

# FOR LEASE

175 RIVIERA DRIVE, MARKHAM, ON



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Marcus & Millichap



# FOR LEASE

175 RIVIERA DRIVE, MARKHAM, ON

## 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

<b>Municipal Address:</b>	175 Riviera Drive, Markham, ON
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<b>Size:</b>	10,778 SF Ground Floor 2,036 SF Second Floor <b>12,814 SF Total (93% Office)</b>
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<b>Clear Height:</b>	16 FT
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<b>Parking Spaces:</b>	43
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<b>Zoning:</b>	MCS3
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<b>Doors:</b>	6 Drive in Doors
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<b>Available:</b>	March 2023
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<b>Minimum Lease Term:</b>	5 Years
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<b>Asking Rent:</b>	Contact Listing Agent
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<b>TMI:</b>	\$6.00
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Architectural floor plan of the main floor of a building. The plan shows various rooms and structural details. Key areas include:

- NEW OFFICE**: Located in the top left corner.
- NEW RECEPTION**: Located below the new office.
- EXISTING**: Several areas labeled as existing, including a large central space and a kitchen area.
- NEW KITCHEN**: Located in the center-right area.
- EXISTING LABORATORY**: Located in the top center.
- EXISTING CONFERENCE ROOM**: Located in the bottom left.
- EXISTING KITCHEN**: Located in the bottom center.
- EXISTING CONFERENCE ROOM**: Located in the bottom right.
- STORAGE**: Located in the bottom center-right.
- OFFICE SPACE**: Located in the top right.
- EXISTING WALKWAYS**: Located in the bottom right.

The plan includes dimensions, a north arrow, and a title block. The title block contains the following text:

TOWN OF MARKHAM  
BUILDING STANDARDS DIVISION  
REVIEWED FOR COMPLIANCE WITH THE  
ONTARIO BUILDING CODE JUL 23 2001  
ALL CONSTRUCTION SHALL COMPLY  
WITH THE ONTARIO BUILDING CODE  
AS AMENDED

MAIN FLOOR F



# FOR LEASE

175 RIVIERA DRIVE, MARKHAM, ON



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