



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  
**24,585 SF**  
Available

**DOWNTOWN  
MARKHAM**

Up to  
**121,216 SF**  
Available

Up to  
**61,710 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+**

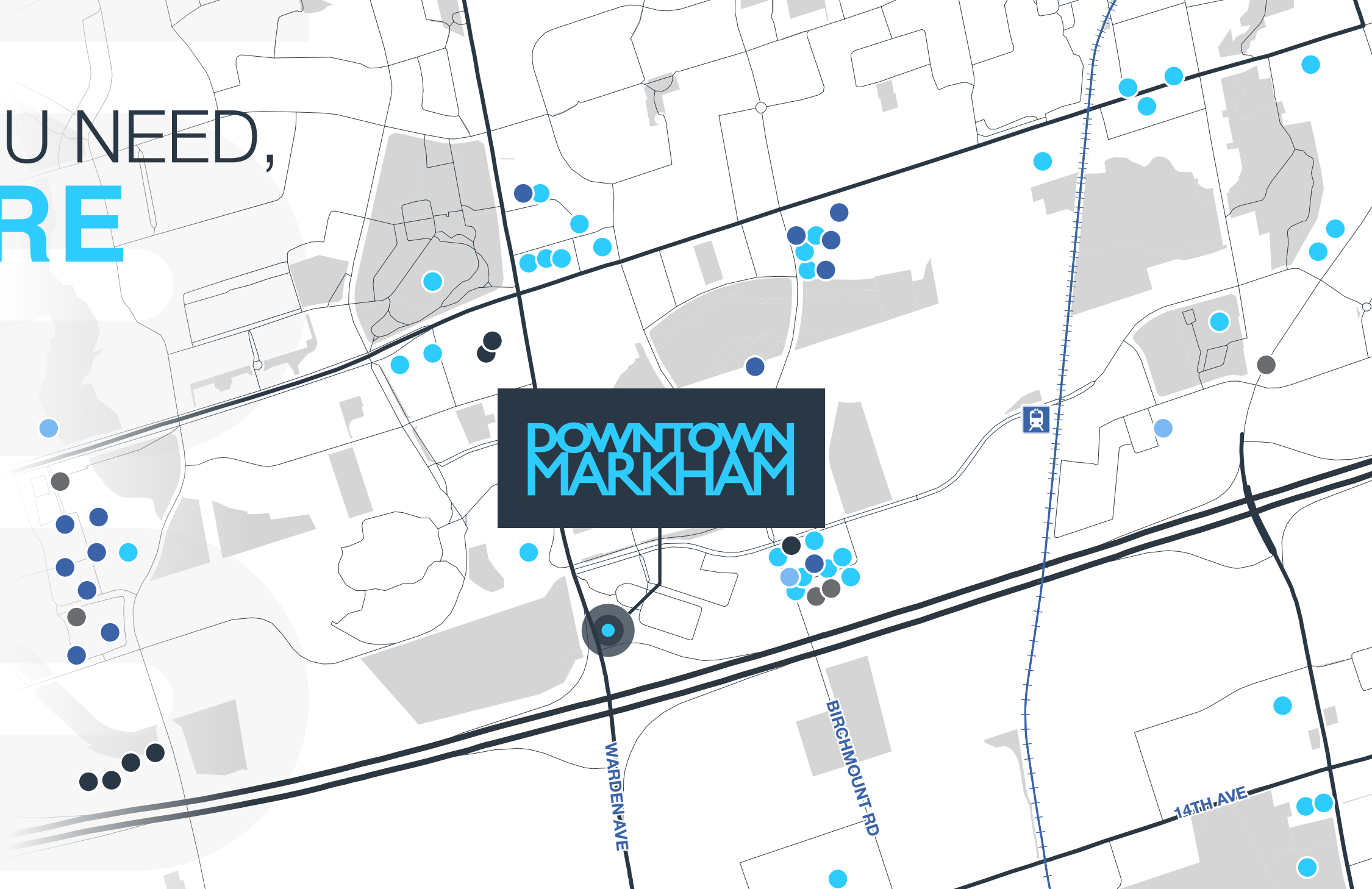
ARTS & ENTERTAINMENT

**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

DOWNTOWN  
MARKHAM

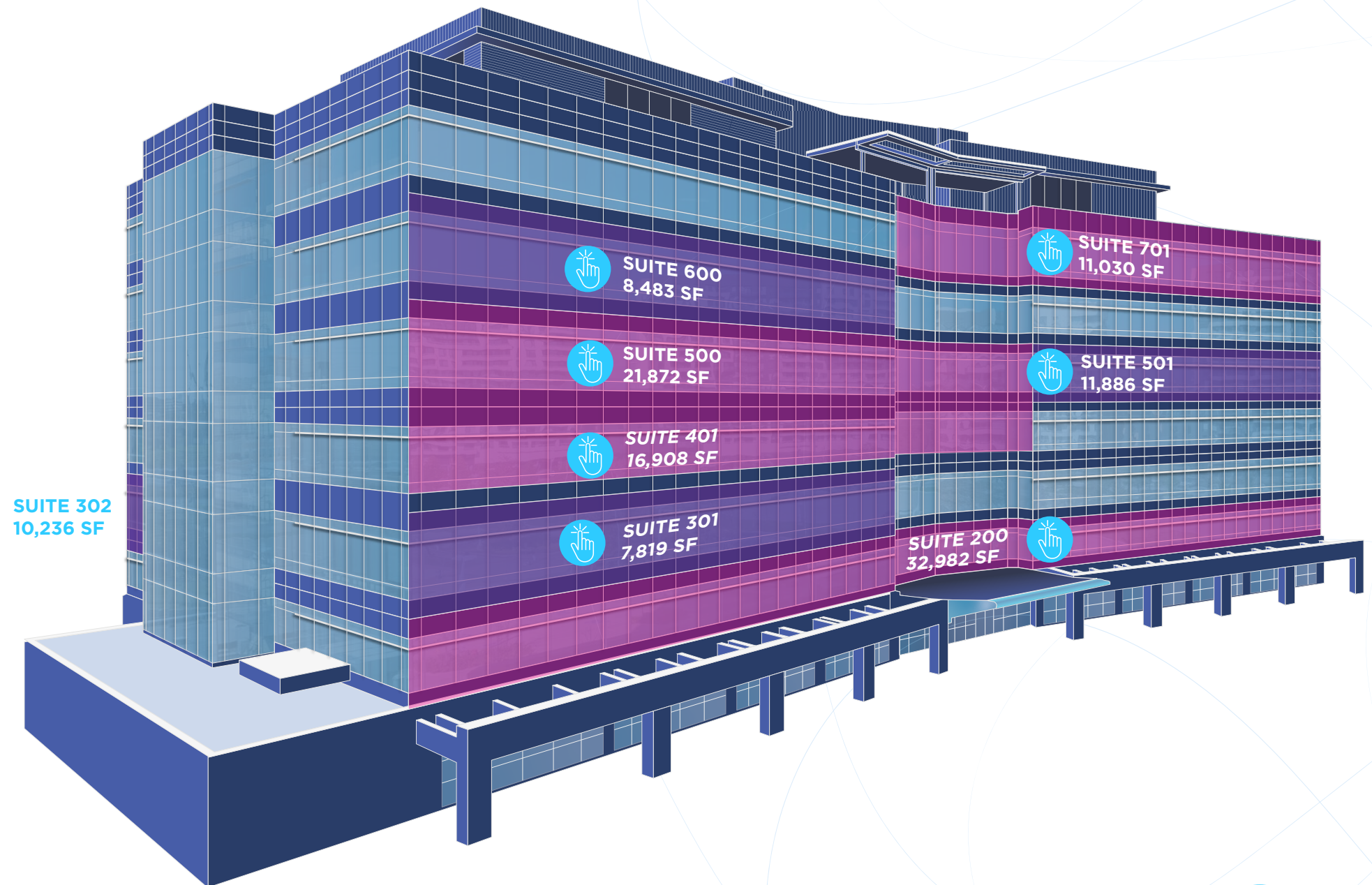




# 8133 Warden Avenue

## AVAILABILITIES

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



DOWNTOWN  
MARKHAM



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

\$17.81 PSF (2025)

## OCCUPANCY

Immediate

DOWNTOWN  
MARKHAM





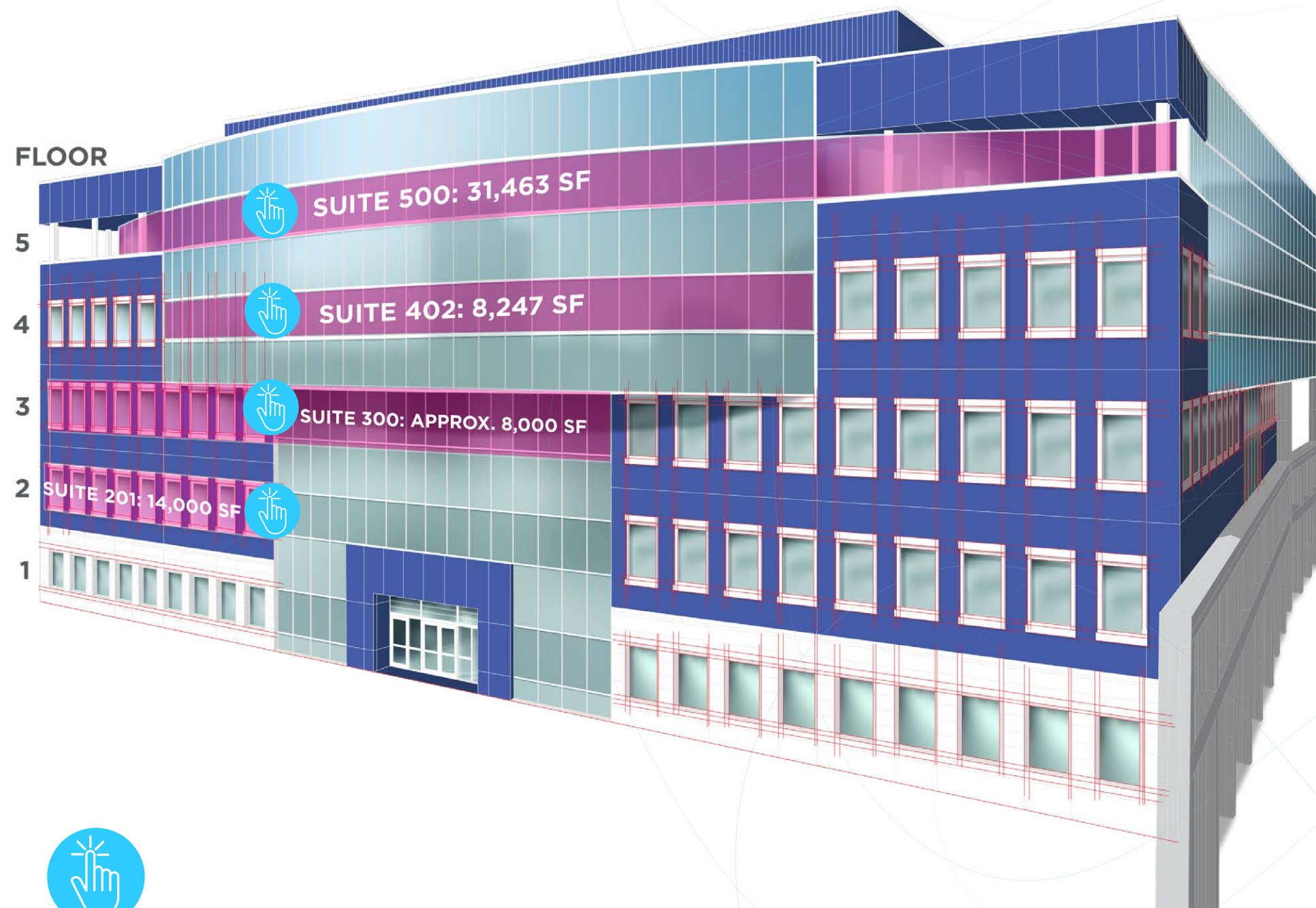
# 85

## Enterprise Blvd

### AVAILABILITIES

- » **SUITE 201** 14,000 SF
- » **SUITE 300** Approximately 8,000 SF
- » **SUITE 402** 8,247 SF
- » **SUITE 500** 31,463 SF

DOWNTOWN  
MARKHAM



**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

DOWNTOWN  
MARKHAM



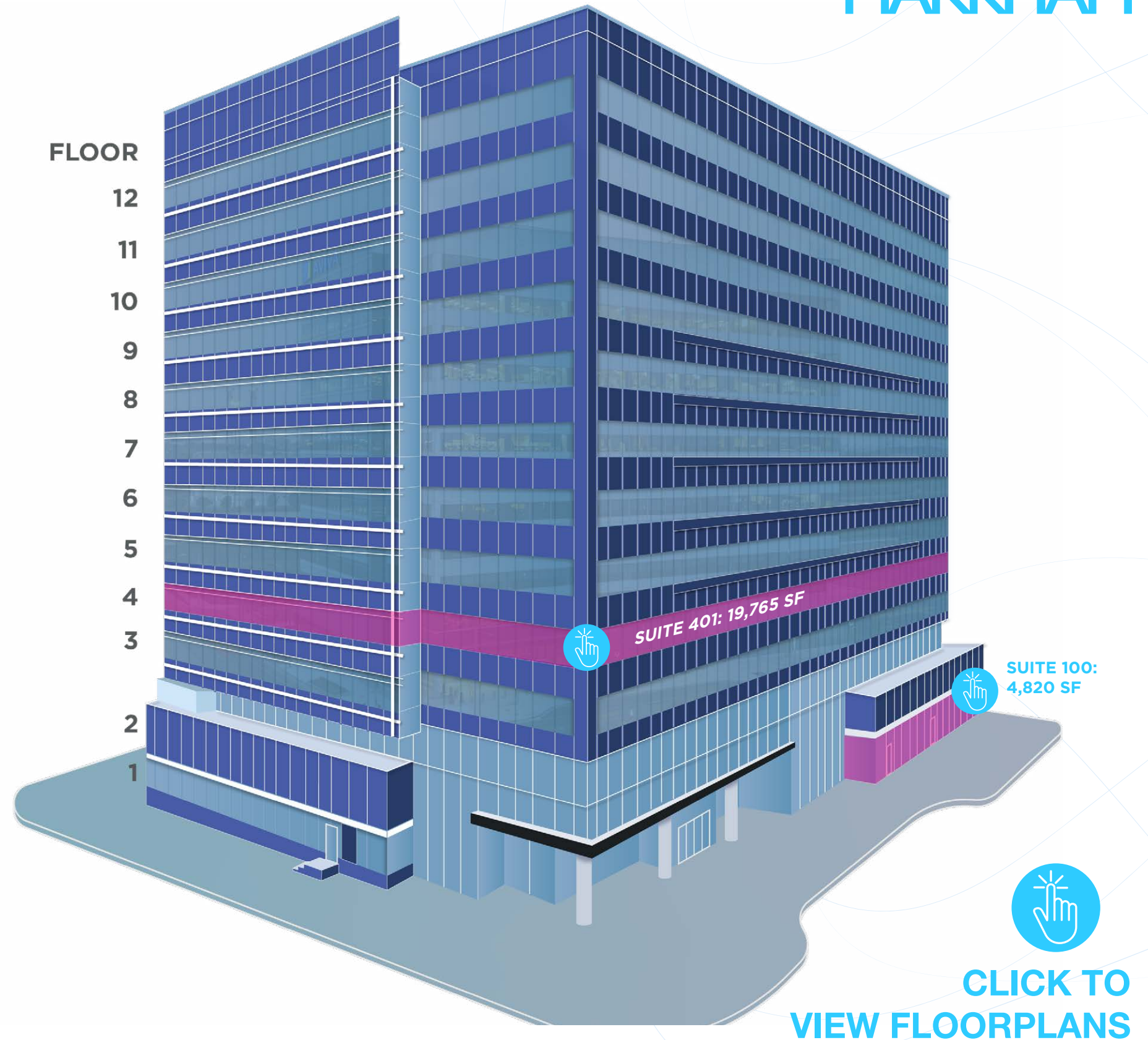


# 10 Aviva Way

## AVAILABILITIES

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

DOWNTOWN  
MARKHAM





# DOWNTOWN MARKHAM



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