



Lennard:

DOWNTOWN MARKHAM

BE WHERE
THE ENERGY IS

A Class Office
Space for Lease

85 ENTERPRISE BOULEVARD
OPPORTUNITIES

8133 WARDEN AVENUE
OPPORTUNITIES

10 AVIVA WAY
OPPORTUNITIES

DRIVING BUSINESS FORWARD

Welcome to Downtown Markham, Canada's premier tech capital. This vibrant mixed use urban centre offers cutting-edge office space with flexible floor plans that deliver easy access to local highways, public transit, and a wealth of area amenities, creating an environment where companies thrive and employees enjoy a balanced lifestyle.

DOWNTOWN MARKHAM HIGHLIGHTS

- » Unparalleled access to Highway 407 and One Fare Transit (GO Transit, VIVA Rapid Transit and TTC)
- » Enjoy a variety area amenities, including dining, fitness, retail, banking, entertainment, and more
- » Parking ratio of 3.5 spaces per 1,000 square feet
- » Largest community of LEED-Certified buildings in North America
- » Steps away from York University's new Markham Centre campus
- » Downtown Markham major office tenants include Aviva Canada, Under Armour, Honeywell, Metergy and TD Bank.

UP TO
54,850 SF
AVAILABLE

DOWNTOWN MARKHAM

UP TO
121,216 SF
AVAILABLE

UP TO
51,298 SF
AVAILABLE

LIFE IN THE HEART OF DOWNTOWN MARKHAM

Downtown Markham is a vibrant 243-acre urban centre offering the perfect blend of culture, green spaces and amenities. With captivating public art, 72 acres of parks, and a unique mix of retail, dining, and entertainment options, it's the ultimate destination for a balanced lifestyle.



6:30 AM

Kickstart the morning with a workout at GoodLife Fitness, followed by a latte and breakfast sandwich from Aroma Espresso Bar.



12:00 PM

Enjoy a mouthwatering burger with colleagues at South Street Burger before your afternoon meeting.



3:30 PM

Brainstorm ideas with the team in the conference centre at 8133 Warden.



5:00 PM

Sign off for the day and head to Milestones for happy hour.



7:00 PM

After drinks and bites, catch the latest movie at Cineplex Cinemas before heading home for the night.

SPARK YOUR DAY

EVERYTHING YOU NEED, RIGHT HERE

Located in the heart of Downtown Markham, all three properties offer convenient access to a lively array of attractions, activities and services. Whether visiting the Pride of Canada Carousel, dining at nearby restaurants, hitting the gym, or getting a haircut, everything is conveniently within walking distance.

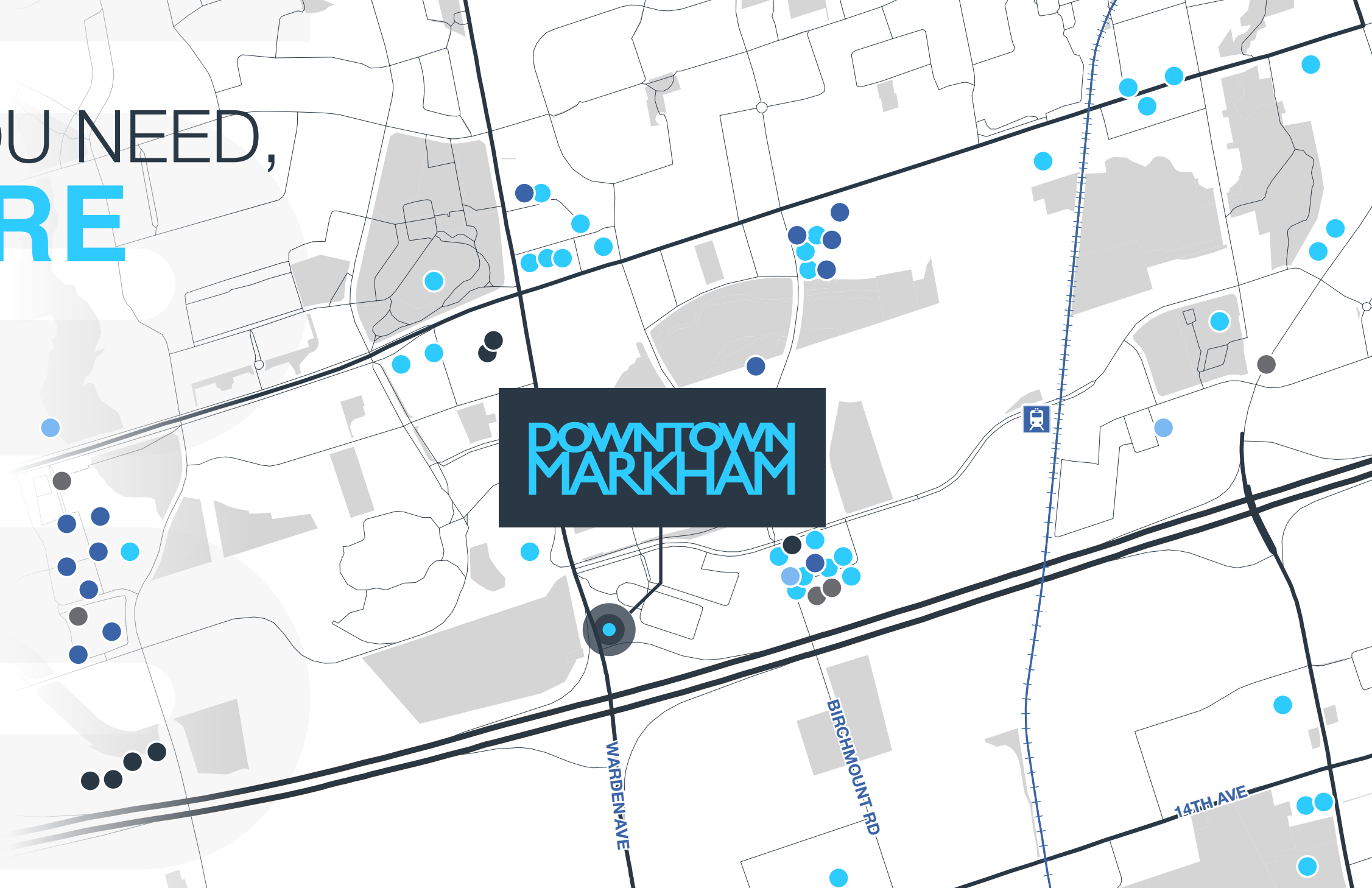
39+
RESTAURANTS

18+
SHOPPING & RETAIL

5+
ARTS & ENTERTAINMENT

5+
HEALTH & FITNESS

7+
HOTELS



TRAVEL WITH EASE IN MARKHAM

Downtown Markham offers seamless connectivity to major highways, Toronto Pearson International Airport and Downtown Toronto.

This prime location ensures a smooth and efficient commute, making your daily travel as convenient as possible.



DRIVE TIMES

Highway 407	3 Minutes
Highway 404	4-7 Minutes
Highway 401	8-10 Minutes
Downtown Markham Core	3 Minutes
Downtown Toronto	25-27 Minutes
Toronto Pearson International Airport	24-26 Minutes



8133

Warden Avenue

HIGHLIGHTS

- » High quality office environment with full height windows and incredible natural light
- » Building can accommodate 53' trailers
- » Ideally located with easy access to Highway 407 and many Downtown Markham amenities

NET RENT

\$17.95 PSF

ADDITIONAL RENT

\$18.20 PSF (2025)

OCCUPANCY

Immediate

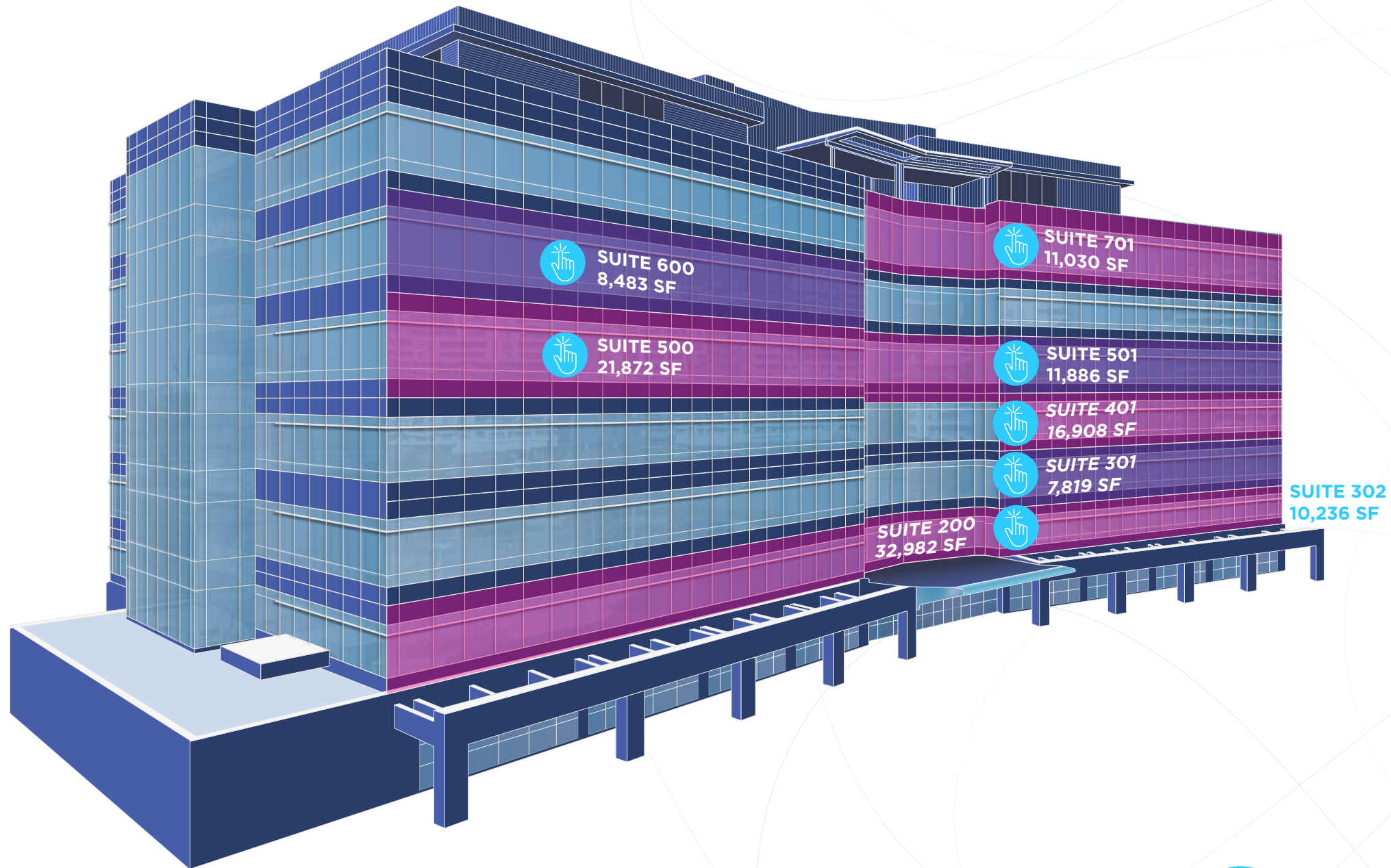


8133

Warden Avenue

AVAILABILITIES

- » SUITE 200 32,982 SF
 - » SUITE 301 7,819 SF
 - » SUITE 302 10,236 SF
 - » SUITE 401 16,908 SF
 - » SUITE 500 21,872 SF
 - » SUITE 501 11,886 SF
 - » SUITE 600 8,483 SF
 - » SUITE 701 11,030 SF
- 18,055 SF Combined (Suites 301 & 302)
- 33,758 SF Combined (Suites 500 & 501)



CLICK TO
VIEW FLOORPLANS

85 Enterprise Blvd

SUITES

- » Built out suites available
- » Well located in Downtown Markham with over 20 restaurants options, fitness, & more

NET RENT

\$19.95 PSF

ADDITIONAL RENT

\$17.41 PSF (2024)

OCCUPANCY

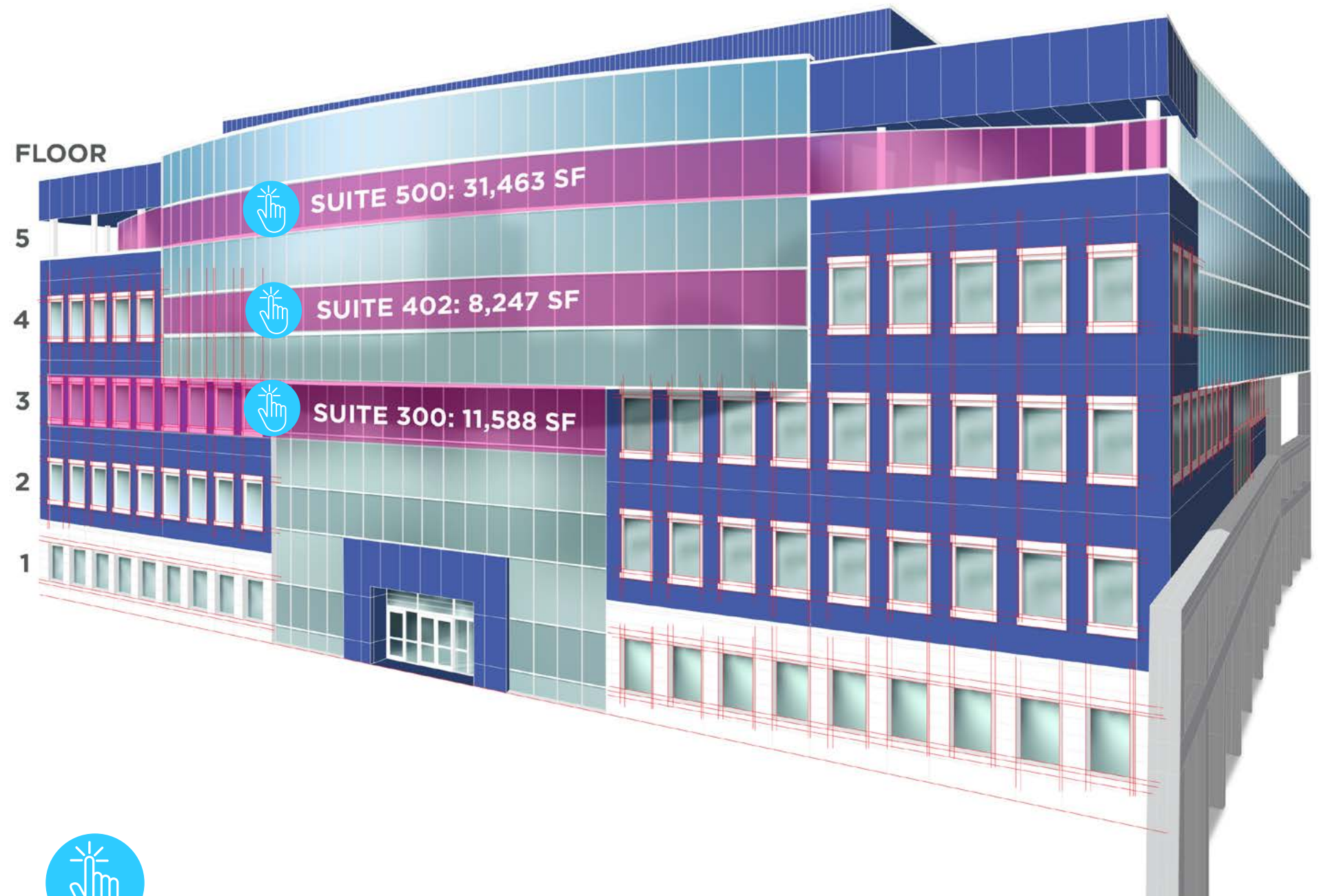
Immediate



85 Enterprise Blvd

AVAILABILITIES

- » SUITE 300 11,588 SF
- » SUITE 402 8,247 SF
- » SUITE 500 31,463 SF



[CLICK TO
VIEW FLOORPLANS](#)

10 Aviva Way

HIGHLIGHTS

- » Newest constructed class A building in Downtown Markham
- » Efficient floor design with minimal columns
- » Window construction and ceiling tiles provide extra sound baffling
- » Full height windows allow for excellent natural light
- » Closest building to over 20 restaurant options, fitness, and more

NET RENT

\$21.00 PSF

ADDITIONAL RENT

\$15.12 PSF (2025). Does not include utilities and in suite janitorial

OCCUPANCY

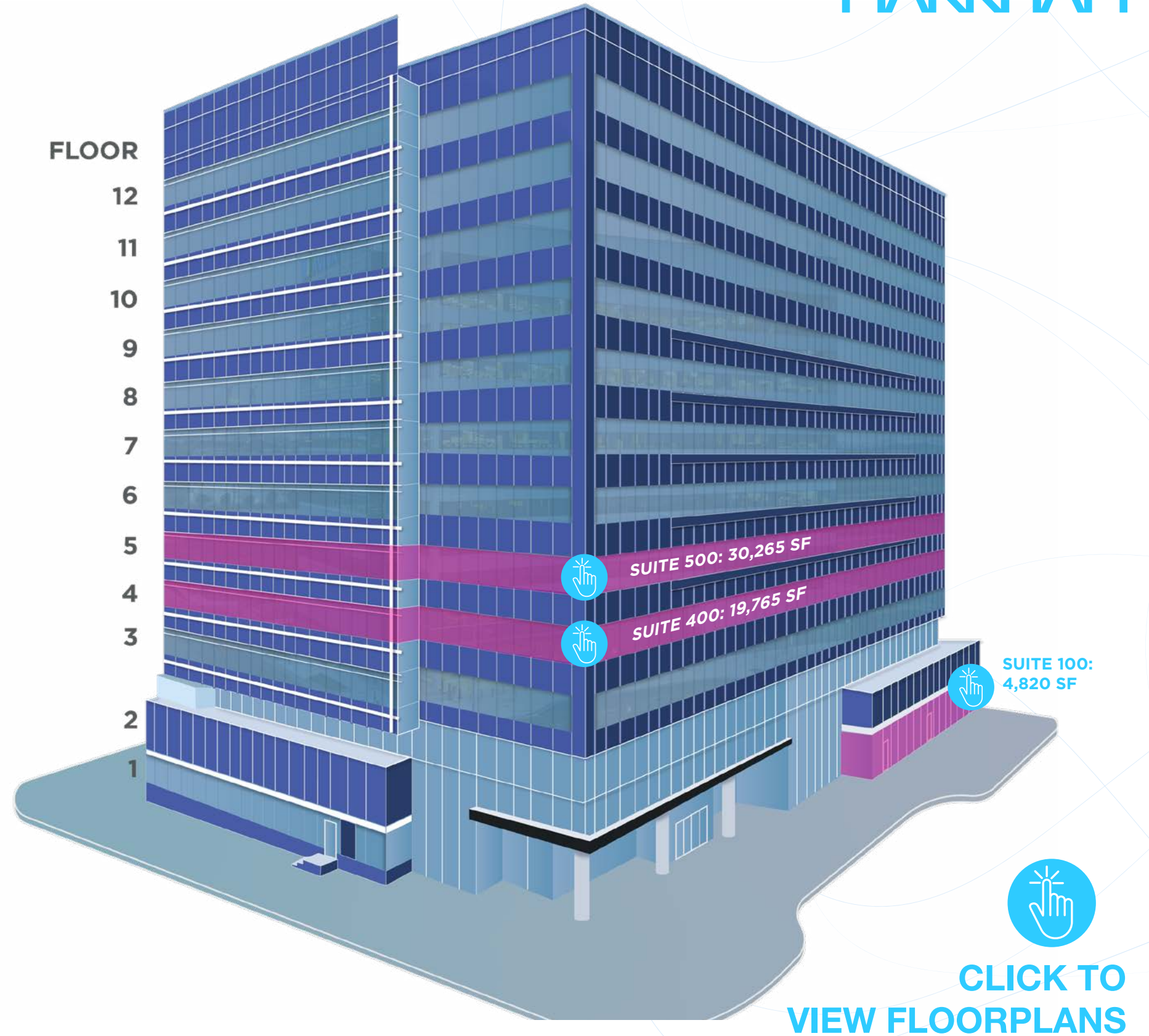
Immediate



10 Aviva Way

AVAILABILITIES

- » SUITE 100 4,820 SF
- » SUITE 401 19,765 SF
- » SUITE 500 30,265 SF



DOWNTOWN MARKHAM



GLEN MOORE*
Senior Vice President
(416) 756-5432
glen.moore@cushwake.com

MIKE BROWN*
Senior Vice President
(416) 756-5416
mike.brown@cushwake.com

MELISSA SMITH*
Senior Associate
(416) 756-5480
melissa.smith@ca.cushwake.com

STEPHEN CONNELL*
Senior Vice President
(905) 917-2061
sconnell@lennard.com

