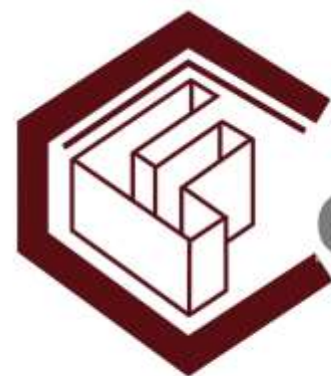


# 441 MacLaren Street FOR LEASE



**FACILITIES  
COMMERCIAL**

**INVESTMENTS | PROPERTY MANAGEMENT**

Facilities Commercial Realty (2019) Inc.



# LOCATION

441 MacLaren Street is located in the heart Centertown at the corner of MacLaren and Kent st. It is well situated within walking distances from restaurants and shopping with easy access from Highway 417.





## THE PROPERTY

441 MacLaren is an updated 4 story office building with a Tenant first focus. Fantastic amenities within each suite make each unit ready to go. A full gym on the 4th floor with change rooms and showers is complementary to use for each tenant.

The building has a unique start up vibe with tech tenants such as Raven Connected, a tech focused accounting firm and business law firm. For entrepreneurs it's a great opportunity to chat with industry veterans while working out in the building's gym or pitch an idea in the elevator.





# THE SUITE

**Ground Floor, Suite 101, 2,200 Square Feet**

Formerly occupied by an architecture firm, this suite has an impressive glass boardroom off the reception area, one glass enclosed office and the remainder open concept space with open ceilings. There are two secured storage rooms, a kitchen, file and copy area plus a washroom.

*Gym access is for everyone at no cost*



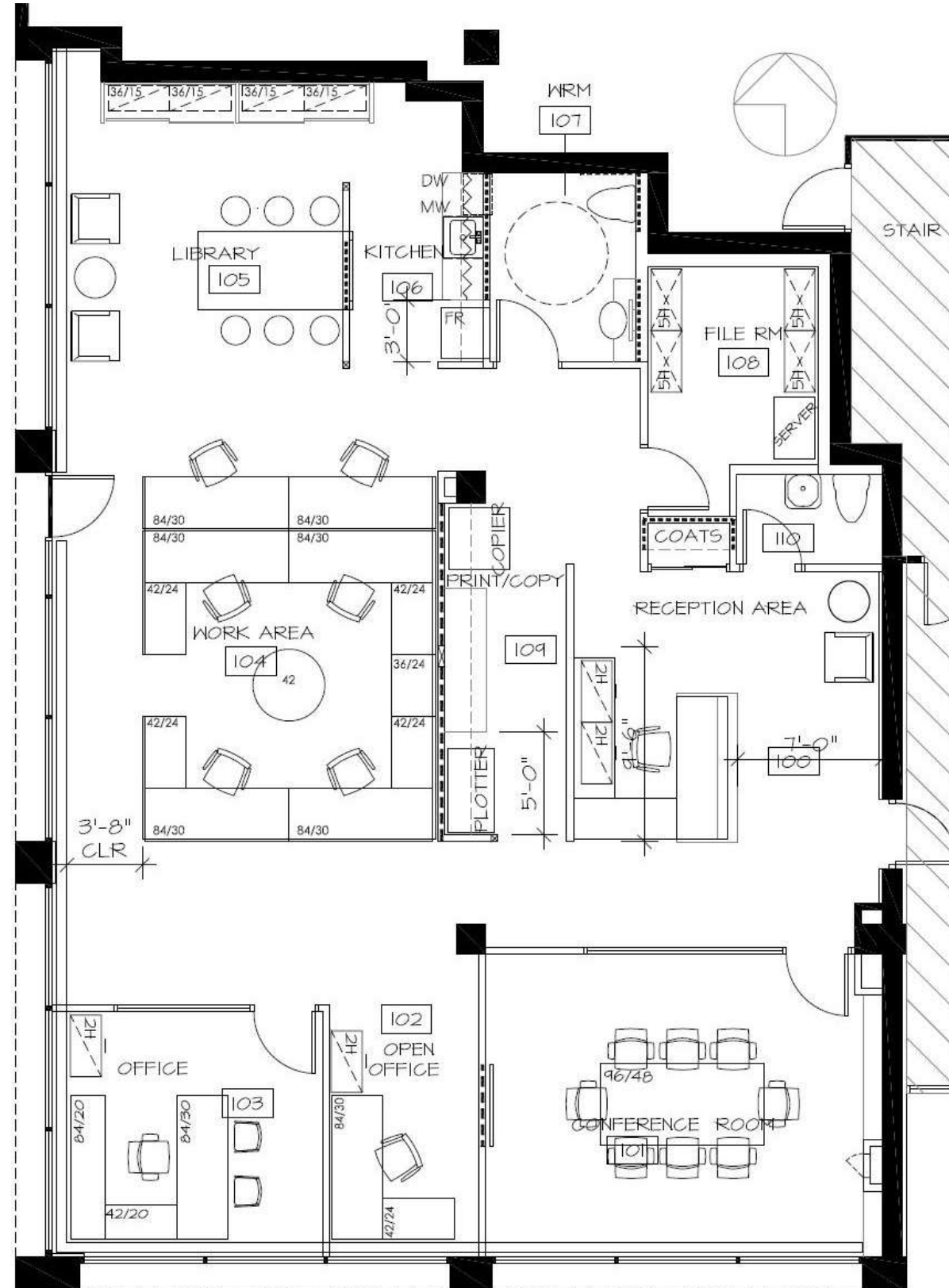
**Net Rental - \$17.00/square foot**

**Operating Costs - \$15.50/square foot**

*Includes CAM, Realty Taxes, Building Insurance and in-suite cleaning.*



# Floor Plan- Ground Floor



## FOR MORE INFORMATION:

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