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**FOR LEASE** | 278 Pinebush Road, Cambridge | ON

# High Profile Office Space Available for Lease

**Colliers International**

305 King Street West | Suite 606  
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## PROPERTY HIGHLIGHTS

Located between Franklin Road exit and Townline Road exit along the 401. The location of this building cannot be beat. Only 15 minutes to Kitchener-Waterloo, 25 minutes to Guelph and 40 minutes to Mississauga. This highly recognizable building features attractive finished office space and ample free parking. Increase your company profile by taking advantage of thousands of passing cars each day!

- Located seconds from Highway 401 interchange providing quick and convenient access to the GTA & Waterloo Region
- Close to many nearby amenities such as restaurants, banks and shopping
- Triple glazed, glass exterior office building
- Lobby with two-storey atrium, glass boardrooms and meeting rooms allowing for plenty of natural light
- Private offices and collaborative open work space
- Large lunchroom
- Free on-site parking
- Highway 401 signage opportunity with high exposure (for 11,005 SF or 17,518 SF Tenant)
- Building features high quality finishes with passenger elevator

## PROPERTY DETAILS

Civic Address      **278 Pinebush Road**

Total Available Area      **Up to 17,518 SF**

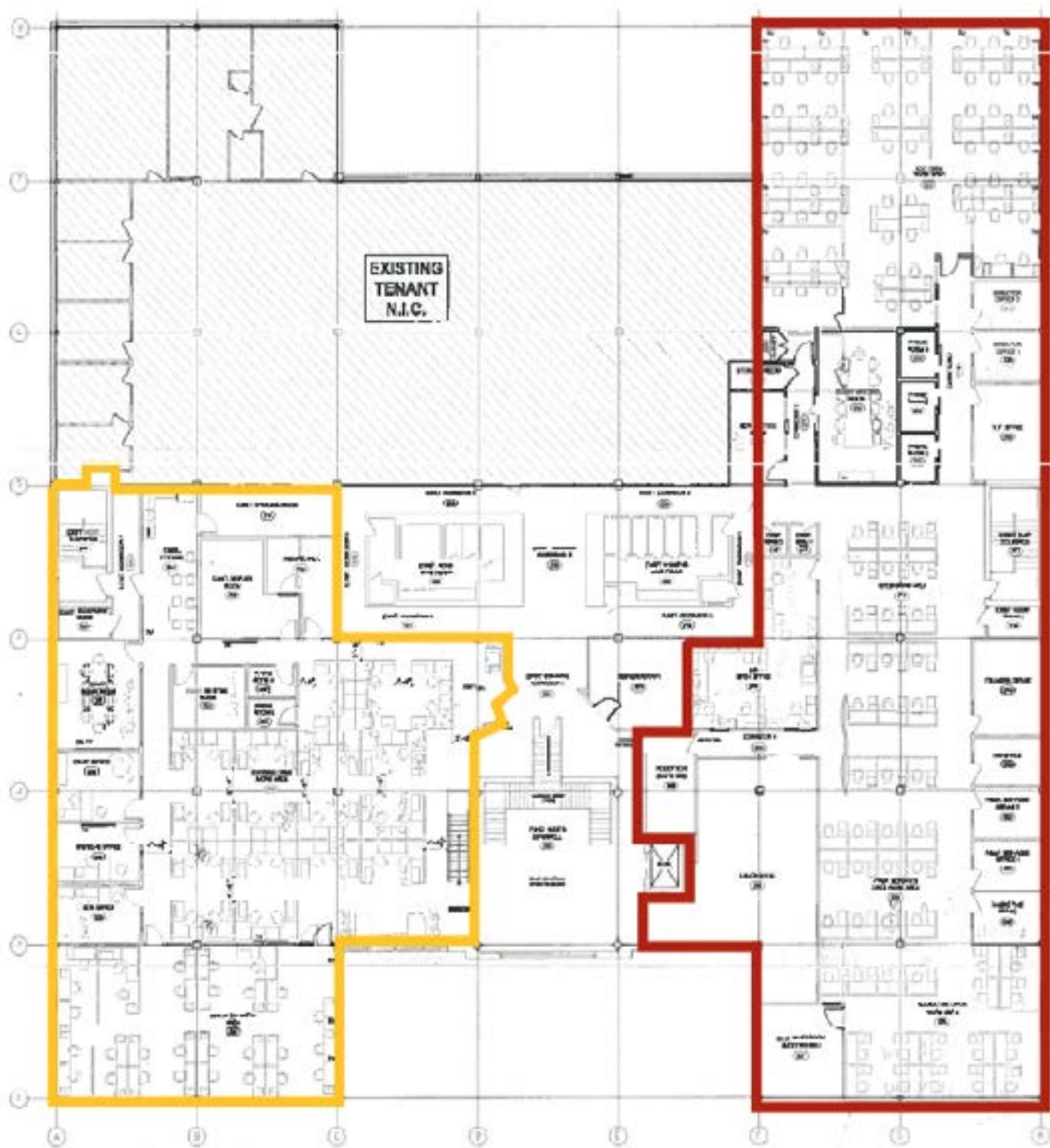
Area Breakdown  
**Suite 200: 11,005 SF**  
**Suite 202: 6,513 SF**  
**Suite 200 & 202: 17,518 SF**

Parking      **5/1,000 SF**

Net Rent:      **\$17.50 PSF**

CAM & Taxes      **\$12.65 PSF**  
**(Includes utilities, but excludes in-suite janitorial)**

FLOORPLAN



SUITE 202: 6,513 SF

SUITE 200: 11,005 SF





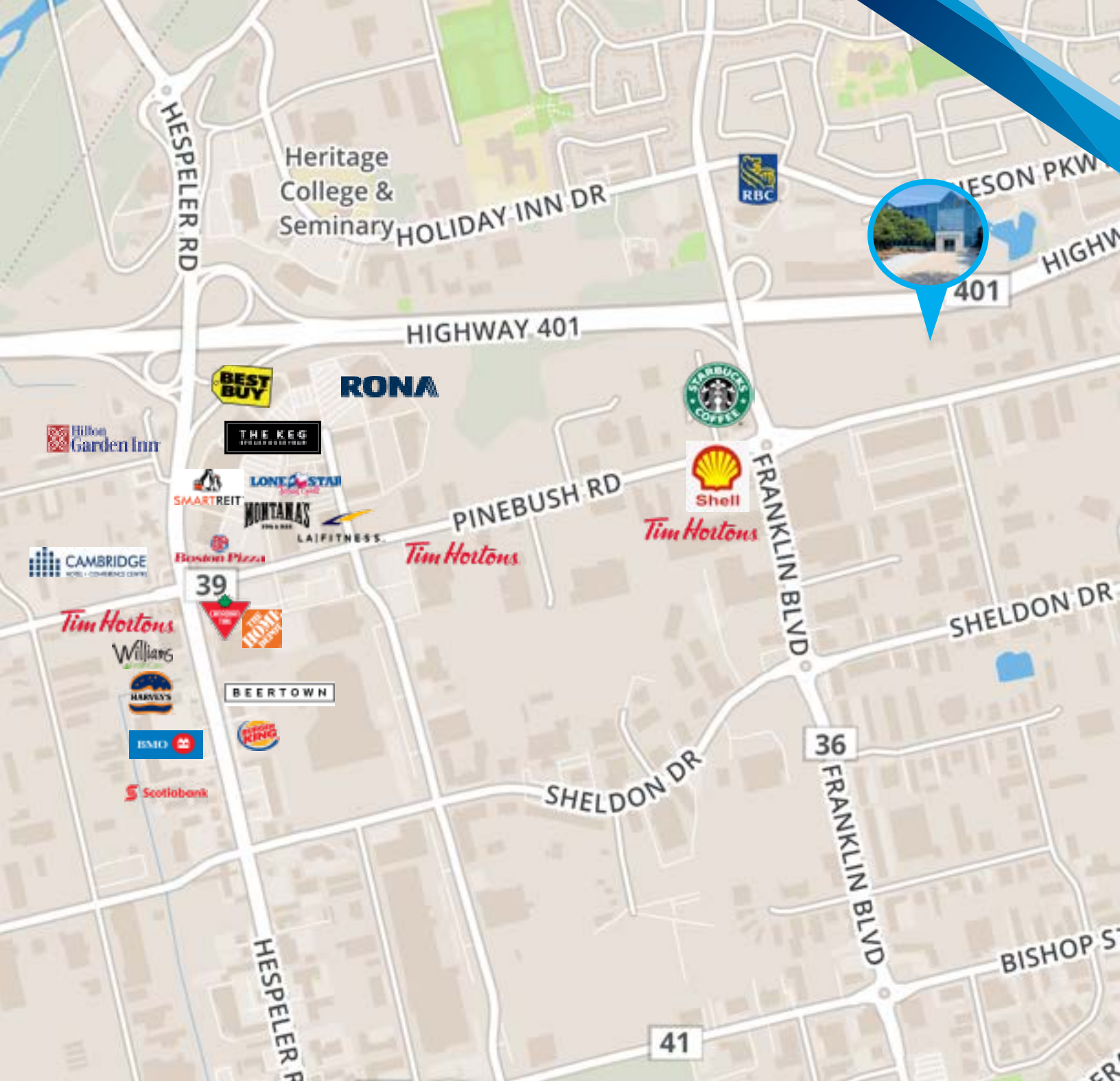
## Gallery

278 Pinebush Road, Cambridge:  
High profile Cambridge location //  
Highway 401 exposure // Building  
features high quality finishes  
// Nearby many amenities

[VIEW MORE PHOTOS](#) 

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