



WELCOME TO  
**600 COCHRANE DRIVE**  
Markham, ON



UP TO 53,141 SF **AVAILABLE FOR LEASE**





# CURRENT OPPORTUNITIES

At 600 Cochrane Drive, tenants can seamlessly transition into their new workspace within 60 days, ensuring a swift and efficient move-in process.

## Availabilities

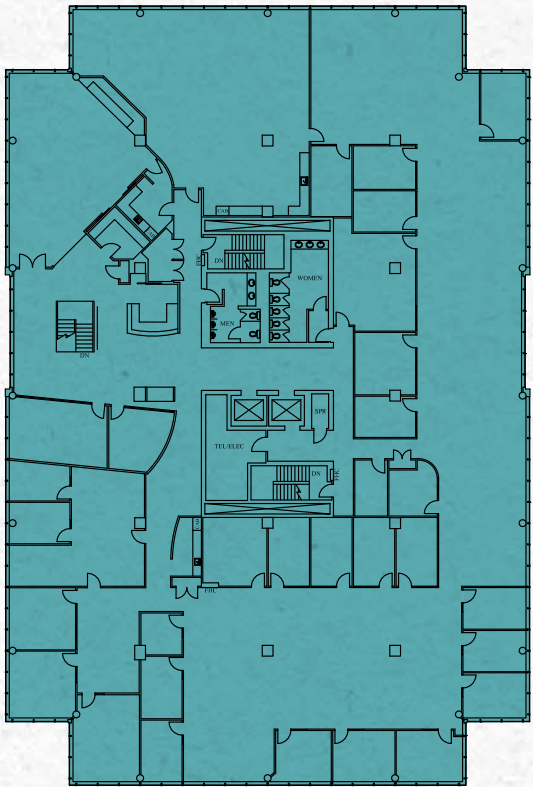
SUITE	SIZE	NOTES
500-400	43,240 SF	<ul style="list-style-type: none"><li>Immediate occupancy</li><li>Two full floors of contiguous space</li><li>Ground floor storage available</li></ul>
500	21,620 SF	<ul style="list-style-type: none"><li>Immediate occupancy, full floor availability</li><li>Built-out space with interconnecting staircase to 4th floor</li><li>Ground floor storage available</li></ul>
400	21,620 SF	<ul style="list-style-type: none"><li>Immediate occupancy, full floor availability</li><li>Built-out space with interconnecting staircase to 5th floor</li><li>Ground floor storage available</li></ul>
301	9,901 SF	<ul style="list-style-type: none"><li>Immediate Occupancy</li><li>Built out with furniture in place</li></ul>
300	5,845 SF	<ul style="list-style-type: none"><li>LEASED</li></ul>
200	2,163 SF	<ul style="list-style-type: none"><li>LEASED</li></ul>
230	2,680 SF	<ul style="list-style-type: none"><li>LEASED</li></ul>

Net Rent  
\$20.00/SF

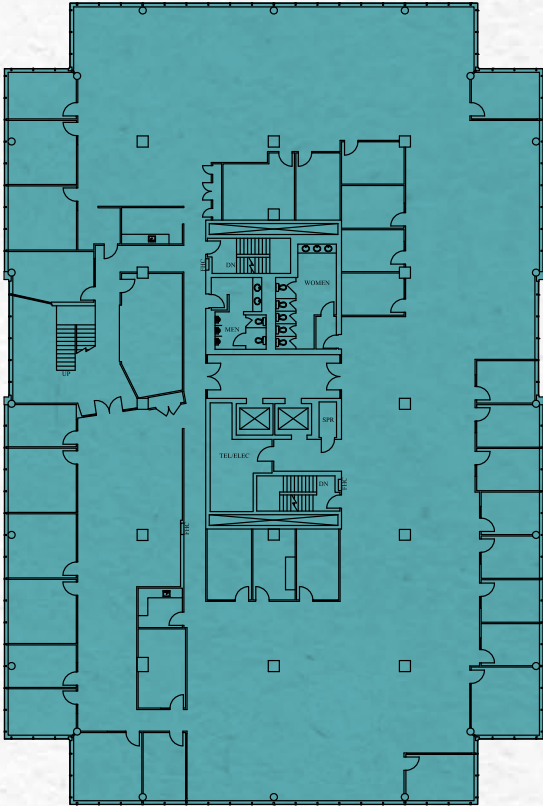
Additional Rent  
\$17.89/SF (2025)



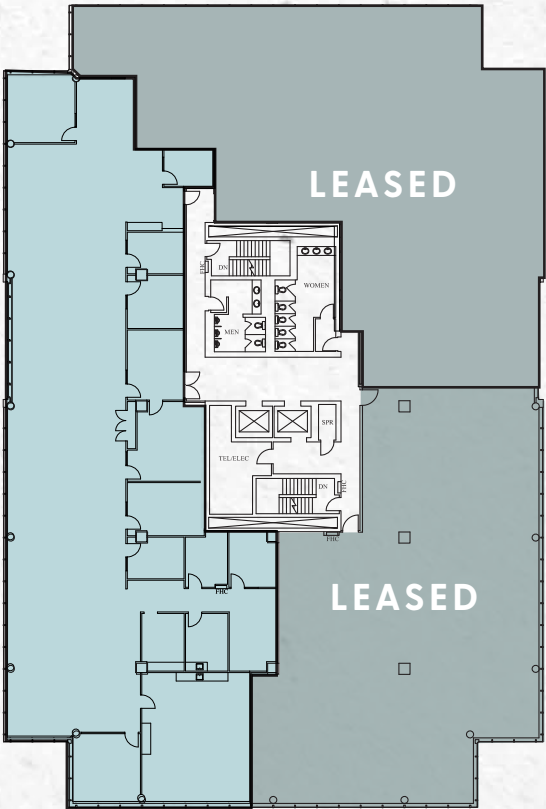
Suite 500  
21,620 SF



Suite 400  
21,620 SF



Suite 301  
9,901 SF



Build outs subject to confirmation



# WORKPLACE EXCELLENCE

600 Cochrane Drive offers a range of amenities, including a practical cafe/lounge/fitness center equipped with a dedicated mindfulness room under construction.

Our proactive owner is dedicated to sustainability and wellness, as reflected in our LEED Platinum rating, contemporary workspace norms, and our commitment to creating a vibrant and fulfilling atmosphere for all tenants.

## Property Highlights

- 

5 Story 100,161 SF Class A Office Building
- 

LEED Platinum Certified Existing Building
- 

Efficient floor plates
- 


4/1,000 SF parking ratio
- 


Proactive property management support on-site
- 


Excellent access to Highways 7, 404 and 407
- 


Lobby and ground floor washrooms renovated in 2022

## Building Amenities

- 

Electric car charging stations
- 

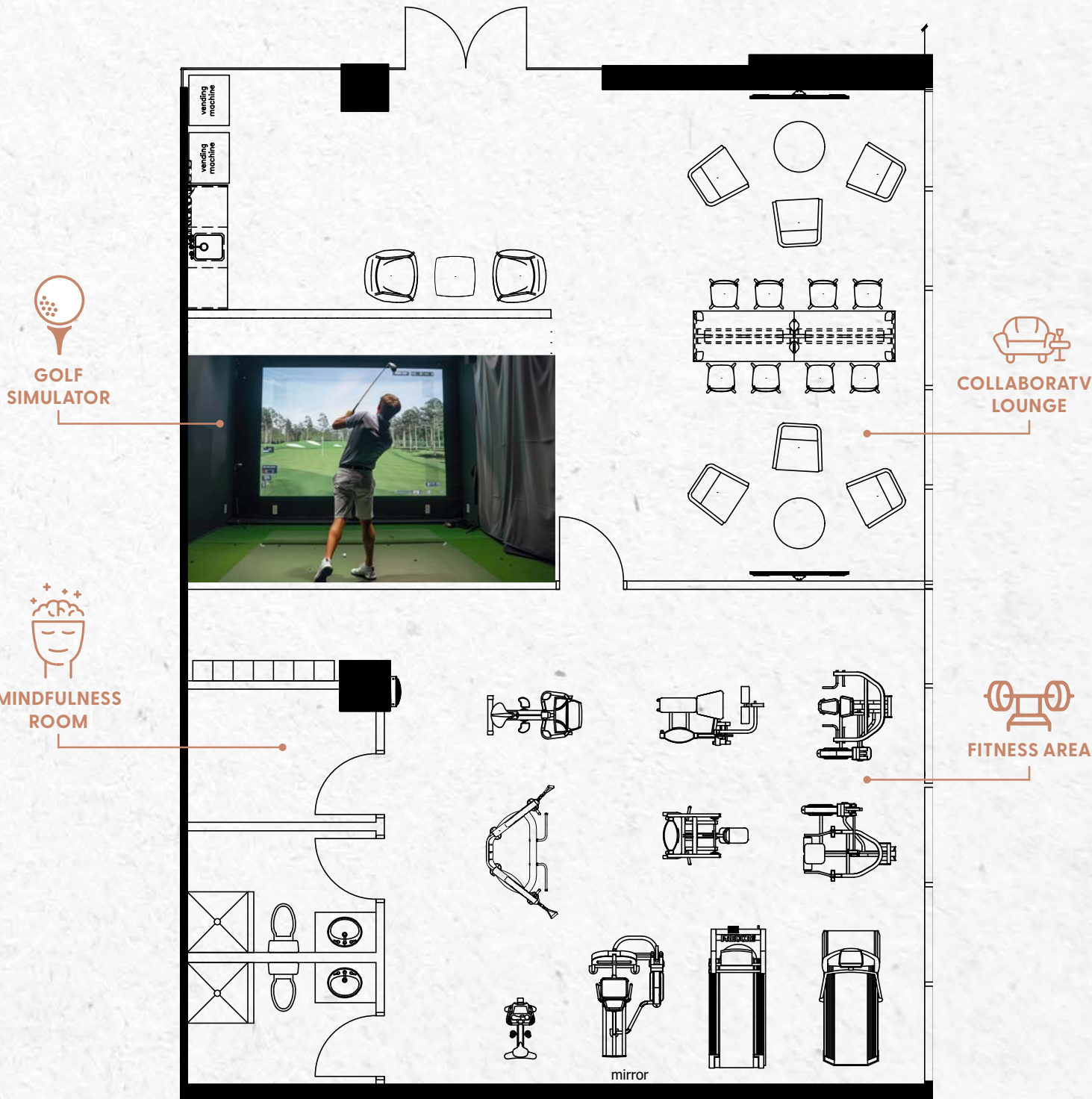
Collaborative tenant lounge
- 

Fitness Center
- 

Dedicated mindfulness room

# CONTINUING TO UPGRADE

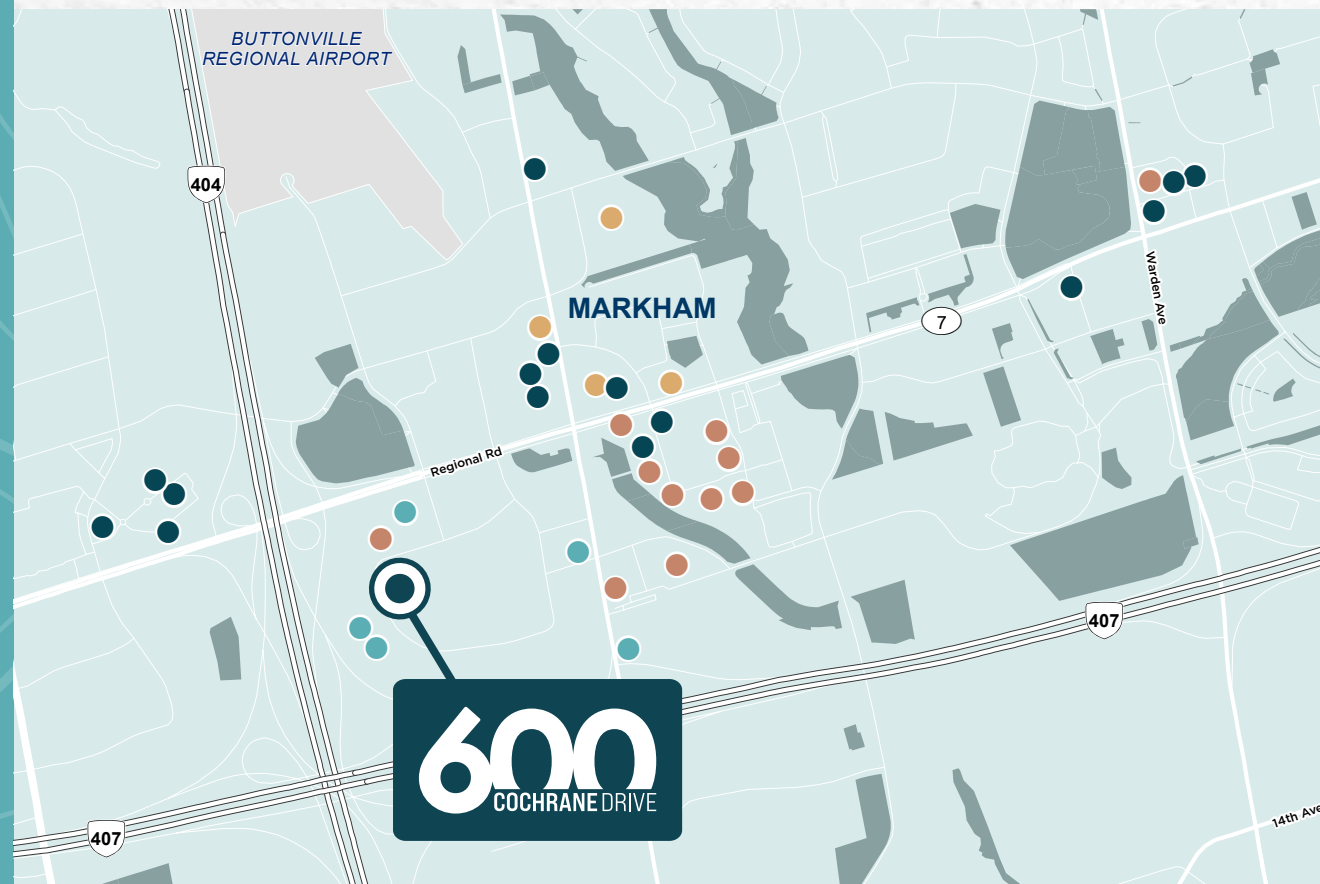
Fully equipped fitness center with showers & lockers under construction



Subject to final furniture layout



# EASE OF ACCESS



## Hotel

Delta Hotels  
Sandman Hotel  
Park Inn By Radisson  
Comfort Inn  
Hampton Inn

## Gym

CrossFit  
F45 Training  
LA Fitness

## Restaurants

Booster Juice  
Chipotle  
Cora  
Freshii  
Jack Astor's Bar & Grill  
Kelsey's  
La Prep  
Moxie's  
MR.SUB  
Pizzaiolo  
Popeye's  
Quiznos  
St. Louis Bar & Grill  
Starbucks  
Sunset Grill  
The Keg Steakhouse

## Retail

Chapters  
Circle K Stores  
Costco Wholesale  
Harley Davidson  
La-Z-Boy  
Longos  
Staples  
The Home Depot  
Winners  
Nofrills



ONE FARE TRANSIT  
USING YRT, GO & TTC

TRANSIT AT FRONT  
DOOR



22 MINUTES FROM  
TORONTO PEARSON  
INTERNATIONAL  
AIRPORT



VIVA CONNECTION  
AT HIGHWAY 7



AMPLE RETAIL SHOPS  
WITHIN MINUTES ALONG  
HIGHWAY 7



30 MINUTES  
TO DOWNTOWN  
TORONTO



# 600

COCHRANE DRIVE

Markham, ON



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