



# FOR LEASE FULLY FURNISHED OFFICE SPACE

Address: 170 Werlich Dr., Cambridge, ON



## 170 Werlich Dr.

Discover a Class A fully furnished office leasing opportunity at 170 Werlich Dr., located in one of Cambridge's most active commercial hubs.

Situated in the prestigious Cambridge Gateway Centre, this second-floor commercial space offers approximately 4,444 sq. ft., fully furnished and ready to meet your business needs.

With large windows providing abundant natural light and excellent exposure, this unit creates an ideal professional setting. It is perfectly suited for a wide range of businesses, including:

- **Trucking and logistics companies**
- **Legal, real estate, and financial services**
- **Technology and consulting firms**



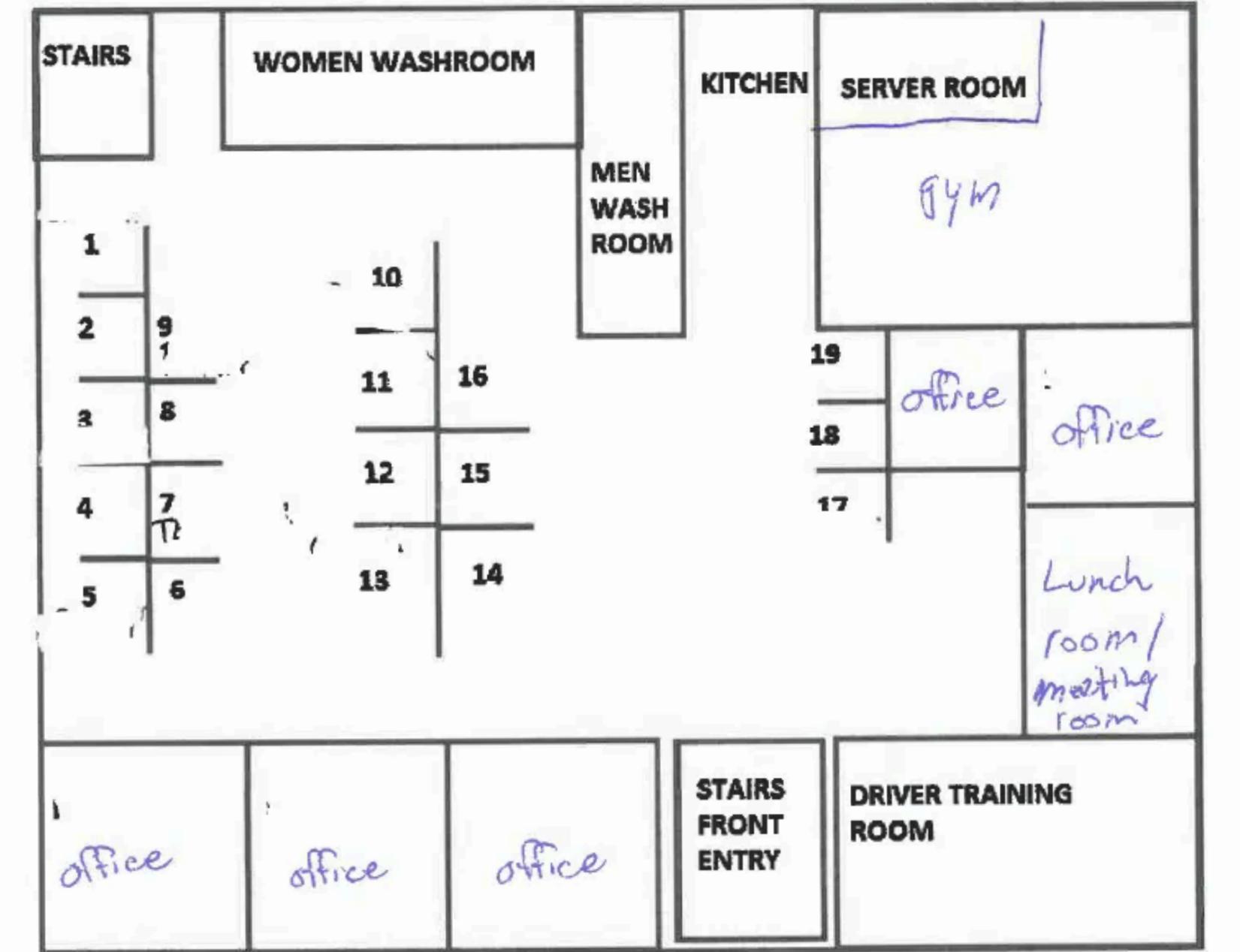
# Key Features

- Approx. 4,444 sq. ft. of fully Furnished office space
- 5 Executive Suites
- 17 Cubicle Workstations
- 1 Conference Room
- Bright, Professional Environment with strong visibility

Rent-\$21 sq. ft, Maint \$7.50 sq.ft.

Maintenance Fees Include

*Insurance, Common Area Maintenance, Heat, Electricity, Landscaping, Property Management, Water, Exterior Maintenance*



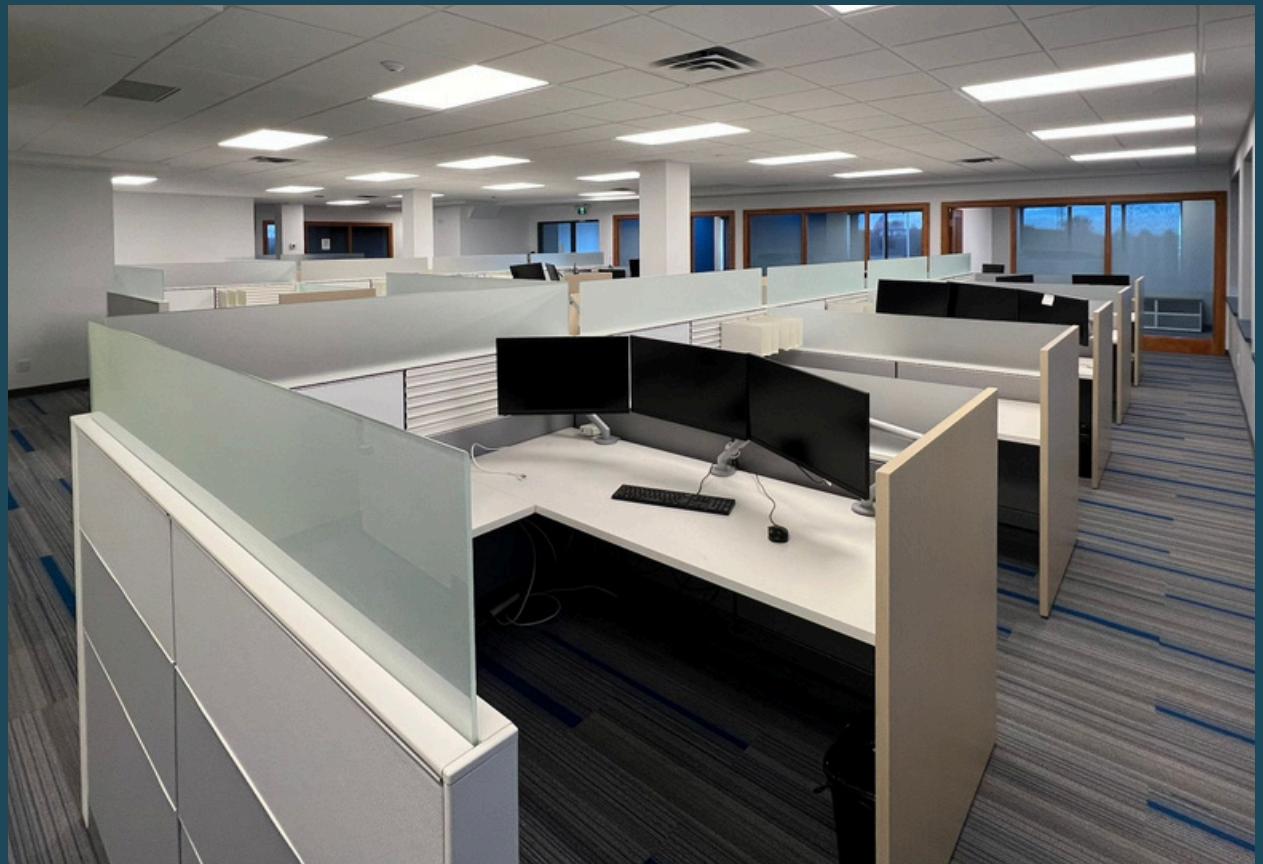
# Amenities

## Transportation & Access

- Direct Highway 401 access
- Highway 24 access
- Highway 8 access
- Public transit (bus services)
- Regional train services
- 25 on-site parking spaces



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# Thank You

*Contact us today for leasing details or to schedule a private tour.*



+1 905-581-3838



PropertyRental@acewaymanagement.com

