



88

McNabb Street

Markham • ON

For Lease 74,593 SF Full Building Opportunity



CBRE



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Welcome to 88 McNabb Street, a free-standing, single-tenant office building located along Warden Avenue in Markham, Ontario.

The building features a three-story atrium with a glass roof which pours daylight into the open corridor design, overlooking the centrally located townhall and collaboration area. The business node is home to many of Markham's largest corporate neighbours including AMD, General Motors, TD Bank, Johnson & Johnson.



For Lease: 74,593 SF



Asking Net Rent: \$19.00 PSF



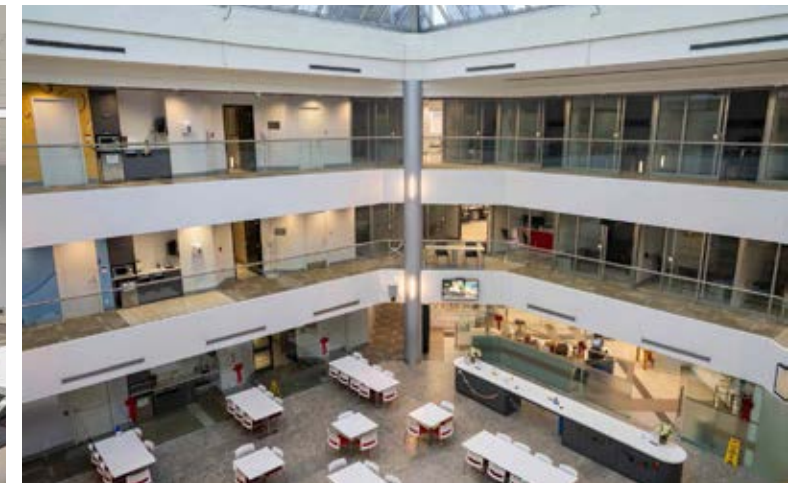
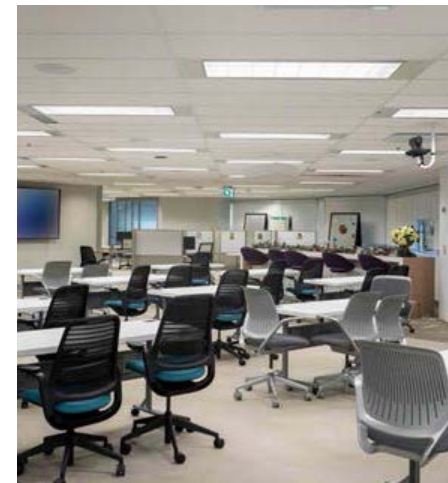
Additional Rent: \$15.50 PSF (2026 Estimate)



Occupancy: Q4 2026

Highlights:

- Single occupant office building
- Stunning three-story atrium design
- Maintained to a high standard for corporate users
- Signage opportunities fronting onto Warden Avenue
- Truck level loading dock
- Fitness center with change rooms
- Commercial kitchen with equipment
- Transit connected
- Close proximity to Downtown Markham
- Private outdoor patio





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Neighbouring Tenants



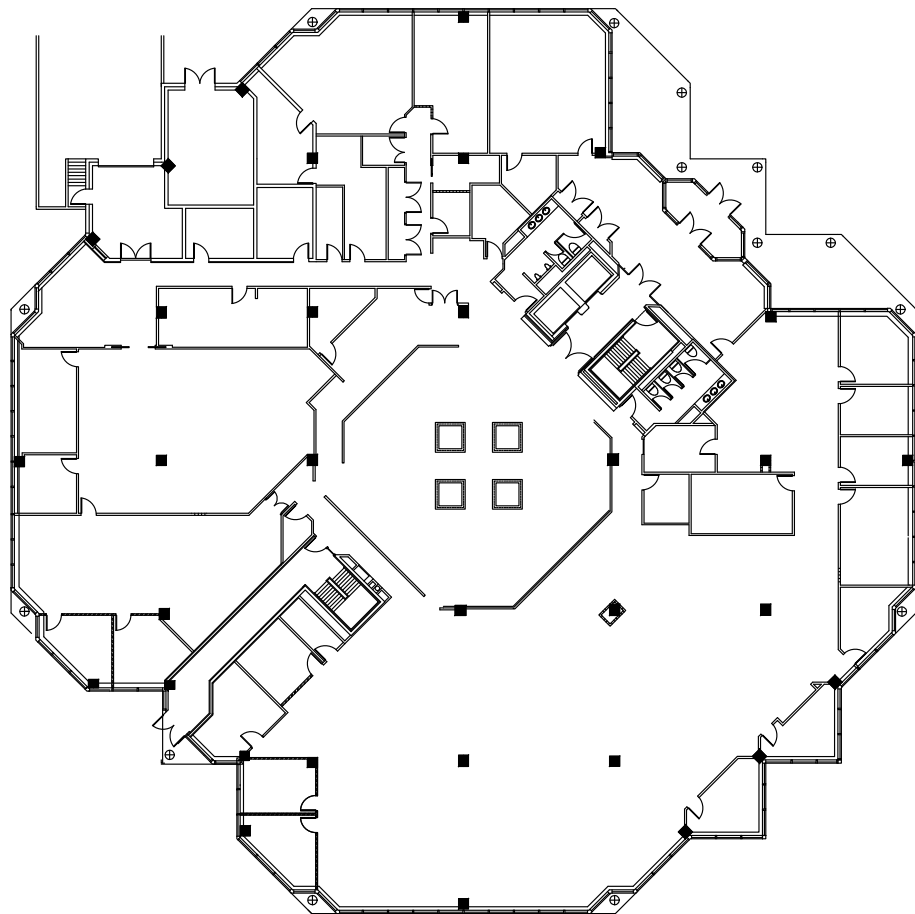


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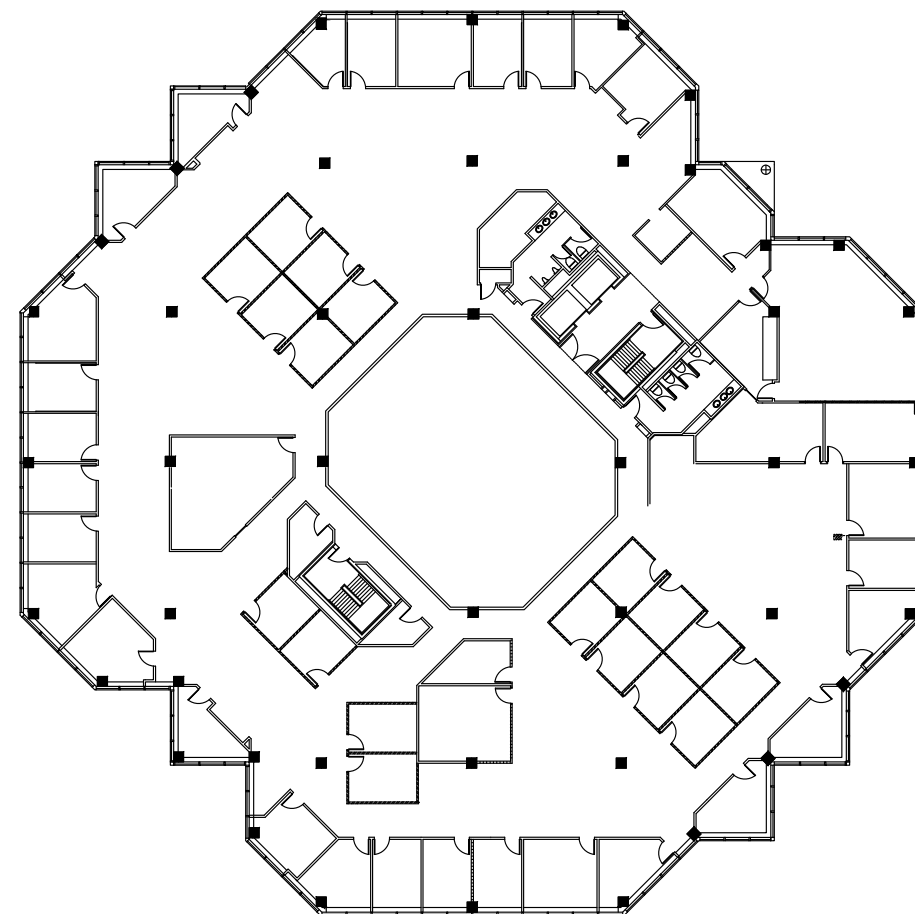
Ground Floor

24,033 SF



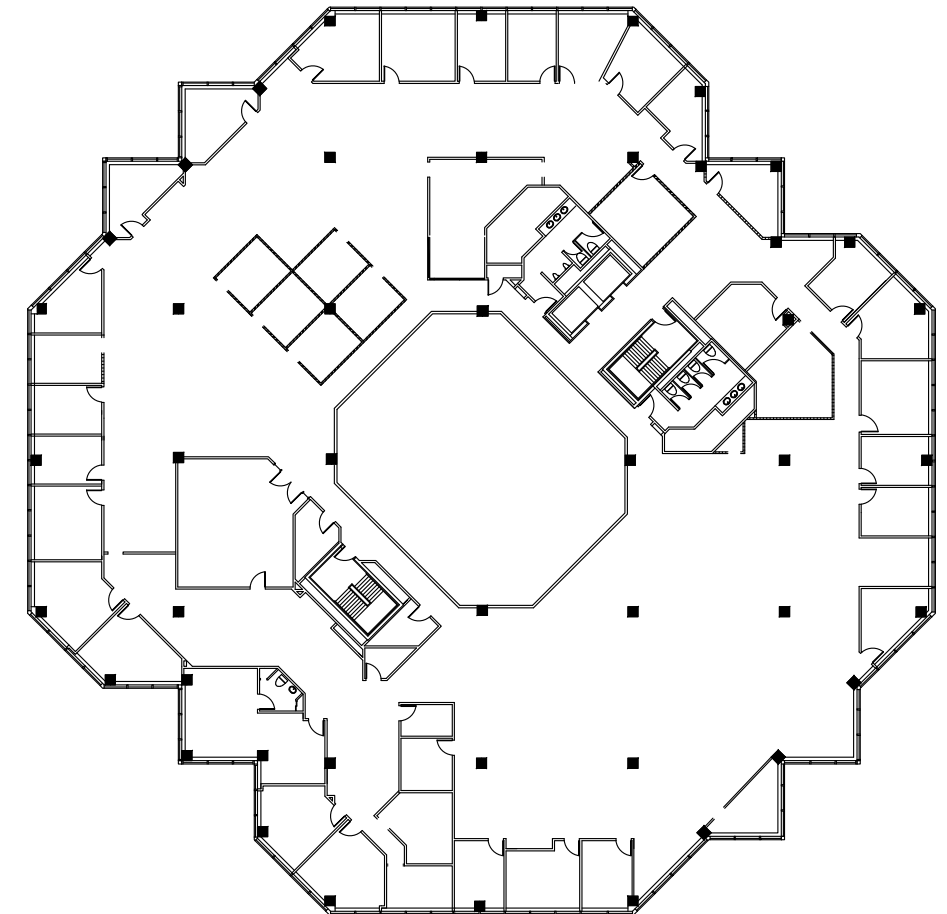
Second Floor

24,942 SF



Third Floor

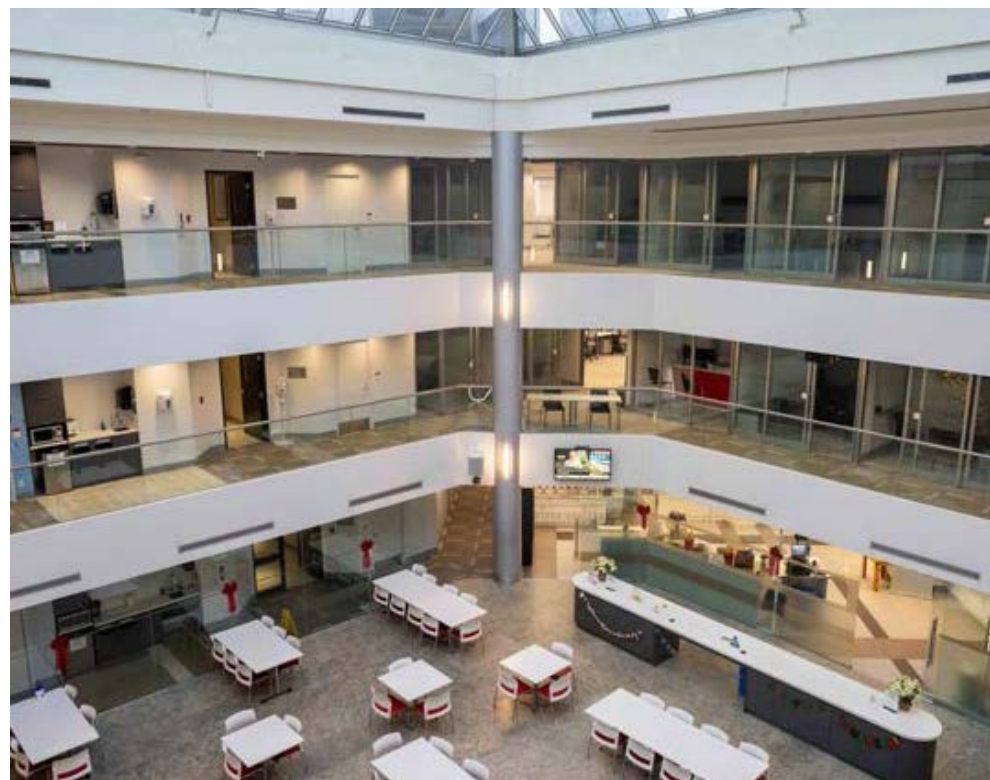
24,959 SF





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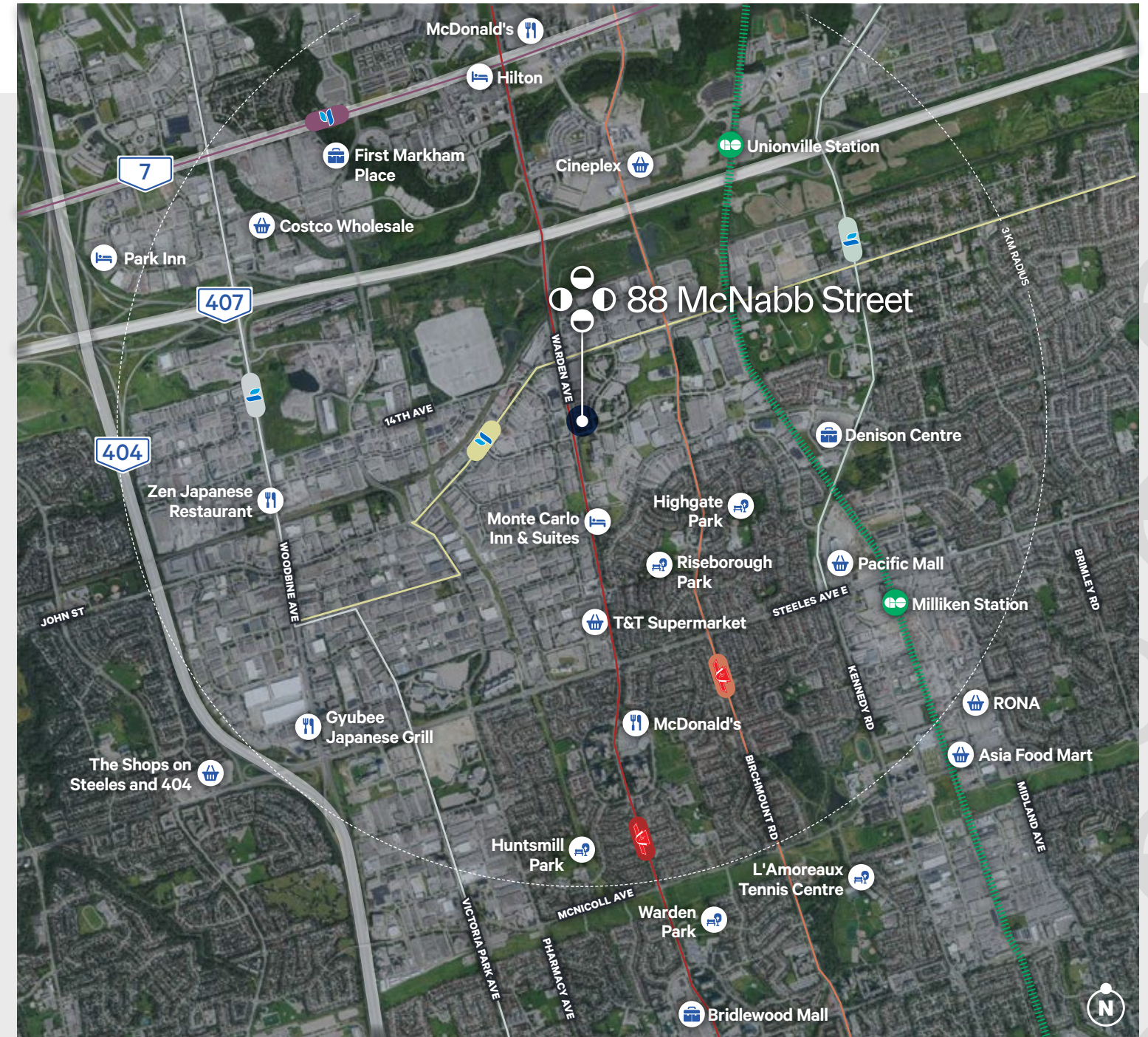
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Nearby Amenities



Transit Connections

- TTC Route 28B Warden
- TTC Route 17 Birchmount
- VIVA Purple
- YRT Route 14 14th Avenue
- YRT Route 8 Kennedy
- YRT Route 24 Woodbine





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For More Information, Please Contact:

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Updated: 02/19/26

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