

3000-3100 Steeles Avenue East

Markham, Ontario



ROOFTOP SIGNAGE WITH
HIGHWAY EXPOSURE



KEY ADVANTAGES

- Open-concept offerings with excellent natural light exposure
- Landlord may consider a Tenant Improvement Allowance (TI) for strong Tenant covenant and term
- Complex home to many national and international companies
- Podium signage available (depending on term and sq.ft. occupied). West (404 and Steeles) facing building signage available for large occupiers
- Well kept, campus-style grounds with beautiful landscaping
- Free access to tenant conference room (booked through property management)
- On-site property management ensures prompt response to tenant inquiries
- Delimark Cafe' offering hot and cold options for breakfast & lunch, and On-site Karaoke Restaurant
- Abundance of nearby amenities with many more across the street
- Four points of access/egress to the site
- Quick access to north or south ramps to highway 404
- Reputable Landlord offering significant opportunities for growth within portfolio



Providers

3000 Steeles Avenue East

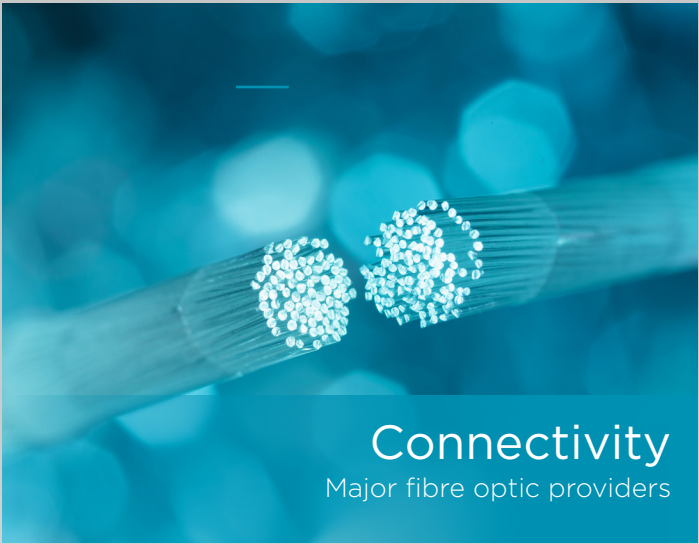
- Bell Canada – Fibre
- Zayo (Allstream) – Fibre
- Rogers – Coaxial & Fibre
- Terago – Fixed Wireless
- Telus – Fibre

3100 Steeles Avenue East

- Bell Canada – Fibre
- Zayo (Allstream) – Fibre
- Rogers – Coaxial & Fibre
- Shaw Communications – Fibre
- Telus – Fibre



Public Transportation
TTC stop at the front door



Connectivity
Major fibre optic providers



On Site Caterer
Delimark Cafe on ground floor



Outdoor Seating Areas
Conveniently situated



Abundant Parking
Free surface & paid underground parking

AVAILABLE SPACE

3000 Steeles Avenue East

Unit 200: 4,630 SF

Unit 303: 3,567 SF

Unit 204: 1,988 SF

Unit 302: 1,507 SF

Unit 103B: 2,388 SF

Unit 303: 3,567 SF

Unit 304: 1,084 SF

Asking Rent: \$17.00

Additional Rent: \$20.07

3100 Steeles Avenue East

Unit 1100: 14,650 SF*

Unit 1000: 8,681 SF*

Unit 404: 4,434 SF

Unit 300: 4,411 SF

Unit 318: 2,373 SF

Unit 201: 2,412 SF

Unit 203: 2,081 SF

Unit 206: 2,002 SF

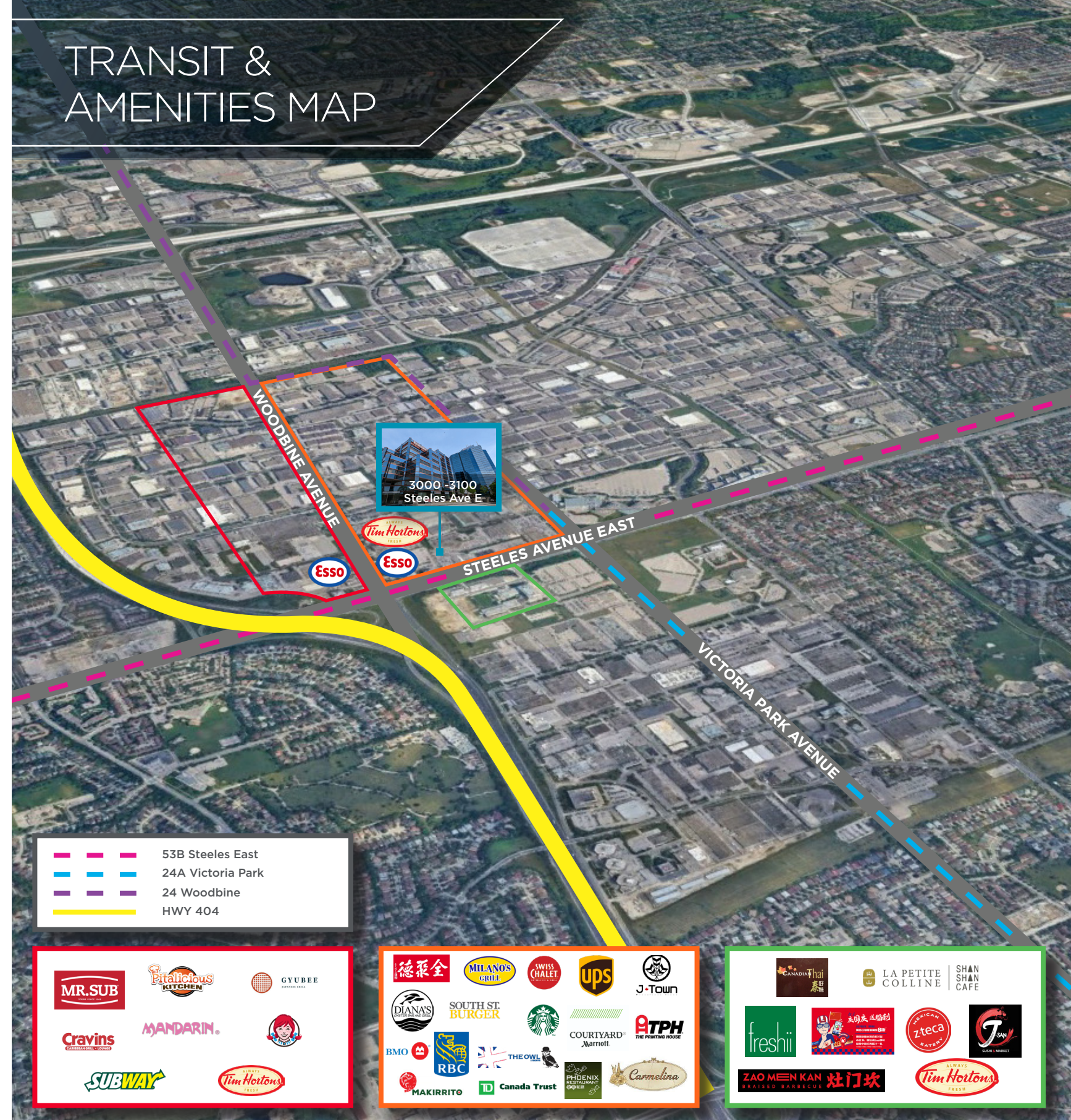
Unit 1002: 1,853 SF*

*Up to 25,184 Contiguous

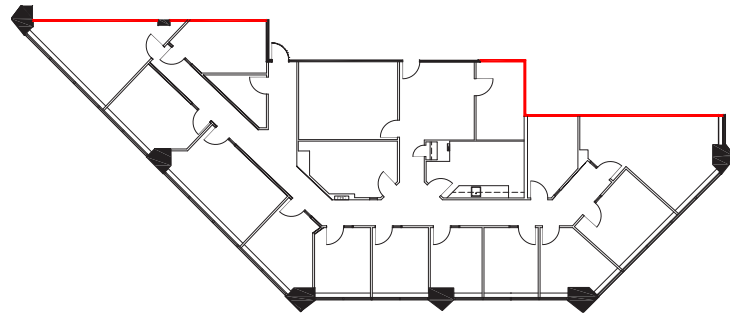
Asking Rent: \$18.50

Additional Rent: \$17.73

TRANSIT & AMENITIES MAP

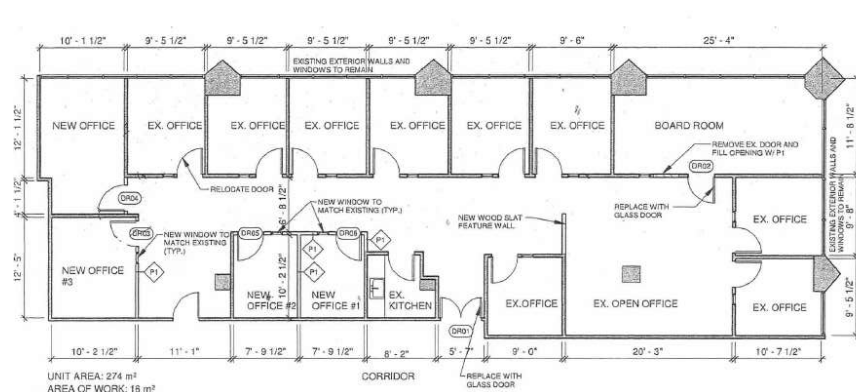


Suite 200: 4,630 SF



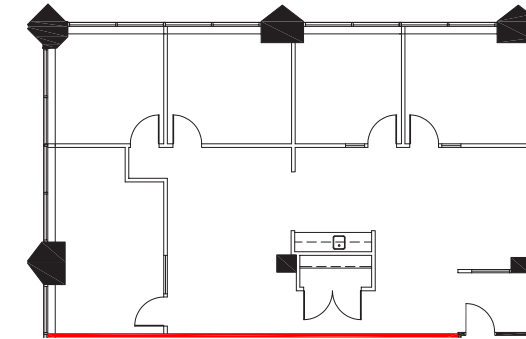
Elevator exposure with double door entry. Currently built out with multiple offices and meeting rooms, as well as an enclosed kitchen with eating area. Landlord can modify the unit to suit Tenant needs.

Suite 303: 3,567 SF



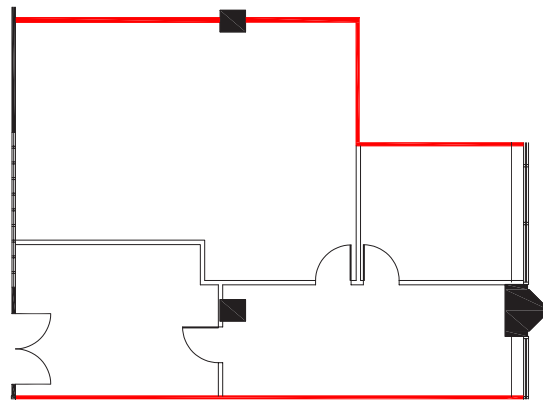
Nicely finished turn-key unit with one large boardroom, multiple meeting rooms, 11 offices and welcoming reception.

Suite 204: 1,988 SF



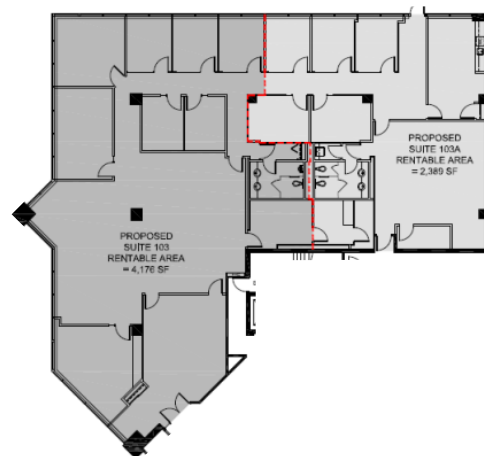
Turnkey Unit with good mix of offices, meeting room and open concept kitchen.

Suite 302: 1,507 SF



Elevator exposure! Small unit that the landlord can modify to suit a Tenants needs.

Suite 103A: 2,389 SF



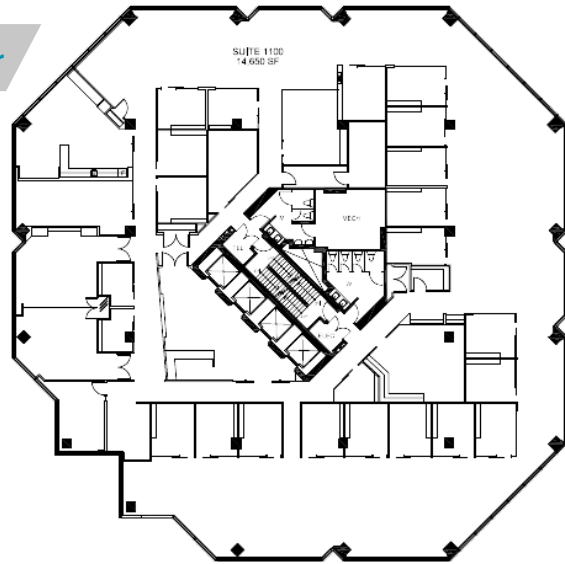
GROUND FLOOR OPPORTUNITY. High ceilings with large windows and an abundance of natural light. Inviting reception area and a mix of offices on glass and open-concept space throughout. Dine in kitchen and in suite washrooms. Direct access to parking.

Suite 304: 1,084 SF

Efficient small space with three offices (or two with meeting room) and open-concept area with kitchenette.

Suite 1100: 14,650 SF*

[Click Here for Virtual Tour](#)

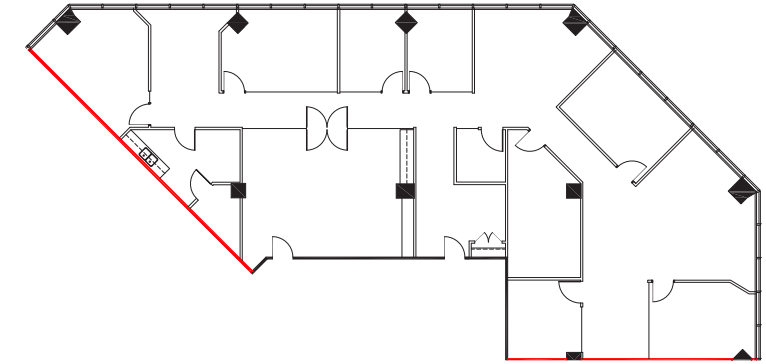


Suite 1000: 8,681 SF*



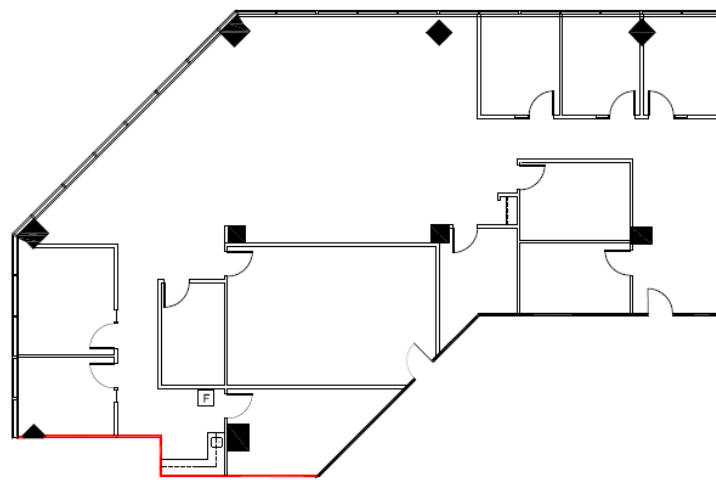
Above **concept plan** utilizes some of the in-place modern finishes such as the offices on glass and large meeting room next to entrance. Landlord will provide an allowance to help finish the suite. Up to 25,184 Contiguous.

Suite 404: 4,434 SF



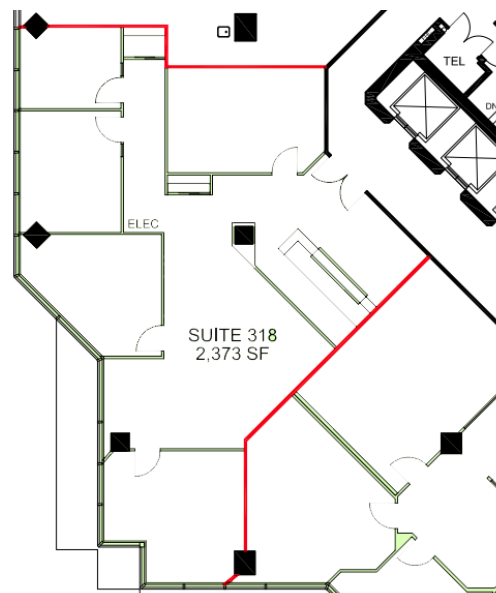
Available October 2023
Well built out unit with multiple private offices, meeting rooms and enclosed kitchen. Space can be modified to suite Tenants needs.

Suite 300: 4,411 SF



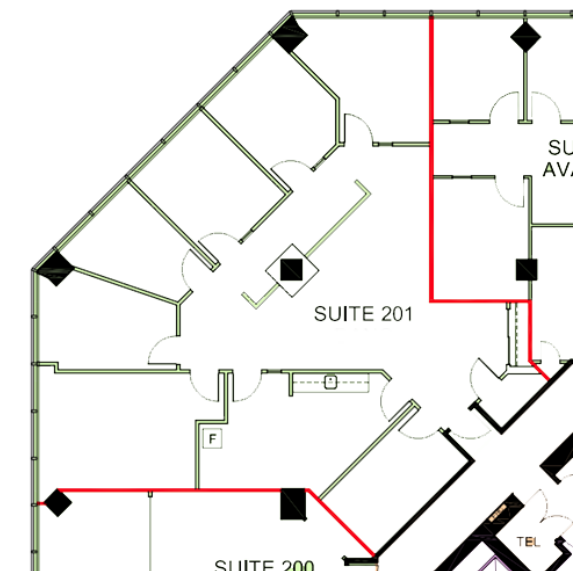
Primarily open concept with some offices, reception area and kitchen. Space can be modified to suit tenants needs.

Suite 318: 2,373 SF



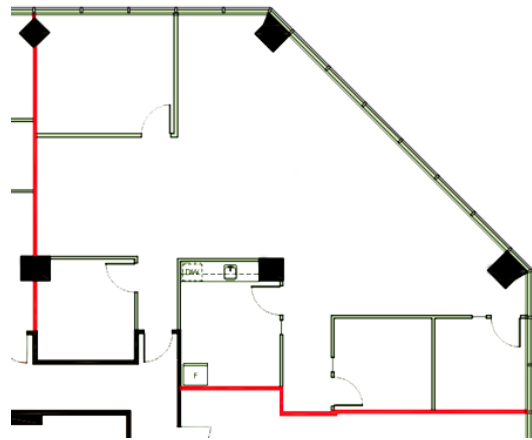
Primarily open concept with some offices, reception area and kitchen. Space can be modified to suit tenants needs.

Suite 201: 2,412 SF



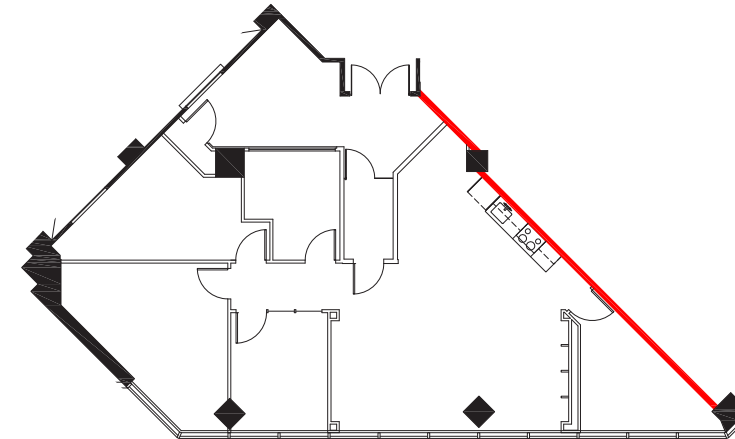
Perimeter offices with boardroom and kitchenette. space can be modified to suite tenant's needs

Suite 203: 2,081 SF



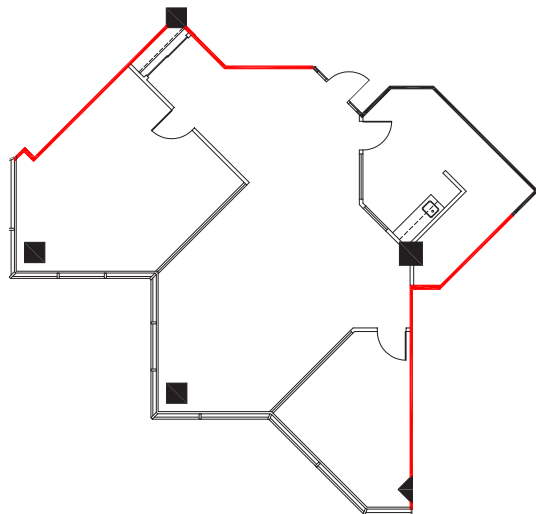
Nicely built out suite with three private offices, boardroom, kitchenette and open area. Space can be modified to suite Tenant's needs.

Suite 206: 2,002 SF



Elevator exposure and large glass door entry. Mix of offices and open concept area with in suite kitchenette. Landlord can modify as required.

Suite 1002: 1,853 SF*



Walk right off the elevator into this small, move-in ready suite with two enclosed rooms, large open-concept area and kitchen. Up to 25,184 Contiguous.

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