

# FOR SUBLEASE



Newly Built Office Space Available for Sublease - Flexible Terms

# 360

HOLIDAY INN DRIVE  
CAMBRIDGE, ONTARIO | UNIT 100

**WHITNEY**  
Commercial Real Estate Services

# Newly Built Office Space for Sublease with Flexible Terms

Exceptional opportunity to sublease 6,331 SF of newly built office space in Cambridge conveniently located near the 401. This main level unit has a well-designed layout with a perfect blend of private offices and an open concept workspace, ideal for collaboration and productivity.

Key features include a spacious boardroom for meetings, four in-suite washrooms, a large kitchen and entertaining area, abundant natural light from large windows complemented by window coverings. The property is set in a serene park-like environment. Excellent on-site amenities, including a daycare. With plenty of on-site parking and proximity to key amenities such as restaurants, grocery stores and gas stations, this location offers convenience and accessibility.

Short-term leasing options are available, and the unit can come fully furnished to meet your needs.

Take advantage of remarkable office space in Cambridge with immediate possession.

TOTAL RENTABLE AREA | 6,331 SF

ZONING | M1

LEASE RATE | \$18.00 / SF NET

ADDITIONAL RENT | \$9.79 / SF



Option to Come  
Furnished



Highway  
Access Nearby



Plenty of  
Natural Light



Flexible Lease  
Terms

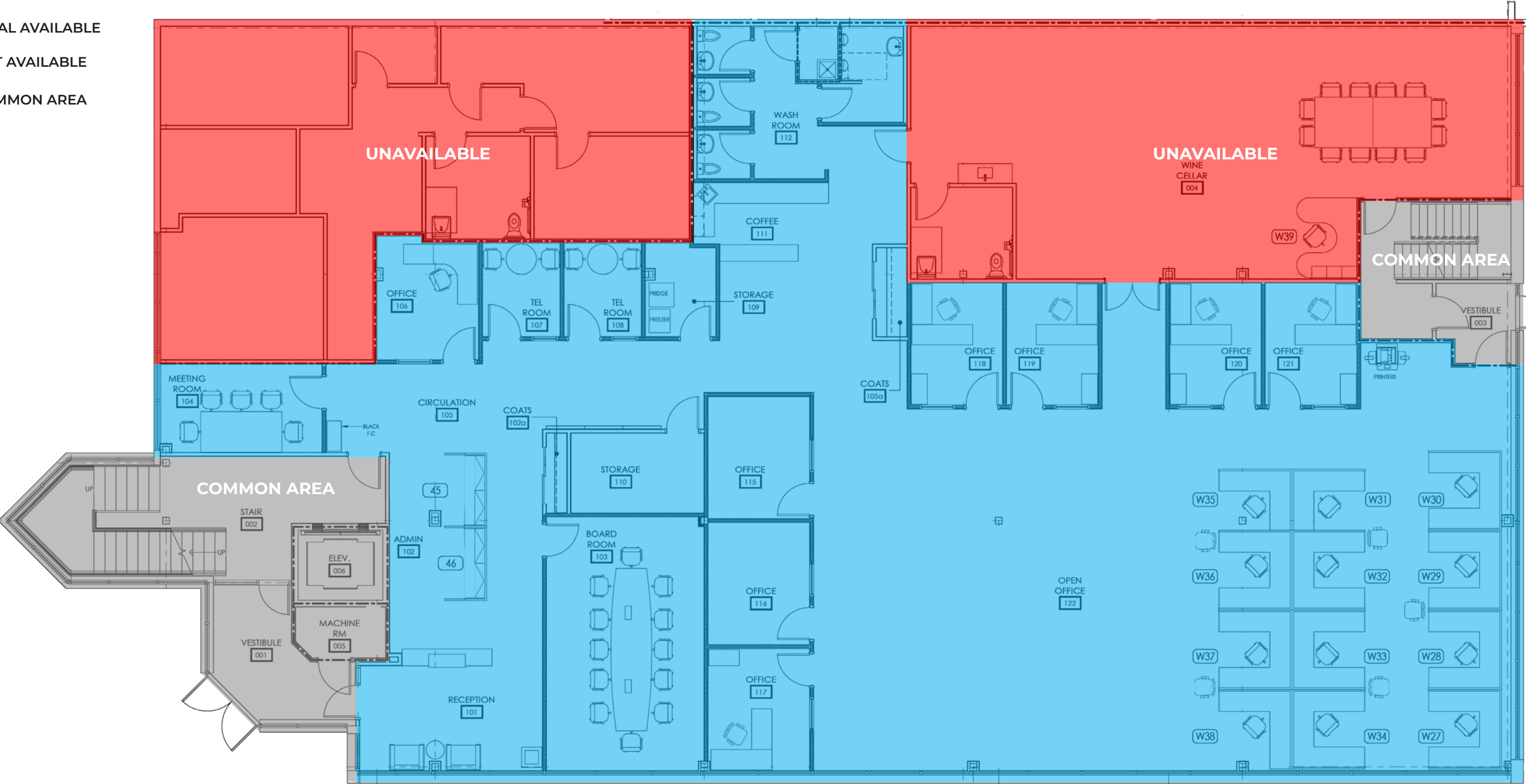


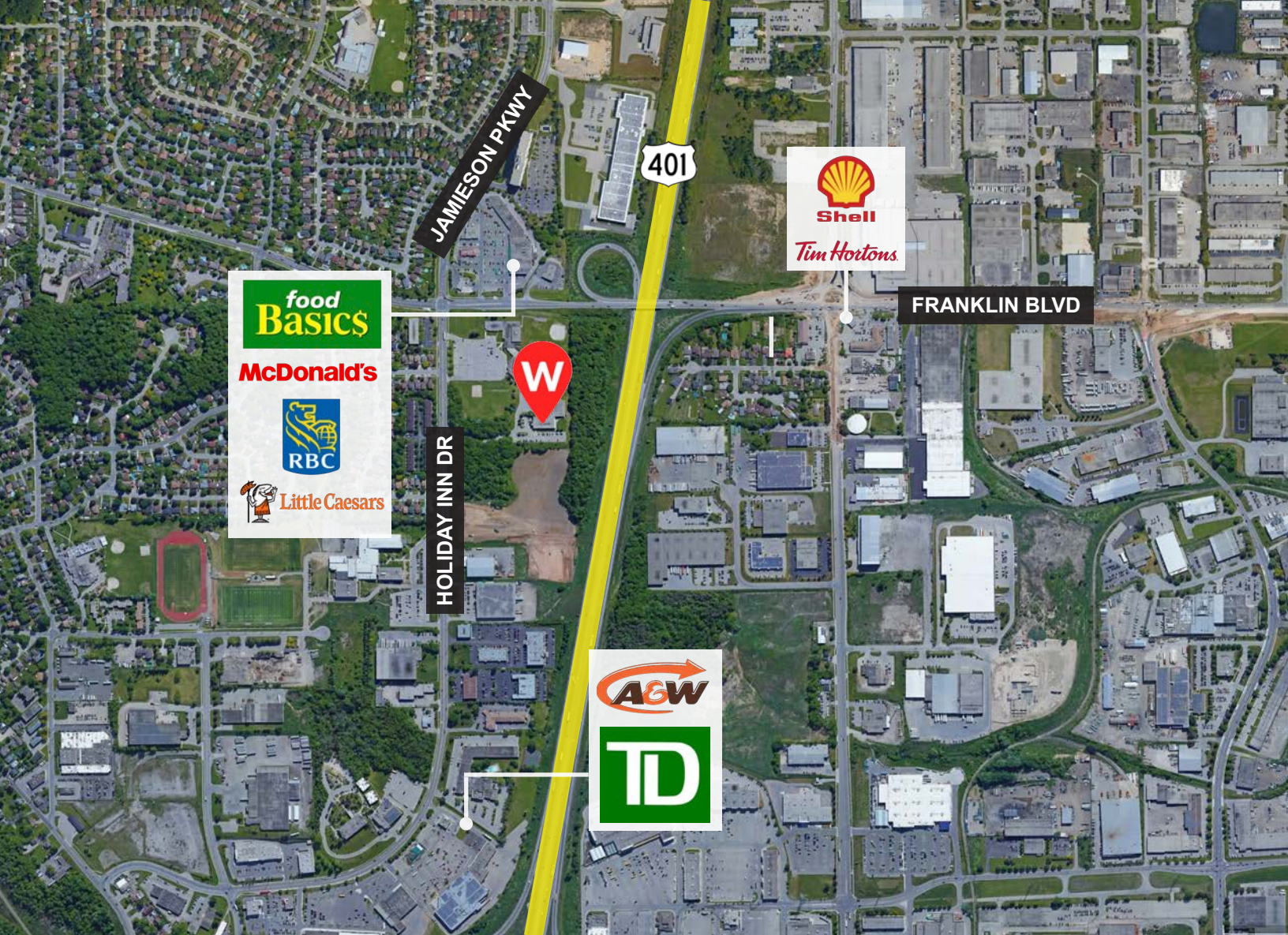
On-site  
Parking



FLOOR PLAN  
UNIT 100 | 6,331 SF

- TOTAL AVAILABLE
- NOT AVAILABLE
- COMMON AREA





## Contact us for more information



**Ginger Whitney, SIOR, CCIM**  
Broker, Partner, Vice President  
519.590.5242  
ginger.whitney@whitneyre.com



**Jack Hayward**  
Sales Representative  
519.270.3314  
jack.hayward@whitneyre.com

**WHITNEY**  
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
103 Bauer Place, Suite 2  
Waterloo, Ontario N2L 6B5  
1.519.746.6300 | [www.whitneyre.com](http://www.whitneyre.com)

[www.whitneyre.com](http://www.whitneyre.com)

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2025

\*\*Broker \*Sales Representative