

MARLBOROUGH PROFESSIONAL BUILDING

433 MARLBOROUGH WAY NE

FROM 686 - 2,850 SF

VARIOUS OFFICE + MEDICAL
SUITES FOR LEASE



FEATURES

- FREE SURFACE PARKING
- MEDICAL/DENTAL PROFESSIONAL SERVICES BUILDING
- EASY ACCESS/EGRESS OFF MEMORIAL DRIVE
- COMPLIMENTARY MEDICAL USES IN THE BUILDING
- ADJACENT TO MARLBOROUGH MALL WITH EXTENSIVE RETAIL AMENITIES

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MARLBOROUGH PROFESSIONAL BUILDING PROPERTY INFORMATION:

TERM:	FLEXIBLE
NET RENT:	MARKET
OP COSTS (2023 BUDGET):	\$18.09 PSF
IMPROVEMENT ALLOWANCE/TURNKEY: AVAILABLE:	NEGOTIABLE IMMEDIATELY
YEAR BUILT:	1975
PARKING:	1 PER 1,000 SF - SECURE SURFACE + AMPLE SCRAMBLE STALLS FOR CUSTOMERS AND STAFF AT NO COST

LEASING OPPORTUNITIES:

<u>SUITE</u>	<u>RENTABLE AREA</u>	<u>COMMENTS</u>
#495	774 SF	MEDICAL/OFFICE BUILD OUT
#610	1,633 SF	PARTIALLY DEVELOPED
#620	1,234 SF	FORMER CLINIC SPACE
#640	1,471 SF	OFFICE BUILD OUT
#660	686 SF	OPEN PLAN OFFICE
#670	2,850 SF	MEDICAL BUILD OUT

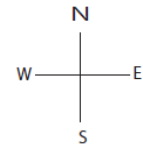
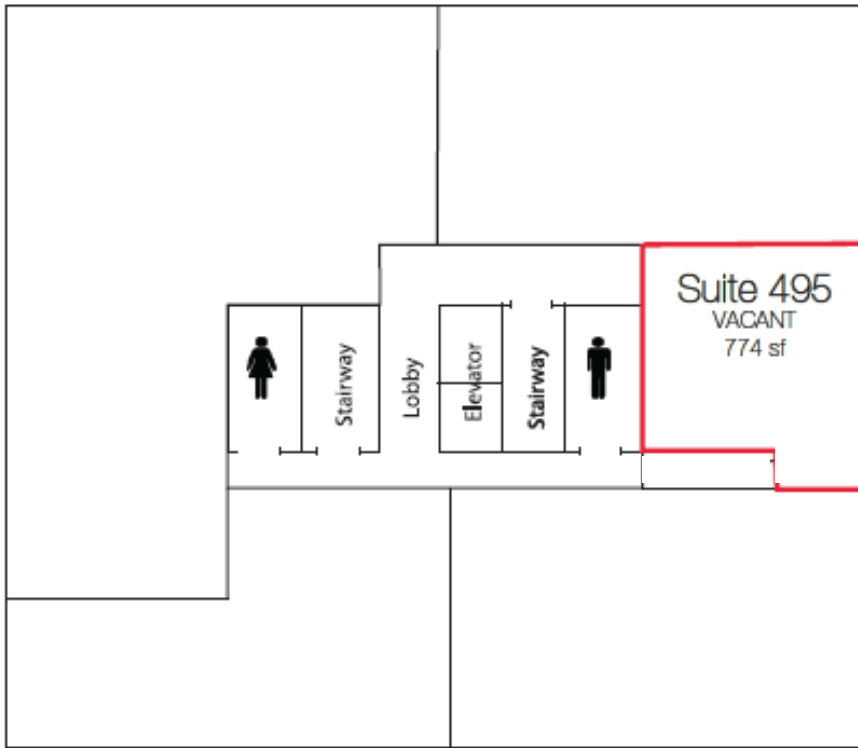


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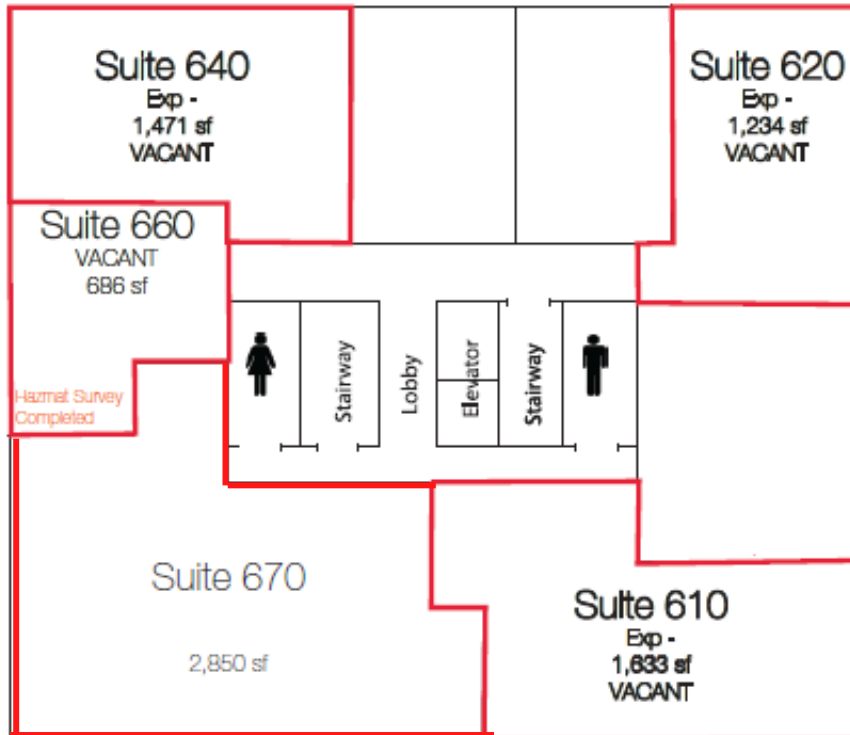
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4TH FLOOR:



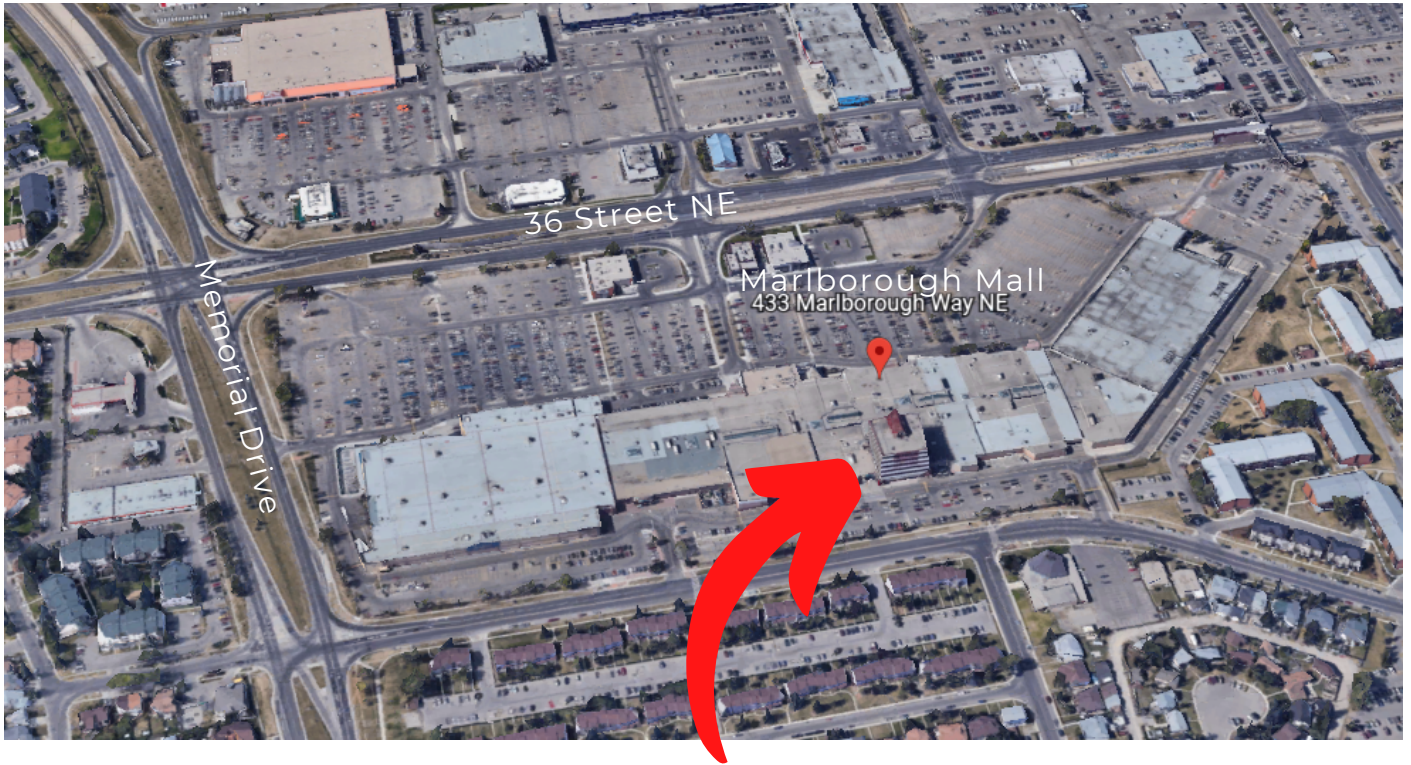
6TH FLOOR:



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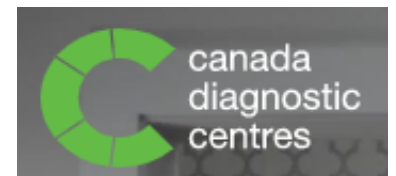
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Marlborough Professional Building

Neighbouring Tenants:



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