

441 MacLaren Street FOR LEASE



**FACILITIES
COMMERCIAL**
REALTY INC. BROKERAGE

SALES | LEASING | PROPERTY MANAGEMENT



LOCATION

441 MacLaren Street is located in the heart Centertown at the corner of MacLaren and Kent st. Well situated in an area with Walking distance from restaurants and shopping with easy access to 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 SUITES

3rd floor- Suite 330- 1,018 Square Feet. A great small office with three built out offices, reception area and open space in the middle.

4th floor- Suite 401- 1,879 Square Feet. Open space at the entrance with Five built out offices to the side plus a storage area. Currently has a full sound studio.

Gym access is for everyone at no cost!

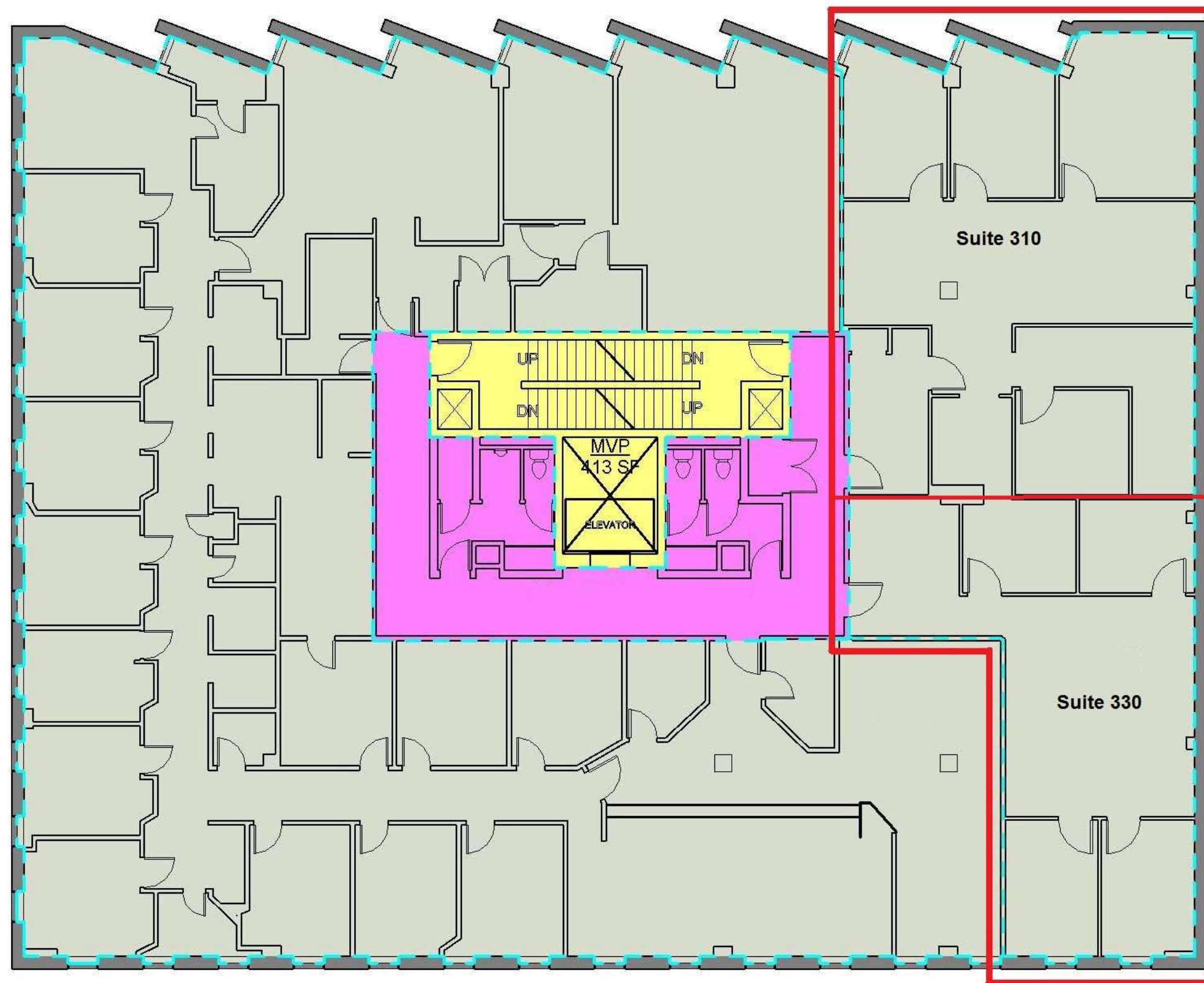


Net Rental - \$16.00/square foot

Operating Costs - \$15.50/square foot
Includes CAM, Realty Taxes, Building Insurance
and in-suite cleaning.

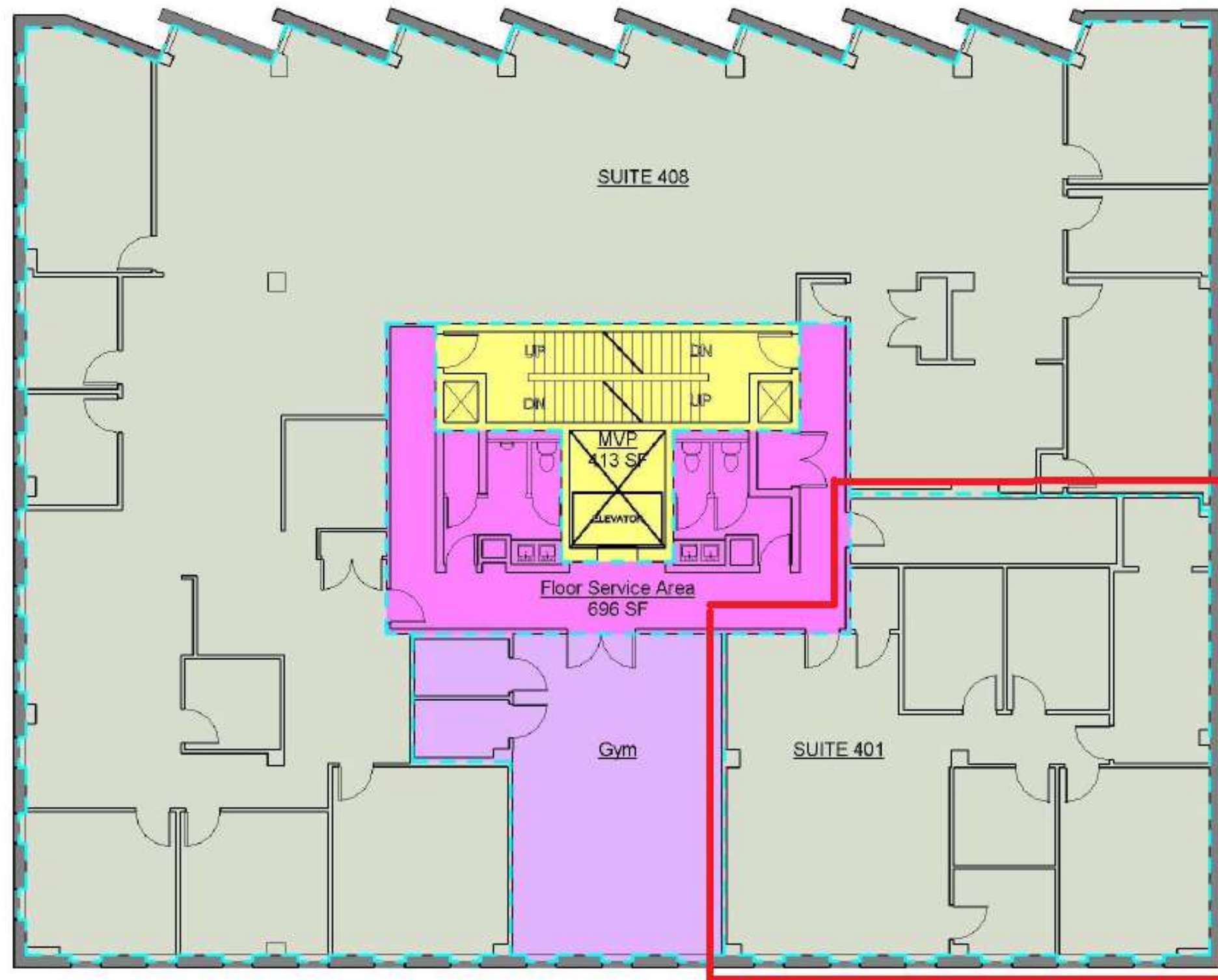


Floor Plan- 3rd Floor





Floor Plan- 4th Floor





FOR MORE INFORMATION:

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