

Office Space For Lease

20 Valleywood Drive
Markham, ON

TENANT INCENTIVE

6 MONTHS NET FREE RENT†

† For deals completed by June 30th, 2026 – based on a 5-year term with terms acceptable to the Landlord.



Property Highlights

- Rare single storey office building
- Self contained suite with washroom
- Turnkey & move in ready
- Direct entry from the exterior
- Low gross-up factor
- Transit at doorstep
- Numerous amenities nearby
- Close proximity to Highways 7, 404 & 407

Get more information

Eva Destunis*

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Ryan Hood*, SIOR

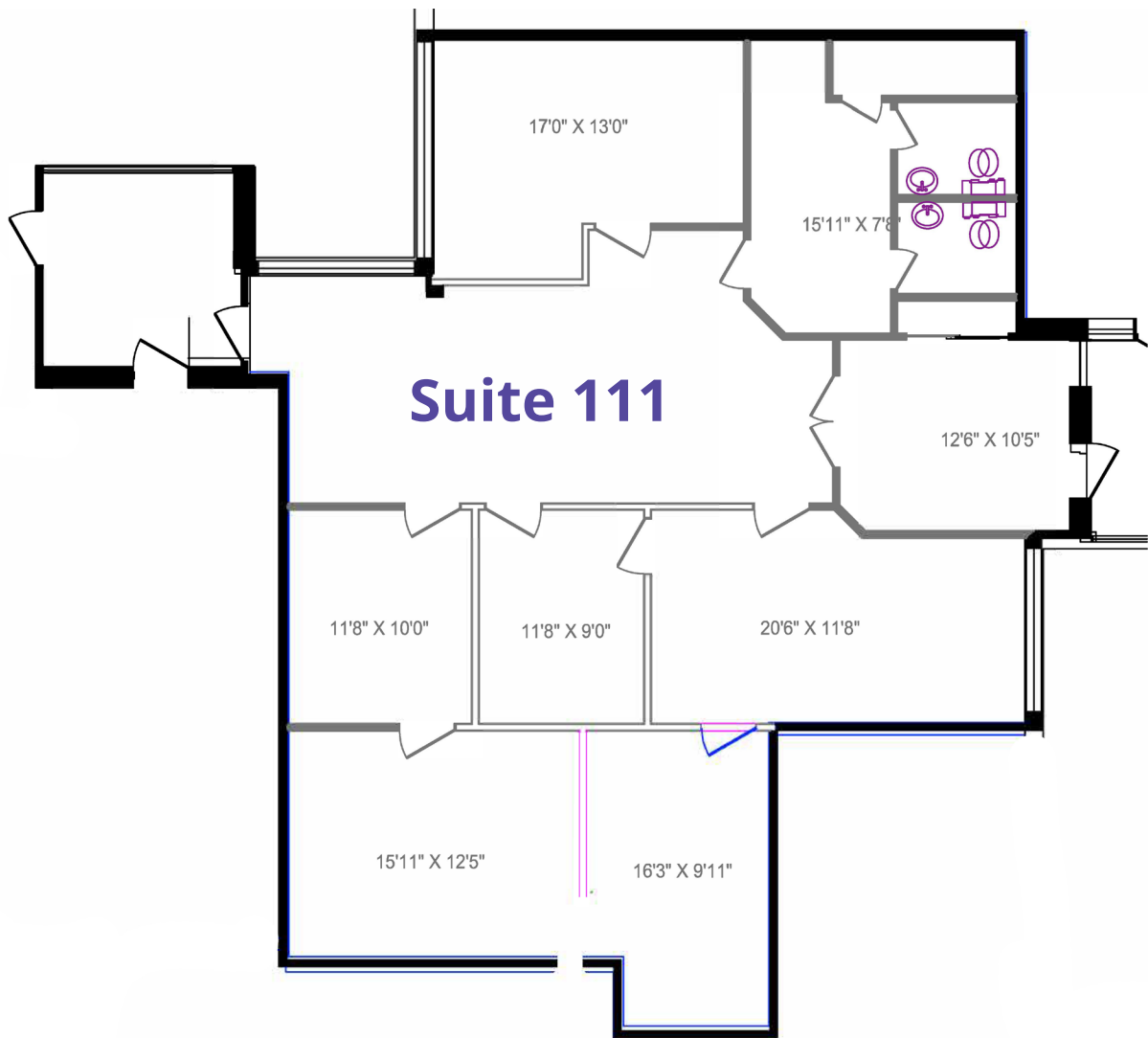
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**Avison Young Commercial
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Suite 111

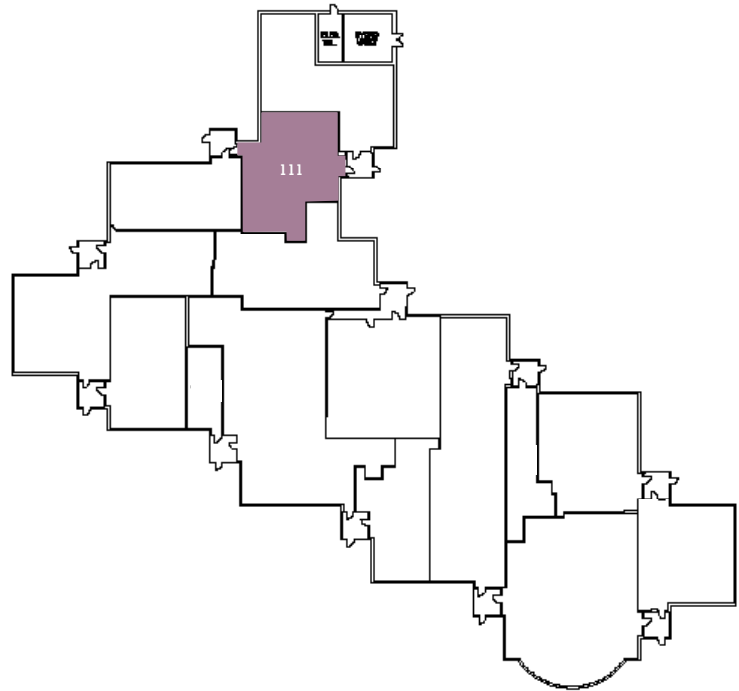
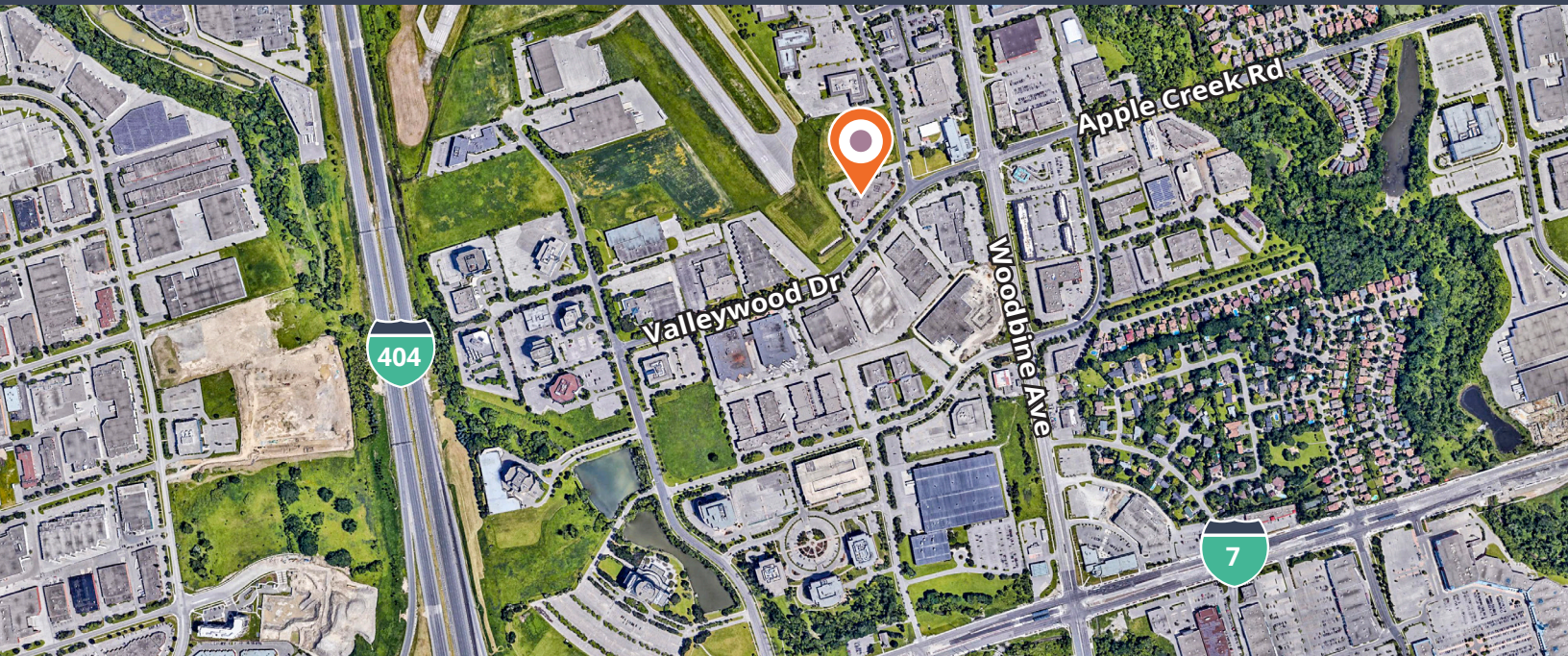
Size: 2,057 sf
Rental Rate: \$16.00 psf net (1st year)
Additional Rent: \$12.19 psf (2026)
Availability: Immediately

*Additional rent does not include janitorial



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