



# FOR LEASE

1785 WALKER ROAD, WINDSOR, ONTARIO

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## AUSTIN ONDEJKO

SALES REPRESENTATIVE | 519-944-5357

# 1785 WALKER ROAD

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## PROPERTY OVERVIEW

Modern Class A Office Space for Lease | 5,750 SF

Located on the second floor at one of Windsor's busiest intersections, offering maximum exposure and convenience.

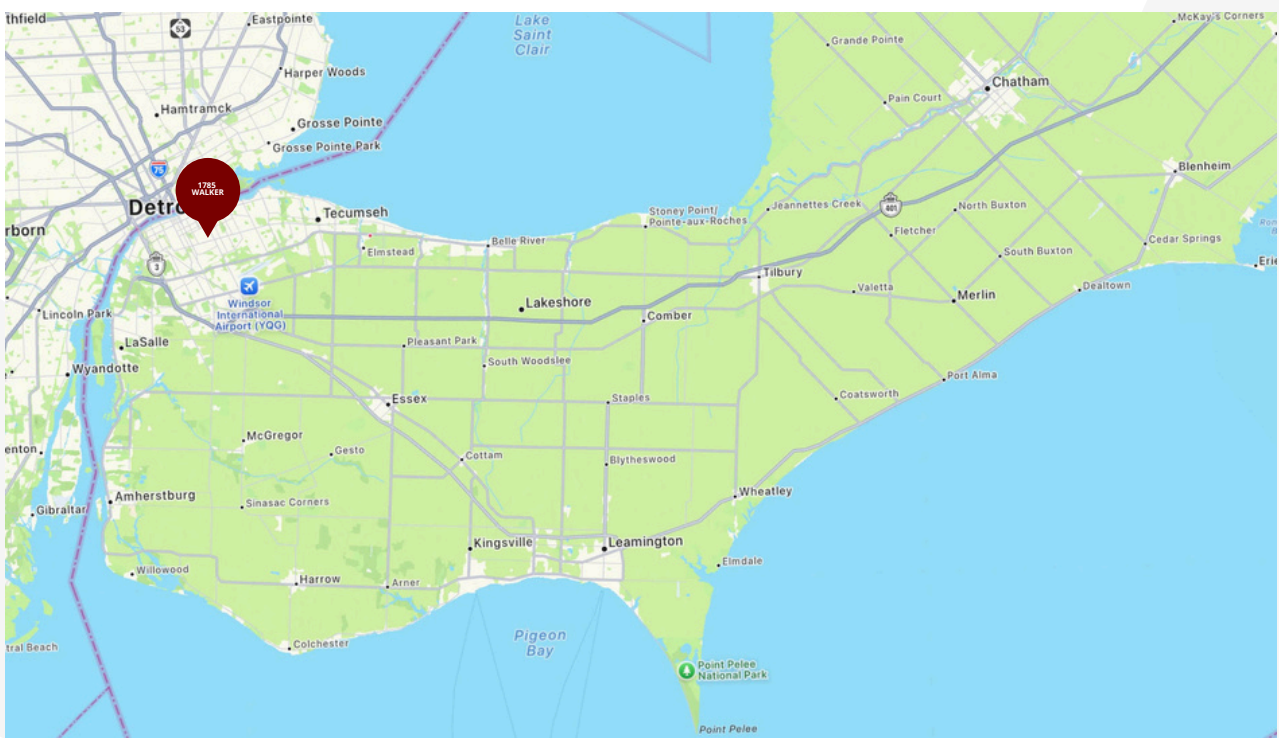
The office features wrap-around windows that flood the space with natural light while providing expansive views. Completely furnished with high-end finishes, the layout includes 33 workstations, two executive offices, three private offices/meeting rooms, and a large boardroom. A fully equipped kitchen and dining area adds to the functionality and comfort of the space.

Parking is available in the adjacent lot.

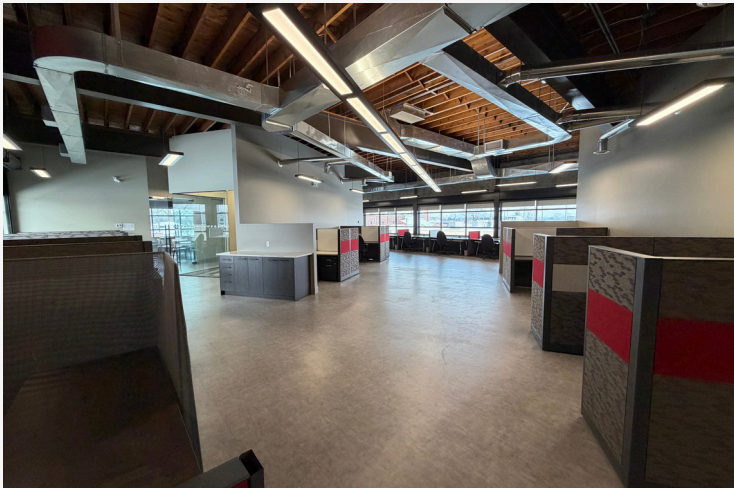
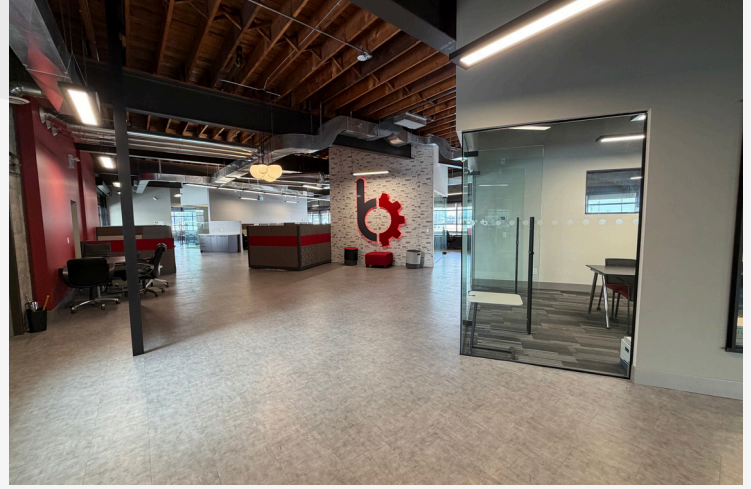
Available for immediate occupancy and is move-in-ready.

**Lease Rate:** \$16.00 PSF Gross (Includes Utilities)

**Zoning:** MD1.2



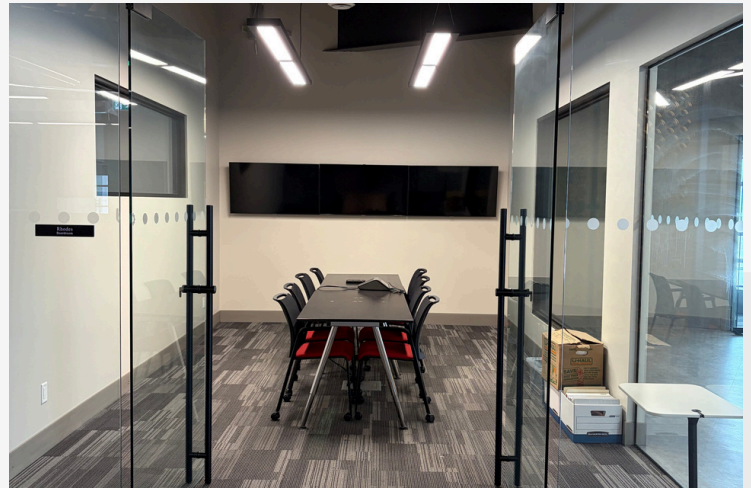
## OFFICE & ADMINISTRATIVE AREA



This modern, fully built-out office suite offers a functional and efficient layout suitable for professional users. The space features extensive perimeter windows, providing excellent natural light throughout. The floor plan supports both collaborative work areas and private offices, allowing for flexible business operations.

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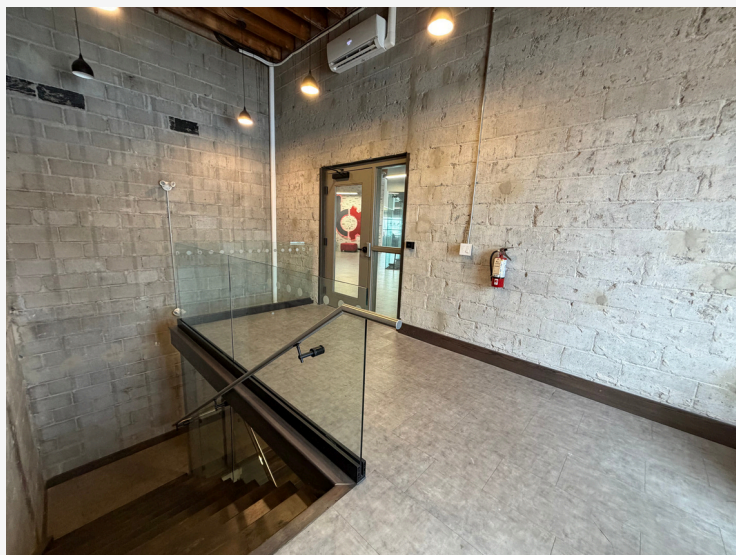
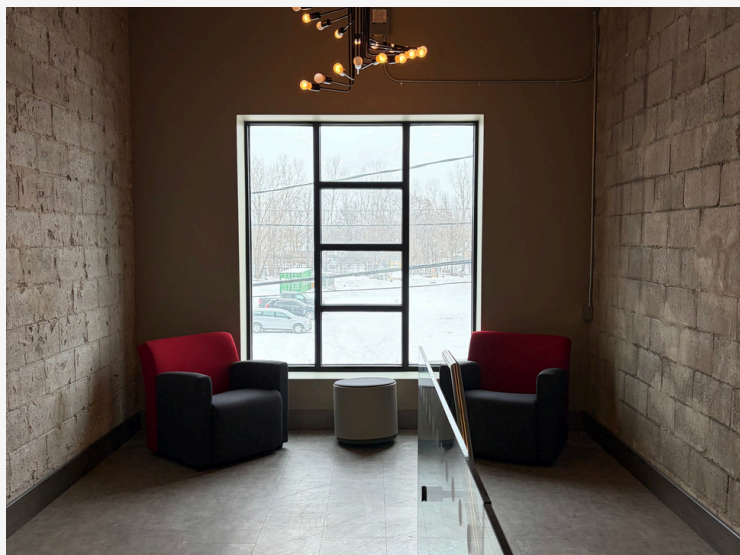
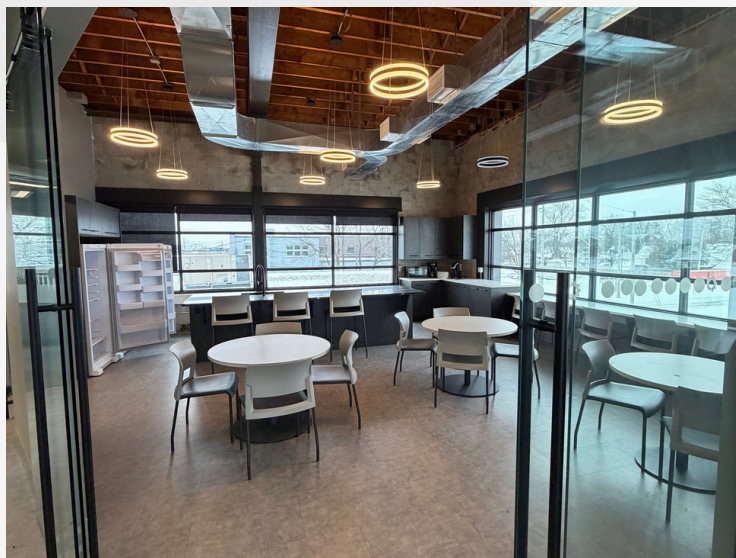
## PRIVATE OFFICES & BOARDROOM



The layout includes multiple private offices and meeting rooms to support focused work and confidential discussions. Two executive offices and a dedicated boardroom provide a professional setting for management meetings, presentations, and client interactions. The space is designed to balance privacy with collaboration.

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## OTHER AMENITIES



A fully equipped kitchenette with an adjacent dining and lounge area offers a practical amenity for staff and informal meetings. The space enhances day-to-day functionality while maintaining a professional office environment.

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