OFFICE SPACE FOR SUBLEASE

195 HARRY WALKER PKWY N NEWMARKET



195 SHIPPING

Property Highlights

Size	Suite 100: 8,000 SF (Can be demised to 4,000 SF)
Rent	\$16.00 PSF Gross
Possesion	Immediate
Sublease Term	Until August 30, 2031







EASY HIGHWAY 404 ACCESS



MULTIPLE OFFICES AND ONE BOARDROOM



SHARED ACCESS TO A CONFERENCE ROOM AND LUNCH & KITCHEN AREA



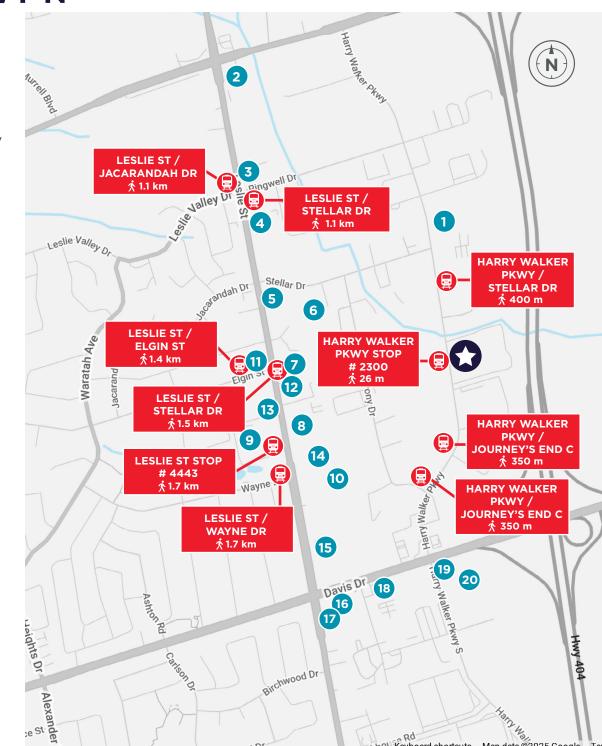




Amenities

- 1. Bumper to Bumper -Auto Parts
- 2. Princess Auto
- 3. Midas
- 4. Southlake Ford Lincoln
- 5. Spoke O'Motion
- 6. City Electric Supply Newmarket
- Ripples Bathroom and Kitchen Boutique
- 8. Newmarket Hyundai
- 9. York Hearing Clinic
- 10. Walmart

- 11. Kozy Sushi
- 12. Market Brewing Company
- 13. Goblets & Goblins
- 14. Happy All-Day
- Breakfast & Lunch
- 15. Chick-fil-A
- 16. McDonald's
- 17. Subway
- 18. Wendy's
- 19. Starbucks
- 20. Burger King



Drive Times

	Distance	Time
Hwy 404	11.7 km	8 min

Floor Plan

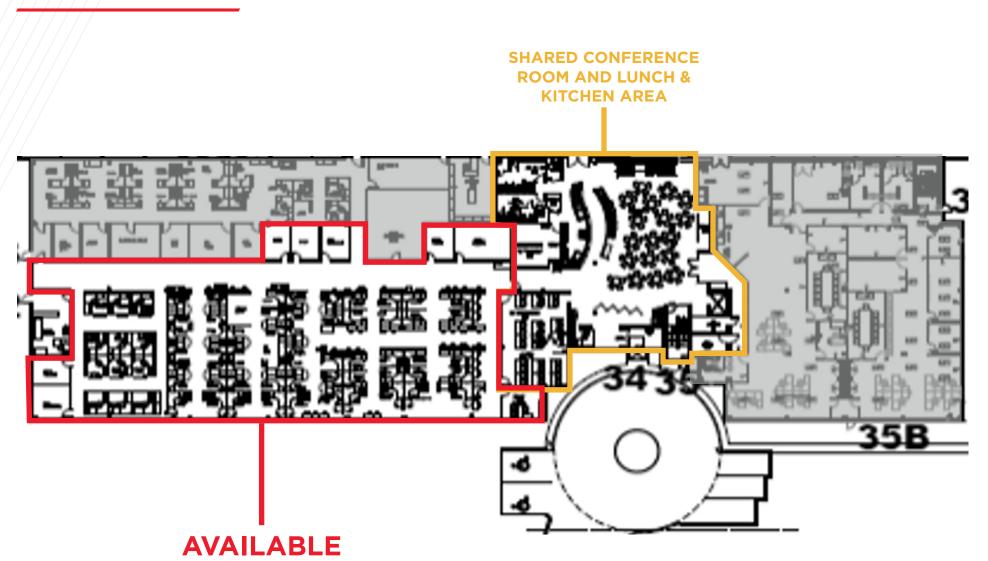
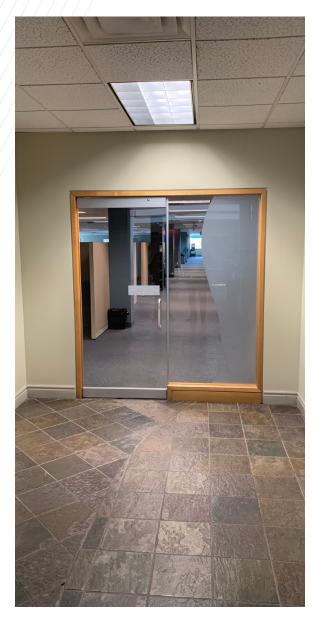


Photo Gallery









FOR MORE INFORMATION, CONTACT:

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SHIPPING