

# \$ - Lower Level - 372 King Street W, Oshawa (mclaughlin)

MLS® #E12318259

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0 Bedroom, 0.00 Bathroom, 1,350 sqft  
Office

McLaughlin, Oshawa (mclaughlin), Ontario

Exceptional professional office space available in a pristinely maintained, long-standing medical office building with well-established medical practice. This lower level unit features large front-facing windows that provides lots of natural light, making the space feel bright and inviting. Ideally suited for clinic/medical uses, legal, or other professional office uses. Robust cardiac medical practice on site, presenting a great opportunity for complementary practices such as physician, physiotherapy, chiropractic, pharmacy, or other healthcare or business professionals. The building offers excellent visibility, front-facing signage opportunities, a building-wide alarm system, multiple entrances, and ample common onsite parking and a cooperative and friendly work environment. Shared amenities include common washrooms, access to a common storage garage with a double-wide door for unloading, a chair lift for accessibility, and shared use of the waiting room - of which the Tenant will have exclusive use of at least 50%, with the remaining 50% available for occasional shared use by the Landlord for access and meetings. Office furniture available for qualified tenants as well. A premium choice for professionals seeking a highly accessible and reputable location with a Tim's within walking distance! Monthly rent Breakdown: Net Rent \$1,462.50 + TMI \$1,229.63 + HST = \$3,042.10 (id:6289)



## Essential Information

Listing #	E12318259
Bathrooms	0.00
Square Footage	1,350
Type	Office

## Community Information

Address	Lower Level - 372 King Street W
Subdivision	McLaughlin
City	Oshawa (mclaughlin)
Province	Ontario
Postal Code	L1J2J9

## Amenities

Amenities	Highway, Public Transit
Parking Spaces	30

## Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

## Listing Details

Listing Office	KELLER WILLIAMS ENERGY REAL ESTATE
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