OFFICE SPACE FOR SUBLEASE

# **195** HARRY WALKER PKWY N NEWMARKET



195 SHIPPING

### **Property Highlights**

| Size          | Suite 100: 8,000 SF<br>(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



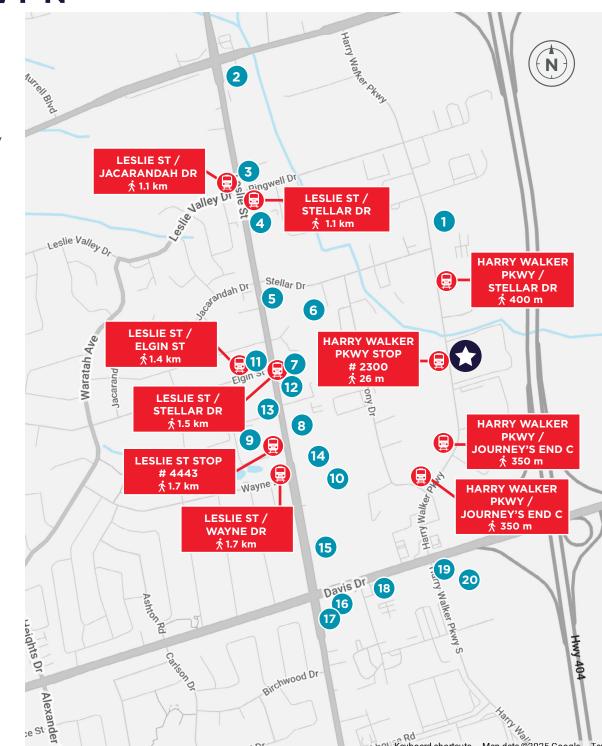




#### Amenities

- 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

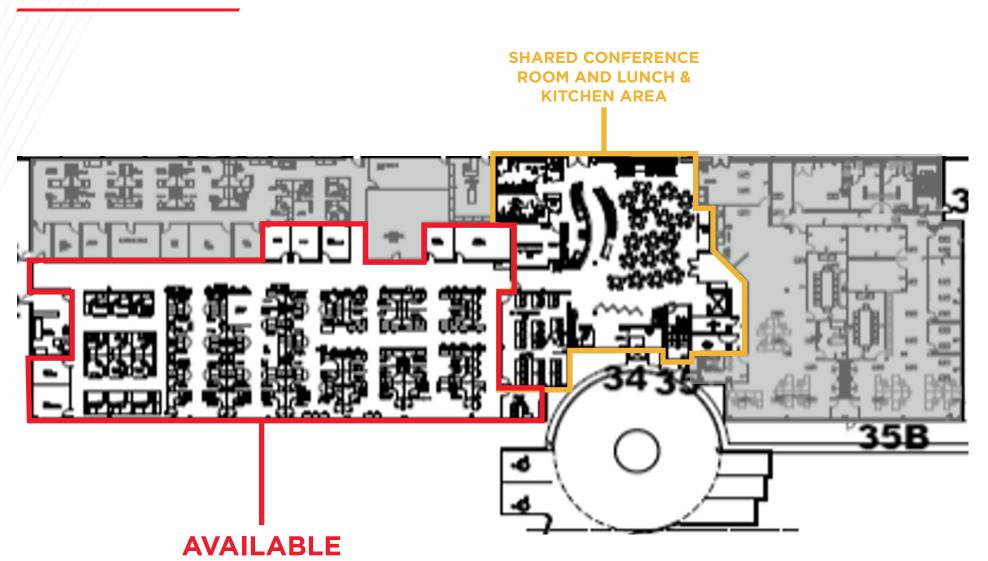
- 11. Kozy Sushi
- 12. Market Brewing Company
- 13. Goblets & Goblins
- 14. Happy All-Day
- Breakfast & Lunch
- 15. Chick-fil-A
- 16. McDonald's
- 17. Subway
- 18. Wendy's
- 19. Starbucks
- 20. Burger King



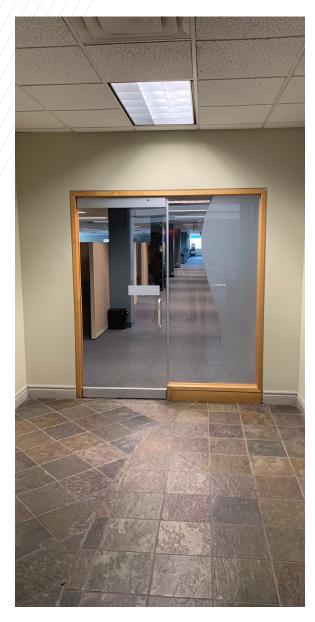
#### **Drive Times**

|         | Distance | Time  |
|---------|----------|-------|
| Hwy 404 | 11.7 km  | 8 min |

Floor Plan



### Photo Gallery









#### FOR MORE INFORMATION, CONTACT:

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