FOR LEASE 175 RIVIERA DRIVE, MARKHAM, ON

175

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PROPERTY OVERVIEW

Available for lease, 175 Riviera Dr is a freestanding office-industrial building located in a highly-sought after business park in Markham, ON. The 12,814 square foot building sits on 0.8 acre lot with over 40 parking spaces, with almost immediate access to Highway 404 and 407. The building has a gross ground floor area of 10,778 SF and second floor offices of 2036 SF. The space is currently built out with multiple private offices, board rooms and laboratory rooms equipped with anti-static floors as well as two warehouse areas totaling approximately 915 SF. The building was previously a multi-unit industrial building and all of the original separate entrances and drive-in doors remain, creating a truly flexible space with the potential to support a wide range of industrial and office uses.

HIGHLIGHTS

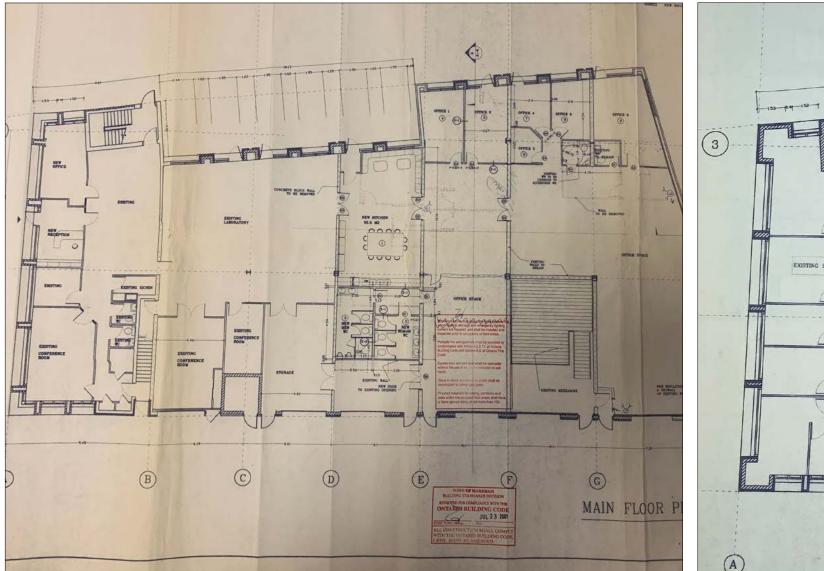
Municipal Address:	175 Riviera Drive, Markham, ON
Size:	10,778 SF Ground Floor 2,036 SF Second Floor 12,814 SF Total (93% Office)
Clear Height:	16 FT
Parking Spaces:	43
Zoning:	MCS3
Doors:	6 Drive in Doors
Available:	March 2023
Minimum Lease Term:	5 Years
Asking Rent:	Contact Listing Agent
TMI:	\$6.00



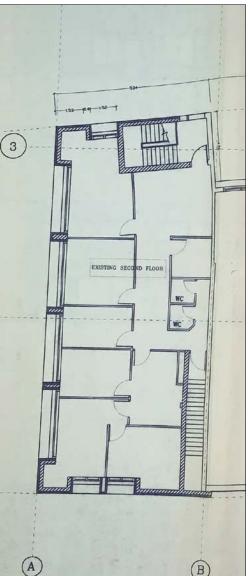




GROUND FLOOR



SECOND FLOOR







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