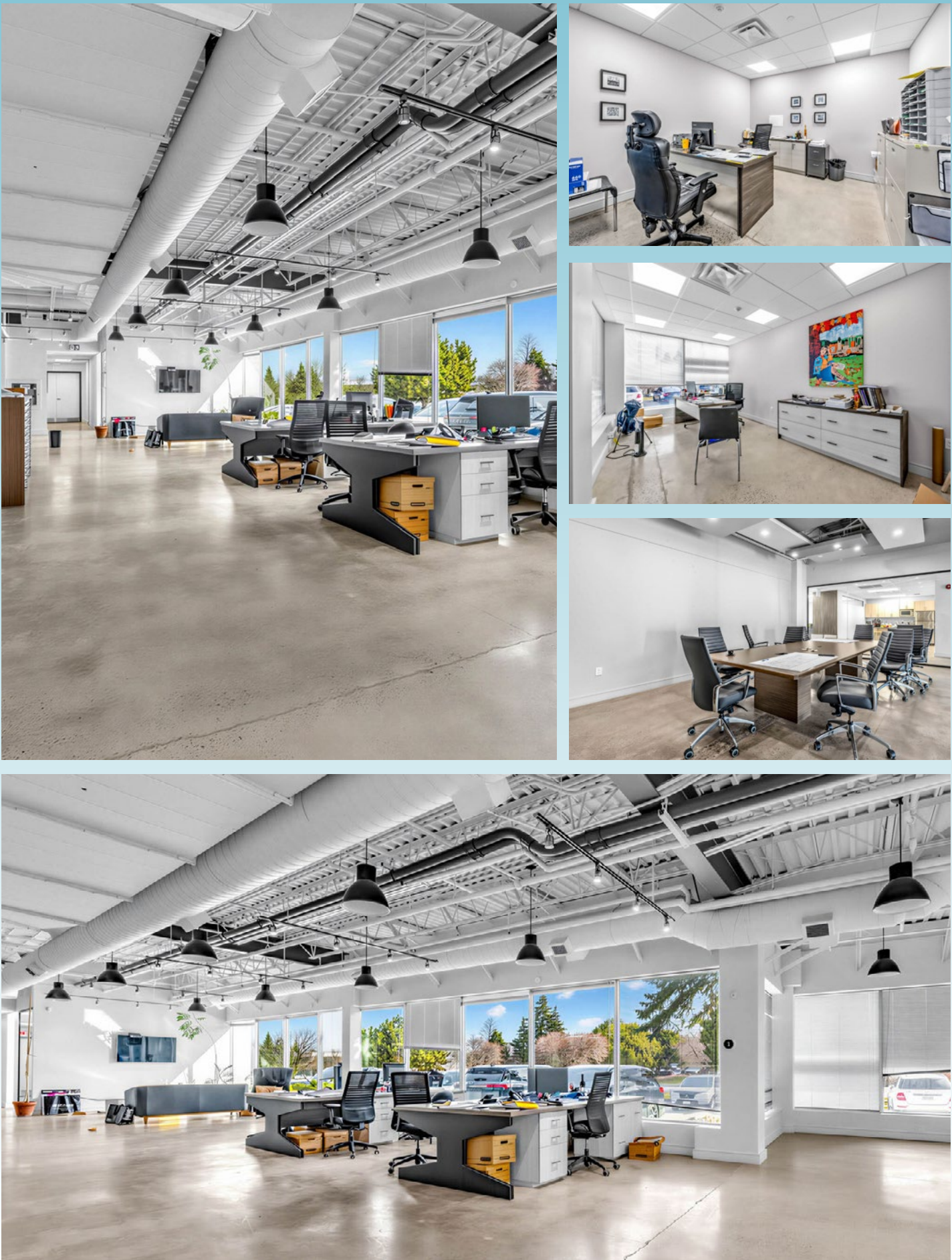
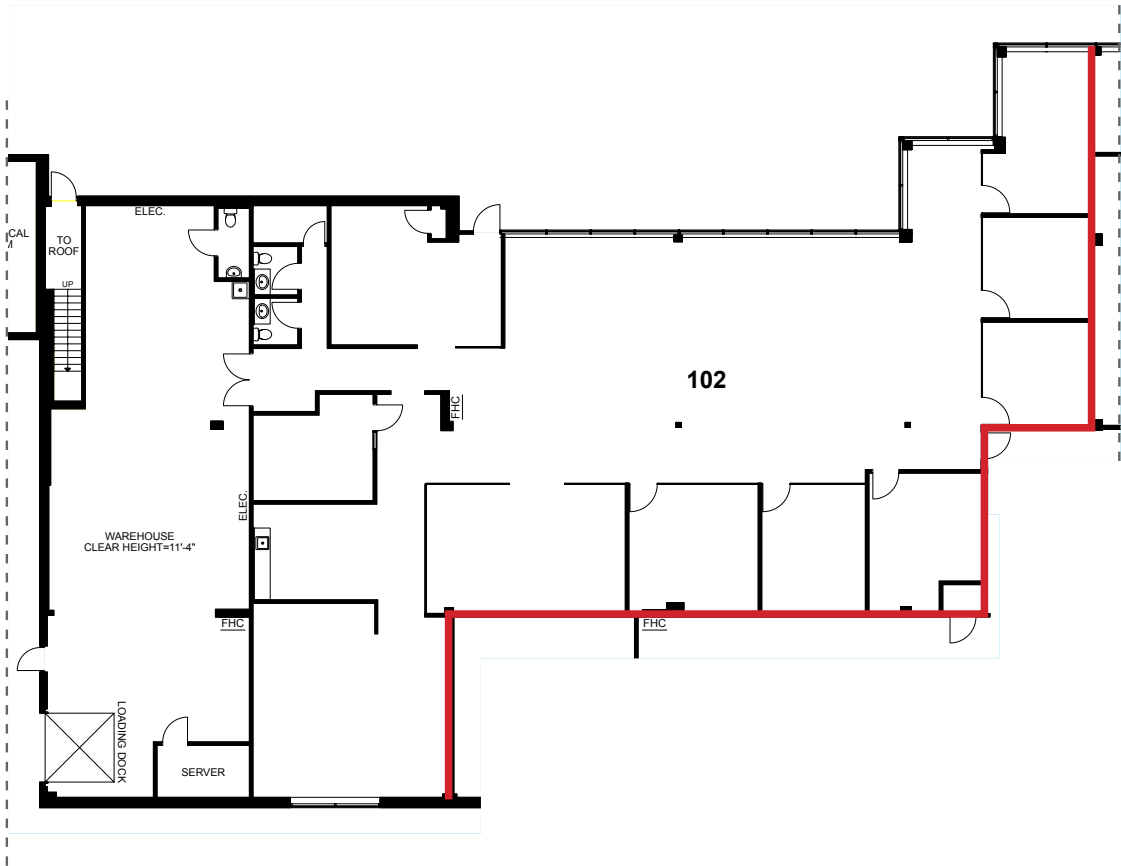
Office/Warehouse Suite Featuring a Functional and Well-Appointed Layout
Ideal for Efficient Operations and Distribution

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



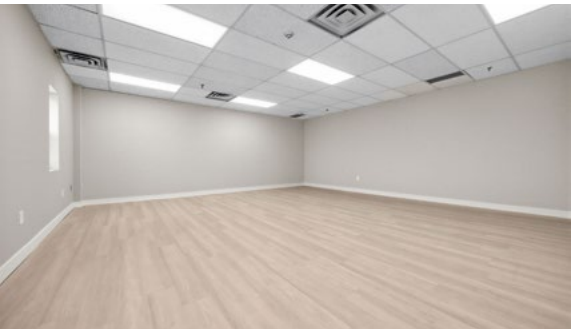
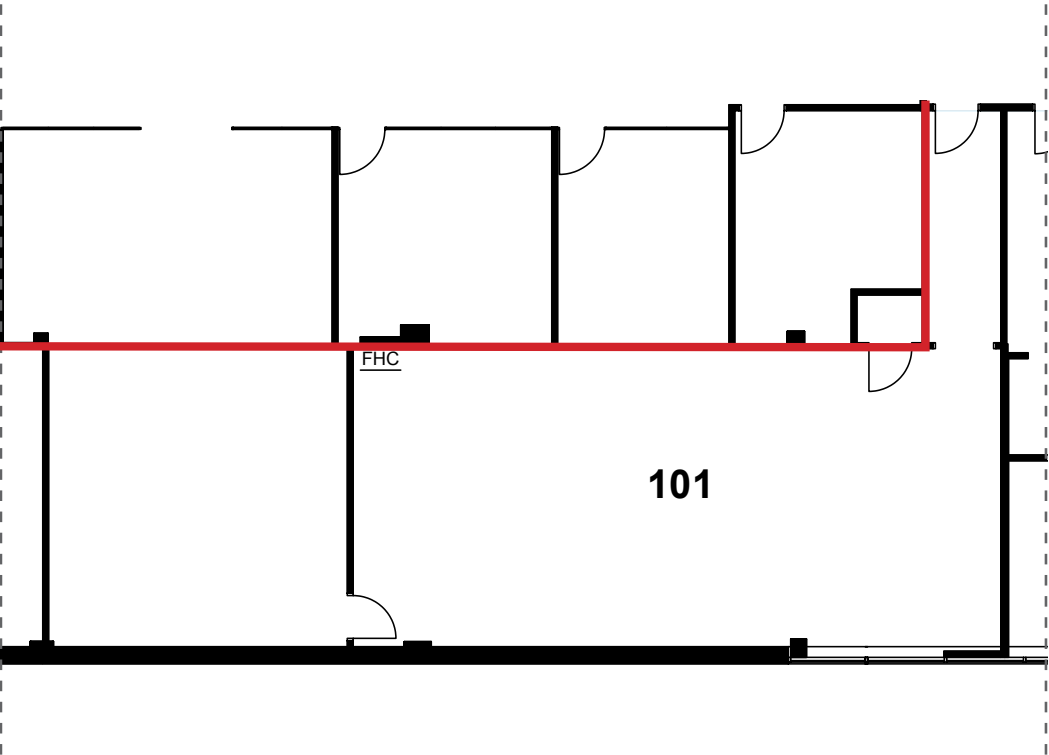
Suite 101

1,794 SF

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



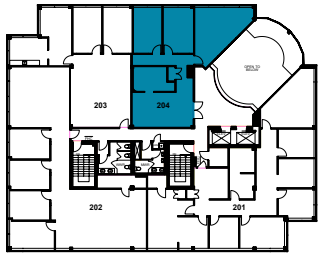
KEY PLAN



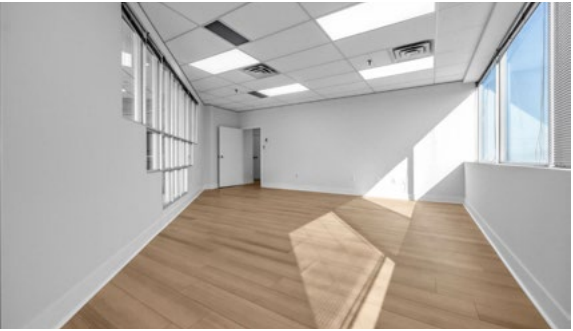
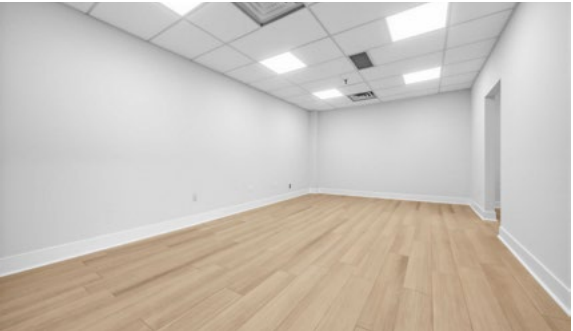
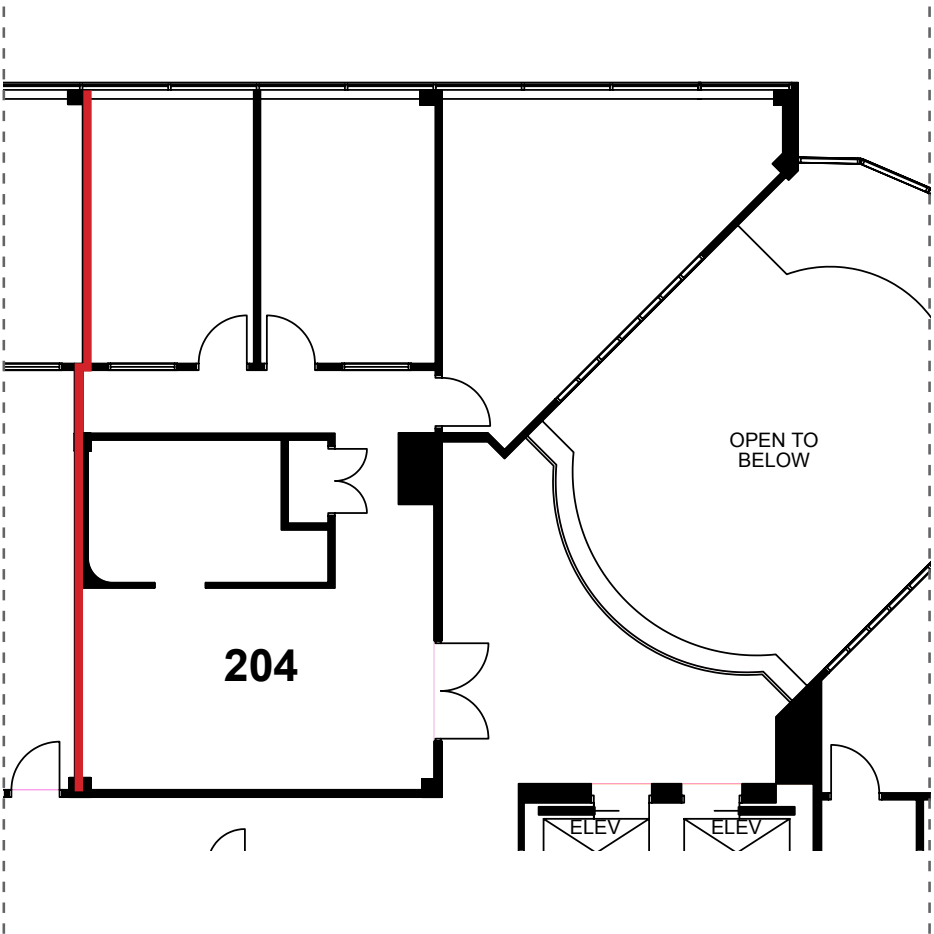
Suite 204

1,680 SF

- 2 private offices
- Conference room
- IT/storage unit
- Kitchenette-ready area
- 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

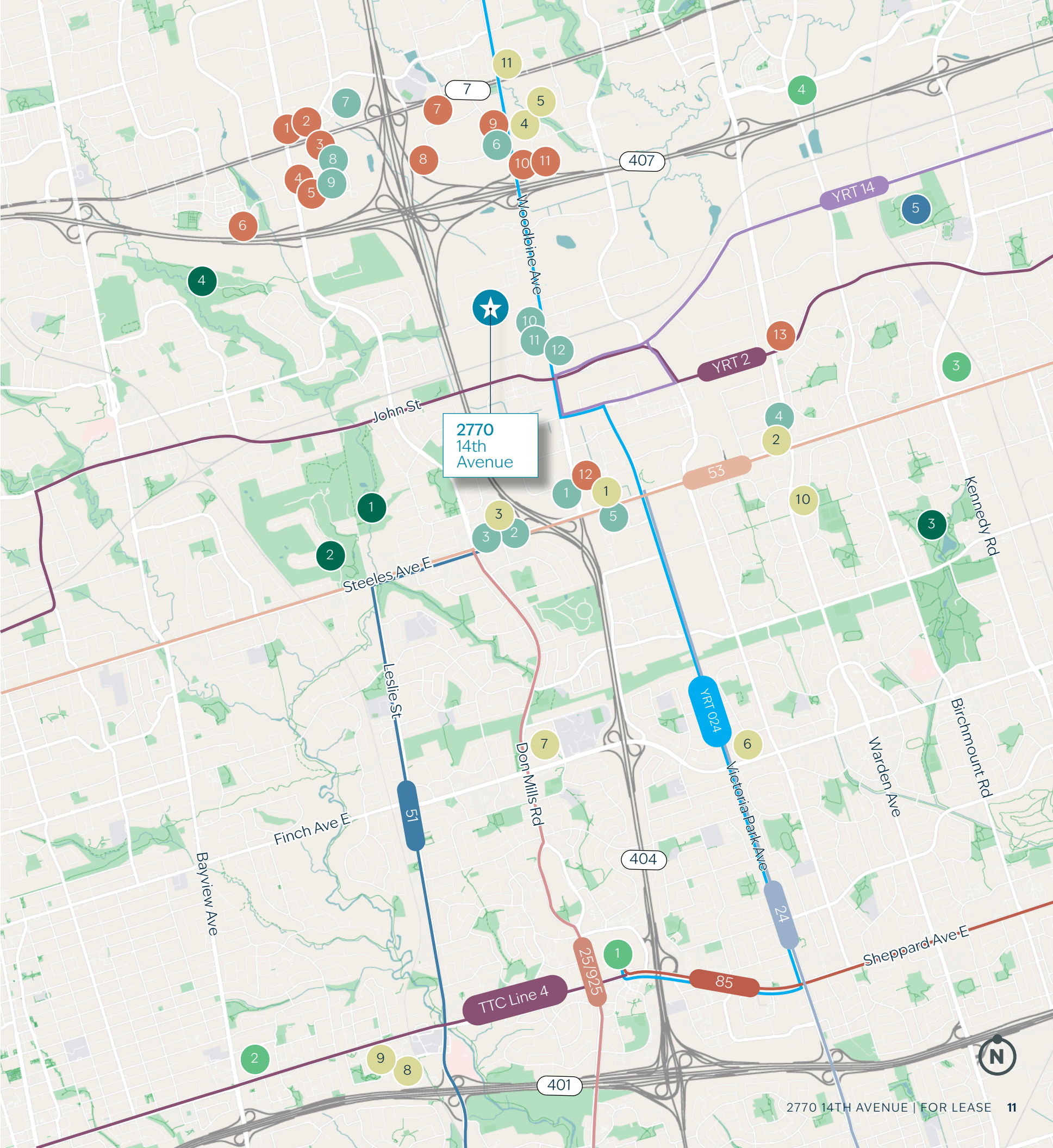
- 1 Bercy (Wycliffe) Park
- 2 Bayview Golf and Country Club
- 3 L'Amoreaux North Park
- 4 Valley View Park
- 5 Milliken Mills Park

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

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FOR LEASE

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